

July 6, 2022

City of Aurora, Planning Department
15151 E. Alameda Parkway
Aurora, CO 80012

Re: Trails at Overland Ranch - Phase 1 (#1606820)/Pre-Application Meeting held February 24, 2022

Dear Laura,

Thank you for taking the time to discuss our plans for the Butterfield Trails project. Valuable feedback was given by City Staff and adjustments have been made. We have reviewed the comments provided March 9th, 2022 and following and have responded in the following pages.

Please feel free to contact me directly should you have any other comments, questions and/or special requests for additional information. We look forward to working with you to make this project a success.

Sincerely,
Norris Design



Samantha Pollmiller
Principal

STEP-1 PLANNING PHASE

Planning and Development Services Department

The Planning comments are numbered. When submitting an application, please include a letter of introduction responding to each of the numbered comments, including key issues from other departments.

Standards and Issues:

1. Zoning and Placetype

1A. Zoning

The purpose of the R-1 District is to promote and preserve safe and attractive low-density, single-family residences. This district may include commercial nodes in Subarea C as designated by Administrative Activity Centers only. The R-1 District is generally comprised of medium to large suburban single-family lots, but development pursuant to the Small Residential Lot option is also permitted.

Response: Zoning is in conformance with R-1 or Low-Density Single-Family Residential community. An Administrative Activity Center is proposed as a future development tract within Filing 01.

1B. Placetype

This property is located within the Established Neighborhood Placetype per the Aurora Places Plan. This Placetype is characterized by predominantly residential areas with a variety of unit types, including single-family detached and attached. This Placetype generally deviates from the traditional grid pattern of streets and contains a more curvilinear pattern. Although primarily a residential area, this Placetype may also support limited retail, service and office uses located at intersections along major perimeter streets or interior collector streets. Established Neighborhoods should be highly connected with a system of safe, protected and attractive bicycle and pedestrian routes. These routes should connect to internal and external parks and open spaces and any nearby commercial nodes.

Response: Trails at Overland Ranch proposes a variety of product types consistent with the Established Neighborhoods Placetype. Product types include single family detached and attached residential dwellings as well as a future clubhouse/amenity center. Circulation within the community is provided through a system of internal, well-connected public streets creating walkable blocks with convenient access to nearby parks and trails.

1C. Trails at Overland Ranch Master Plan

The Trails at Overland Ranch Master Plan is currently in review (DA-1692-03) and requires another submission prior to an Administrative Decision being rendered. Subsequent Site Plan submissions will not be accepted until the Administrative Decision on the Master Plan occurs due to outstanding comments on the Master Plan and potential layout changes. The estimated Administrative Decision date for that application is March 30, 2022 provided that the third submission is received in a timely manner. The Master Plan identifies two (2) neighborhoods this proposal will be located in: Overland Spirit and Porch View Neighborhood. Ensure that the number of units in each Planning Area is not exceeded and the density of each neighborhood remains less than three dwelling units per acre. There were revisions requested on the 2nd Review Letter on the Master Plan for neighborhood delineation, density calculations, and Administrative Activity Center locations that must be corrected on the Master Plan and reflected on subsequent Site Plan submissions. These revisions must be provided as part of the third submission.

Response: Outstanding issues related to the Trails at Overland Ranch Master Plan have been resolved.

1D. Public Art

In addition to addressing the budget issues raised earlier, the revisions to the proposed public art plan will need to articulate how the changes to the locations of parks affects the locations of proposed public art sites. The final approved Public Art Plan shall be included in the Master Plan, and any site plans must all be consistent moving forward.

Response: Revisions to the Public Art Plan were provided as part of the Master Plan application. Public Art is proposed to be located in areas of highest pedestrian traffic is likely where this will be placed.

2. Land Use

2A. Administrative Activity Center(s)

The proposed Administrative Activity Center(s) location must be updated with the subsequent submission of the Master Plan to determine the size and location as it will impact the location of lots on the Site Plan and Plat. Note the Administrative Activity Centers must be at least ¼ mile from each other as measured along the collector roadway and must be located at a collector/collector or collector/arterial intersection. The intended land uses shall be consistent with the MU-N District and the Planning Area shall be highly connected to the rest of the subdivision by a system of trails, sidewalks and bike paths. It is expected that these pedestrian networks are shown on your Site Plan submission to provide excellent access to the activity center(s).

Response: The proposed AAC is in compliance with UDO standards and will be submitted as part of a future Site Plan application.

3. Development Standards

3A. Dimensional Standards

Utilize [Section 146-4.2.1.C](#) to calculate the residential density. Include the proposed density in the Site Plan data block.

Dimensional standards for the single-family detached (small and standard) and two-family duplexes are listed below. Please ensure that the lot typicals and lot matrix provided on the Site Plan indicate the correct setbacks per the proposed housing type. The lot matrix will be helpful to outline required setbacks, especially because there will be variety in lot shapes due to the topography.

Single-Family Detached Standard

Lot Size: 4,500 s.f.
Lot Frontage: 50-feet
Front Setback to House: 15-feet*
Front Setback to Garage: 20-feet*
Side Setback: 5-feet
Corner Side Setback (Local Street): 12.5-feet
Rear Setback: 10-feet
Max Height: 38-feet

Single-Family Detached Small

Lot Size: < 4,500 s.f.
Lot Frontage: < 50-feet
Front Setback to House: 10-feet*
Front Setback to Garage: 18-feet*
Side Setback: 5-feet
Corner Side Setback (Local Street): 12.5-feet
Rear Setback: 10-feet
Max Height: 38-feet

Two-Family Duplex (Small Lot)

Lot Size: 1,250 s.f. per lot
Lot Frontage: 25-feet per lot
Front Setback to House: 10-feet*
Side Setback: 5-feet

Corner Side Setback (Local Street): 12.5-feet
Rear Setback (alley-loaded): 3-feet
Max Height: 38-feet

*Note: these setbacks may be reduced for alternate-loaded residential product. Please see [Table 4.2-6](#) for details.

Response: All lots meet the minimum requirements for setbacks per the UDO.

3B. *Small Residential Lot Standards*

Each small residential lot shall incorporate a private usable outdoor space that contains at least 180s.f. of area and has a minimum length and width dimension of 10-feet. Show this open space on lot typicals and include dimensions. Each small residential lot shall be within 1,320 feet of a park or open space as defined by PROS or a designated open space, which may include a trail corridor with a minimum width of 50-feet.

At least 50-percent of all single-family detached standard lots shall contain alternate-loaded residential product or have garages recessed as described in [Section 146-4.6.5.C.8.a.ii](#). At least 75-percent of single-family detached small lots shall contain alternate-loaded residential product or must have garages recessed as described in the section above. An alternate-load garage configuration is a home design having garage doors facing in a direction other than the street on which the home fronts. Please delineate the lots as alternate-loaded or front-loaded on the Site Plan within the lot matrix and provide a percentage for standard and small lots. Small lot requirements including but not limited to those mentioned above are evaluated on a neighborhood basis as identified in the Master Plan.

Response: All lots meet the minimum standards outlined by the UDO.

3C. *Subdivision Standards*

The maximum block length shall be 700-feet and the perimeter of blocks shall not exceed 2,800- feet. This is measured at the curb line of adjacent streets. There are several blocks shown within the concept plan that area larger than 700-feet. Please revise the blocks or designate a tract at least 30-feet wide that contains a 5-foot walk between residential lots to break up longer blocks. If a tract is used to separate blocks, the walk should connect from one street to another or from one street to a trail in an open space and not dead-end after the lots.

Per [Section 146-4.3.9.C](#), all blocks shall be bordered by public or private streets or by private common space or dedicated park land or open space that is at least 30-feet in width. There are several tracts that appear to be less than 30-feet in width between corner lots and adjacent rights-of-way. Please ensure the area is at least 30-feet or move the lot line to directly abut the right-of-way.

A double frontage lot is a lot in which the front and rear property line abut a street right-of-way. Double frontage lots are not permitted adjacent to local or collector streets and shall be avoided to the maximum extent practicable along arterial streets. Where these cannot be avoided along arterial streets, buffering of rear yards from arterial streets shall include a landscape buffer at least 20-feet in width between the rear lot line and right-of-way.

Response: Blocks longer than 700 feet include a pedestrian corridor of no less than 30 feet to allow for circulation within the community. There are instances where double-fronted lots occur, however the appropriate landscape buffer is proposed, per UDO requirements.

3D. *Common Space and Amenities*

Tab 9 Open Space, Circulation and Neighborhoods Map and Form J within the Master Plan indicate that PA-25 Neighborhood Park shall be constructed and available for public use prior to occupancy of 50% of the residences that fall within the service area of the park (Planning Areas 1, 5, 17, 19, 20, 22, 26, 27, & 30*). Those Planning Areas, with the exception of PA-17, fall within the scope of this proposed Site Plan; therefore,

the PA-25 Neighborhood Park will be required to be included in this Site Plan submittal. Please also include information on park programming and amenities.

*Per the updated concept plan, please update the Planning Area triggers accordingly based on the service area of the new park location.

Response: The neighborhood park mentioned is not included as part of this application, however, is planned to be submitted as a separate Site Plan application shortly following this filing. The neighborhood park will be constructed and available to the public prior to the issuance of 50% of the C.O.s as outlined in the Form J requirements of the Master Plan.

3E. Access and Connectivity

The two-turn rule requires that all lots be able to be accessed by two or less local streets after leaving the arterial/collector grid. In order to maintain this two-turn rule, the streets labeled as collectors on the Master Plan shall remain collector streets. If they remain collectors, there is no issue with the two-turn rule.

Response: Comment noted. Thank you.

3F. Parking, Loading, and Stacking

Off-street parking is required by Section 146-4.6. Based on the information provided, two (2) parking spaces are required per single-family detached and two-family dwelling. In addition to vehicle parking, the neighborhood park and pocket park should include bicycle parking spaces. There is not a specific requirement for number of spaces, but these should be shown on the Site Plan and a detail should be provided. Bicycle spaces must comply with Section 146-4.6.3.F.2 including providing a design that includes 2 points of contact with each bicycle. Each inverted “U” rack counts as two bicycle parking spaces. Place any bicycle parking in a convenient, paved, and well-lit location adjacent to trailheads, parks, open space, and activity centers.

Response: All homes proposed are served by a two-car garage. In addition, bicycle parking will be provided throughout, within the open space and park areas.

3G. Landscape, Water Conservation, Stormwater Management

- General Landscape Plan Comments

Prepare your landscape plans in accordance with the requirements found in the Trails at Overland Ranch Master Plan (MP), the Landscape Reference Manual and the Unified Development Ordinance (UDO). The landscape comments provided herein are based upon the above documents and should follow Section 146-4.7 Landscape, Water Conservation, Stormwater Management of the UDO. Please ensure that your landscape architect or designer has a copy of these documents as well as our project specific comments. Should a conflict arise between the landscape standards found in the MP and the UDO, the more restrictive requirements shall be met.

Response: Landscape Plans prepared in accordance with the above.

- Landscape Plan Preparation

Please label all landscape sheets “Not for Construction”. Landscape construction drawings are not required and therefore do not necessitate the signature, stamp and seal of a licensed landscape architect upon final approval by the City of Aurora. Landscape plans are used by the city to determine compliance with the landscape standards and for code enforcement purposes.

Landscape plans must be prepared on 24” x 36” sheets. Plans shall have plant symbols, plant labels with quantities, and a plant schedule upon first submission or a complete review will not be possible. Landscape plans shall include the necessary landscape tables for each of the required landscape treatments (i.e. standard right-of-way landscaping, street and non-street frontage buffers, building perimeter landscape

tables etc.) to demonstrate compliance with code requirements. Should any of the above information be missing, it may result in additional submittals and ultimately delays in approval of the plan set.

Response: Landscape Plans prepared in accordance with the above.

- Sight Triangles

Include sight distance triangles per the Roadway Design and Construction Specifications document. All landscaping within the designated triangles shall not exceed 26" in height as measured from the roadway surface.

Response: Site triangles from engineer referenced in plan.

- Trails at Overland Ranch Master Plan (MP)

The Master Plan (MP) is currently in review and therefore the following bullet points may not be all-inclusive and should be substantiated when the MP is officially adopted. The applicant is responsible for reviewing the MP and determining all applicable landscape conditions prior to a formal landscape plan submittal.

Response: Noted, thank you.

- Trees along all roadways may be clustered to mimic natural groves.

Response: Trees are proposed as clustered.

- Section 146-4.7 Landscape, Water Conservation, Stormwater Management

The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within Section 146-4.7. The applicant is responsible for reviewing this section of the UDO and determining all applicable landscape conditions.

Response: Noted, thank you.

- Section 146-4.7.5 Required Landscaping (C) Curbside Landscaping 2a

Provide one street tree per 40 lineal feet along all street frontages. When a detached walk and curbside landscape are provided according to Public Works street cross section requirements, street trees shall be provided within the designated curbside landscape area. When a detached walk and curbside landscape are absent, street trees shall be located from four to five feet from the back of walk, curb or pavement.

The UDO requires plantings within the curbside landscape to vary depending upon the width required by the street cross section. Refer to the UDO for specific curbside planting requirements. Only curbside landscapes that are 10' in width or greater, may be sod if desired.

Response: Noted, thank you.

- Section 146-4.7.5 D. Street Frontage Landscape Buffers

Where the rear lots of single family homes abut an arterial or collector street a 20' wide street frontage landscape buffer is required. This may not be reduced. Landscaping shall consist of one tree and 10 shrubs per 40 linear feet. Fifty percent of the tree species shall be evergreen. Where residential rear lots abut a private common space tract and the separation between the residential rear lot line and the arterial or collector street is greater than 20', then no street frontage buffer is required, but the private common open space tract landscaping in Section 146-4.7.5.I. shall apply.

If the buffer should be required, then shrubs and ornamental grasses may not be substituted for trees in the buffer unless the applicant demonstrates to staff that the site is encumbered. Encumbrances shall include overhead and underground utilities, floodplain, easements or similar. When overlapping landscape standards occur such as when building perimeter, detention/water quality and/or parking lot

landscape requirements fall within the landscape buffer, they may be counted towards meeting the buffer requirements, however, the most restrictive requirements shall be met. Staff will determine whether an overlap exists once a site plan is submitted.

The encroachment of buildings or portions of buildings including porches, patios, trash enclosures, sidewalks, dumpsters, parking lots and internal vehicular drives and detention and water quality pond infrastructure into the landscape buffer is prohibited.

Response: 20' buffer provided per code.

- Section 146-4.7.5 P. (Residential Yard)

All new single family detached, attached and two-family residential homes shall provide for front and side yard landscaping for corner lot yards visible from public view to meet the water-wise or turf landscape options. Front yard landscape requirements can be found in Table 4.7-3 Residential Yard Landscape Requirements. The table provides a starting point for those lots that are 4,500sf or larger. Smaller lot sizes shall utilize the requirements of this table as much as possible but may need to modify the standards to reflect the lot sizes being proposed. The city does offer developers a \$1,000 tap credit for each home that has a separate meter and participates in the "xeric" front yard landscape requirements. For further information on the xeric tap credit, contact Tim York in Aurora Water at (303) 326-8819 for the specific landscape requirements.

Landscaping shall be completed prior to the issuance of a final certificate of occupancy. Temporary certificates may be granted at the discretion of the Building Department when certificates are requested outside of the normal landscaping season of April 1st through October 31.

Response: Noted. Residential Yard landscape typicals shall be provided as a part of the site plan.

- Section 146-4.7.3 M. (Detention and Water Quality Ponds)

The city encourages applicants to utilize Low Impact Development (LID) techniques as permanent best management practices (BMPs). Some examples of LID techniques are depicted in the images below and include permeable pavements, vegetative swales and rain gardens. Applicants may propose their own BMPs or work with the City of Aurora's Water and/or Public Works Departments.



All detention pond facilities shall not exceed six feet in depth. The area within the tract surrounding the pond shall contain a minimum of one tree and 10 shrubs or the approved tree and shrub equivalents per 4000 square feet above the 100-year water surface elevation. When overlapping landscape standards occur such as when buffers, detention/water quality and parking lot landscape requirements fall within the buffer, they may be counted towards meeting the buffer requirements, however the most restrictive requirements shall be met.

Response: Noted, thank you.

- Section 146-4.7.5 L. (Site Entryways and Intersections).

Provide a distinctive landscape feature at each site entrance. Distinctive landscape features should consist of specimen quality plant material that will provide visual interest during all seasons. This may be integrated with any proposed signage and/or monumentation.

Response: Enhanced entry landscape and signage provided at main entrance.

- Section 146-4.7.3. C. (Irrigation)

All developments shall install an automatic irrigation system for landscape areas. To assess irrigation tap fees, Aurora Water will require the applicant to divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the landscape submittal. A table summarizing these areas shall also be provided. Contact Timothy York at (303) 326-8819 regarding irrigation plan requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system.

Response: Noted, thank you.

Table 4.8-1
Building Design Standards Applicability by Building Type
Adjustments for Affordable Housing Structures appear in Sections 146-4.8.5 and 146-4.8.6

Standard	Single-family detached or two-family dwellings	Single-family attached	Multifamily buildings	Single-story non-residential buildings	Multi-story mixed-use or non-residential buildings	Large-scale retail large format-over 75,000 sq. ft. gfa.
General building design standards						
Design variety	✓					
Distribution of masonry and architectural features	✓					
Windows	✓					
Building orientation and spacing			✓	✓	✓	✓
Massing and articulation						
Horizontal articulation		✓	✓	✓	✓	✓
Vertical articulation	✓		✓		✓	✓ [1]
Maximum building length			✓	✓	✓	✓
Building materials						
Primary building materials	✓		✓	✓	✓	✓
Masonry standards		✓	✓			
Four-sided building design						
Façade character elements			✓	✓	✓	✓
Entry design			✓	✓	✓	✓
Roof design						
Roof materials	✓		✓	✓	✓	✓
Roof form	✓		✓	✓	✓	✓
Screening of mechanical equipment						
Rooftop equipment	✓		✓	✓	✓	✓
Ground-mounted equipment	✓		✓	✓	✓	✓
Garbage storage areas			✓	✓	✓	✓

Notes:

[1] Only applies when more than two stories or over 30 feet tall.

3H. Building Design Standards

Section 146-4.8 of the UDO contains specific standards for the design of buildings. Additionally, the Trails at Overland Ranch Tab 12 Architectural Design Standards contains architectural standards that must be incorporated into the design of the model/elevation plans submitted to the Building Division.

See the table below for applicable building design standards and ensure that the building elevations meet all applicable requirements.

The models will need to follow the styles and level of quality and detail shown in the Master Plan. Please be

aware that code has specific requirements for design variety and durability, and that the building elevations must meet a minimum score of 17 points in Section 146-4.8.3.F, Table 4.8-2 in order to receive building permits.

Response: Residential diversity in elevation styles will be consistent with the styles outlined as part of the Master Plan and shall comply with minimum requirements of the UDO.

3I. Exterior Lighting

Standards for exterior lighting are found in Section 146-4.9. Show typical details of lighting on the plan and on building elevations or structures. In this application, if there are structures in the neighborhood park or pocket park, please include exterior lighting on any elevation sheet. Please conform with lighting details as provided in the Master Plan.

Response: Photometric plans will be provided as part of the second Site Plan submission.

3J. Signs

Section 146-4.10 governs signage standards. Please review this section for complete details. Show the location of any monument signs on the plans.

Response: Location shown in plans.

4. Adjustments

Section 146-5.4.4 details the definitions, applicability, procedures, and criteria of approval for all adjustments to development standards. If any adjustments are requested, they must clearly be listed and justified in the Letter of Introduction. They must also be listed on the cover sheet of the Site Plan and any other sheets on which they are applicable. Approvals of adjustment requests are not guaranteed. Adjustment requests should identify the reason for the adjustment, efforts to minimize the adjustment, and design elements proposed to mitigate the standards proposed for reduction. Typically, mitigation techniques should go *above and beyond* requirements from other code sections. If an adjustment does not meet the limits for administrative approval under Section 146-5.4.4.F, then the adjustment will require approval from the Planning and Zoning Commission.

Response: There are no adjustments being requested at this time.

5. Submittal Reminders

5A. CAD Data Submittal Standards

The city has developed CAD Data Submittal Standards for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. A digital submission meeting the CAD Data Submittal Standards is required before final mylars can be routed for signatures or recorded for all applications. Please review these standards and ensure that files are in the correct format to avoid future delays.

Response: Noted. Thank you.

5B. PDF Requirements

The application will be uploaded through the city's development review website as separate PDFs. Please ensure that all AutoCAD SHX text items are removed from the "Comment" section during the PDF creation process and that the sheets are flattened to reduce ability to select items. PDFs will be rejected during pre-acceptance reviews if they do not comply with this requirement, which could result in delays.

Response: Noted. Thank you.

5C. Mineral Rights Notification

Please fill out the Mineral Rights Affidavit and supply this document to your Case Manager with the application submittal.

Response: Mineral Rights Affidavit is provided with this application.

Pre-Submittal Meeting:

Contact the assigned Case Manager to schedule a pre-submittal meeting at least one week prior to submitting an application. At the pre-submittal meeting, staff will review the submittal requirements, discuss the review timeline, provide a fee estimate, and review the process for uploading files and inputting adjacent property owners.

Please note that a separate pre-submittal meeting is required with Real Property for the Subdivision Plat prior to application submittal. Please contact Real Property directly to schedule this meeting.

Community Participation:

Please work proactively with registered neighborhood organizations and adjacent property owners. Registered neighborhood organizations within a one-mile radius and adjacent property owners will formally be notified of the application when a submittal has been made to the Planning and Development Services Department.

Neighborhood Services Liaison:

- Maria Saldana is the neighborhood liaison for the project. She has put together a report attached to these notes listing the registered neighborhood organizations within one-mile of your proposed project and can assist in scheduling and facilitating meetings with community members. Please work with the organizations that express interest in your project to address comments and mitigate concerns
- All meetings with registered neighborhood organizations should also include the Planning and Development Services Department Case Manager so that questions concerning the UDO and procedures can be properly addressed. The Case Manager will record any project-related commitments that are made to the community at these meetings.
- Additional information about the Neighborhood Liaison Program can be found on the Housing and Community Services page of the city website.

Response: Noted. Thank you.

Oil and Gas Development

We have reviewed the area of your development. There are no known plugged and abandoned (P&A) wells within your site and no existing or planned oil and gas surface facilities on your site at this time.

There may be existing underground pipelines in rights-of-way. If you have questions or concerns about this, the Oil & Gas Division can assist with providing additional information.

In the future, a horizontal well may be drilled underneath your site. If so, the depth would be greater than 7,000 feet below the surface. At that depth, we do not expect any effects to be felt at the surface. The City of Aurora has no authority or control over subsurface well equipment or operations. Contact the Colorado Oil & Gas Conservation Commission (COGCC) for more information.

Should you have any questions about oil and gas development, please reach out to Jeffrey Moore, Manager of the Oil & Gas Division.

Response: Noted. Thank you.

Parks, Recreation & Open Space Department (PROS)

Major Comments - There are significant comments remaining from the last review of the master plan.

- Missing trail connections between neighborhoods, parks, recreation facilities and right-of-way access points.
- Location of neighborhood park has changed, please contact PROS staff to discuss planned locations as well as programming between the multiple parks.
- Multiple comments on the Form J – Need to ensure all comments from master plan review have been addressed.

PROS will need more issues resolved prior to providing direction on the site plan. See previous redline comments for more information.

Response: All outstanding PROS issues have been resolved with the Master Plan. The Site Plan proposed is consistent with the approved Master Plan.

Project Characterization:

Based on your proposal, the following information has relevance to the determination of PROS' requirements for this project:

- Your Proposal is within the Trails at Overland Ranch Master Plan
- Your proposal includes a mix of 484 single family detached homes and attached homes

Response: Noted.

Neighborhood Park:

Please program this space to meet the criteria outlined for a Neighborhood Park. Neighborhood Park standards are the following:

- Minimum 3 acres to be owned/maintained by an HOA or Metro District or a minimum 5 acres to be owned/maintained by the City of Aurora
- Provides a service radius of ½ mile to residential. (Please ensure that all residences proposed within the FDP are within ½ mile radius to a neighborhood park.
- Programming should at a minimum include 2 playgrounds (ages 2-5, 5-12), trash receptacles, connectivity to adjacent residential, lighting, benches, landscaping, internal trails/walks, dog waste stations, picnic shelter and tables, and an open turf play area measuring the size of a standard soccerfield.

May not be surrounded by roadways on all four sides; may not be adjacent to any arterial roadways.

Response: Neighborhood park will be located in a future phase of this community.

Pocket Park:

Please program this space to meet the criteria outlined for a Pocket Park. If provided Pocket Parks are not being provided to receive PROS credit, then the requirements below do not apply.

Pocket Park standards are the following:

- 0.5-acre minimum size. Note that only parks greater than 5 acres will be owned/maintained by the City; this will need to be owned by the HOA or associated Metro District.
- Includes the following site programming:
- Landscaping, benches, security lighting, trash receptacles, dog waste pick up stations
- An open turf play field for informal play
- At least one of the following to meet the intent of neighborhood park space: a playground, court or garden

Response: Noted, thank you.

Pedestrian Connections:

It is important that the residents of this development have access to park elements. Ensure off-street

connections are made to parks and access points to the right-of-way. The last iteration of the master plan did not show any connections within the site. Please update the master plan and show the connection within the site plan.

Response: Noted, thank you.

Population Impact:

For single-family homes, population calculations for the project are based on an average household size multiplier of 2.65 persons per unit, resulting in an overall projected population of 1,283 persons residing in 484 units.

Response: Noted.

Land Dedication:

To ensure that adequate park land and open space areas are available to meet the needs of the population introduced into the city by the new dwelling units, Section 147-48(b) of City Code specifies that land shall either be dedicated on-site within the project's limits or a cash payment in-lieu of land dedication shall be paid. The required dedication acreage is computed by applying the following standards to the projected population for the project:

- 3.0 acres for neighborhood park purposes per 1,000 persons
- acres for community park purposes per 1,000 persons
- 7.8 acres for open space purposes per 1,000 persons

The resulting acreage required is as follows:

484 Single Family Detached/Attached Units

Neighborhood Park Land	3.85 acres
Community Park Land	1.41 acres
Open Space Land	10 acres
Total Land Dedication	15.26 acres

Community Park Cash-in-Lieu Payment –

Given the small overall acreage of community park land impact generated by the population increase and the fact that the subject development is not conducive to on-site dedication due to minimum park size criteria, the land dedication shall be satisfied by a cash-in-lieu payment prior to subdivision plat/replat. The amount of the payment is computed by multiplying the dedication acreage by the estimated market value for the land.

Community Park Development Fees:

In accordance with Section 146-306 of City Code, Park Development Fees shall be collected by the city to cover the cost of constructing new park facilities to serve the needs of the projected population. These fees apply to the project because community park facilities are not proposed to be provided on-site. Fees are based on the park land dedication acreages and an annual cost per acre for construction of park facilities. The fees, which are computed and collected on a per-unit basis, shall be paid at time of building permit issuance. The current per-unit fee of **\$527.30** would apply if permits for construction of the residential units are pulled in 2020, and the total paid under either scenario would be as follows:

484 Units
\$255,213.20

Response: Noted. Open space and parks dedication will be provided in compliance with the approved Master Plan. Community Park development fees will be paid at time of building permit.

PROS Requirements Caveat:

The monetary calculations presented herein are estimates based on park construction costs and a per-acre value for infill development at this point in time (current year 2022). The timing for implementation of the project may affect the ultimate amount of fees collected and other payments imposed to satisfy park-related obligations. Furthermore, if aspects of your project change, such as the number of dwelling units proposed, the park land dedication requirements may also change.

Response: Noted. Thank you.

Library & Cultural Services

In addition to addressing the budget issues raised in the pre-application meeting, the revisions to the proposed public art plan will need to articulate how the changes to the locations of parks effects the locations of proposed public art sites. The final approved Public Art Plan included in the Master Plan, and any site plans must all be consistent moving forward.

Response: The Public Art Plan has been revised as part of the approved Master Plan application.

Cherry Creek Schools

Cherry Creek School District No.5 has reviewed the information provided by the City of Aurora regarding this site plan for the Trails at Overland Ranch development and will provide educational services to the future residents of this project. Students from this development are within the current boundaries of Elementary #45, Fox Ridge Middle School, and Cherokee Trail High School. Boundaries are subject to change when necessary to promote the efficient utilization of school facilities.

Utilizing the City of Aurora Unified Development Ordinance (the “UDO”), the land dedication calculation for the school district is 1.5839 **acres** or an appropriate cash-in-lieu fee. This acreage was calculated using the Section 4.3.18.A.2 of the UDO based on student yield ratios for **single family housing**. The District proposes to utilize an appraisal method to determine the fair market value as outlined in section 4.3.18 A.4 of the UDO. **The cash-in-lieu fee will be determined by a fair market appraisal.**

Response: Noted. Cash in lieu of school land dedication shall be provided to the Cherry Creek School District prior to final approval.

Thank you for the opportunity to review this proposal. Should you need additional information from Cherry Creek Schools, please feel free to contact me.

Aurora Water

Aurora Water will receive a referral of the Site Plan and Subdivision Plat for review and comment. Please respond to all Water Department comments with your initial submittal.

Cherry Creek School District #5					
Planning Department					
Student Generation Worksheet - Aurora					
Project Name:	Trails at Overland Ranch				
Project Number:	1606820 Pre App				
Developer/Contact Person:	c/o Laura Rickhoff for Jerry Richmond				
Submitted for Review:	2/18/2022				
	484 SF on 175.9 AC				
Students Generated					
Type of Unit	#D.U.s	Elem	MS	H S	Total
Single Family Detached (R-0/1)	0	0	0	0	0
Multifamily Low Density (R-2/3)	0	0	0	0	0
Multifamily High Density (R-4/5)	484	36	19	15	70
Totals	484	36	19	15	70
Acres per Child		0.0175	0.025	0.032	
Land Dedication Total		0.6353	0.4840	0.4646	1.5839

Key Issues:

- Master Utility Study (MUS) is currently being reviewed
- Please note the proposed lift station in the MUS is to meet Aurora Water Lift Station Standards
- A domestic allocation agreement will be required for connections 1.5" and larger.
- Include a sampling station
- Utilities to be determined from approved MUS
- Water lines shall not be located within concrete driveways
- Water meters and hydrants to be in landscaped areas, and in pocket utility easements if not in ROW
- Stormwater Management Plan (SWMP) and Permit required, with phasing
- Inspection and Maintenance (I&M) required for private water quality/detention

Utility Services Available:

- Water service may be provided as determined by an approved MUS.
Response: Noted, thank you.
- Sanitary sewer service may be provided as determined by an approved MUS.
Response: Noted, thank you.
- Project is located on the following Map Page: 28AA
Response: Noted, thank you.

Utility Service Requirements:

- A Site Plan is required for this project and must show existing and proposed utilities including:
 - Public/Private Mains
Response: Noted, thank you.
 - Service Lines
Response: Noted, thank you.
 - Water Meters
Response: Noted, ¾ domestic meters except to service the amenity facilities which will be provided via

separate site plan submittal.

- Fire Suppression Lines
Response: Noted, thank you.
- Fire Hydrants necessary to service your development
Response: Noted, thank you.
- All utility connections in the arterial roadway are required to be bores
Response: Noted, thank you.
- General utility design criteria can be found in Section 5 of the Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure (Utility Manual).
Response: Noted, thank you.

Utility Development Fees:

- A partial Storm Drainage Development fee is required prior to the recording of the Subdivision Plat or at the time of building permit approval if a Plat is not required. Additional Storm Drainage fees may be charged and are based on the amount of impervious surface created by this project.
- The Water Transmission Development Fee and the Sanitary Sewer Interceptor Fee have been combined into the water connection fee and are required to be paid after issuance of building permit and prior to issuance of the Certificate of Occupancy.
- For a full listing of Utility Fees, please see the Aurora Water Fee Schedules.
- Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.
Response: Noted, thank you.

Public Works Department

Traffic Engineering will receive a referral of the Site Plan, Subdivision Plat, and Civils for review and comment.

Key Issues:

- A Detailed Traffic Impact Study (TIS) in conformance with the Transportation Impact Study Butterfield Trails, September 2021, will be required for this development. See below for additional information.
- If an interim roadway/access network is proposed, a traffic analysis for this condition would be required.
- Traffic signal escrow may apply pending review of the Traffic Study. See below for additional information
- The Monaghan Road and County Line Road intersection is a candidate for all-way STOP control prior to signalization. An all-way STOP warrant analysis shall be conducted.
- Multiple internal locations are suitable candidates for single lane roundabouts or compact roundabouts. Applicant should consider implementing these into the site.
- Traffic calming elements will be an area of focus of review for this site especially on the primary curved roads through the site. See TIS requirements below.
- Applicant shall install two 2" conduits and pull boxes to be owned/maintained by the City of Aurora, for future fiber optic interconnect of traffic signals along arterial roadways (i.e. Monaghan Road).
- Conduit
- Conduit material shall be Schedule 80 HDPE (or similar).
- A # 14 AWG stranded copper conductor shall be installed for city underground locating purposes.

- A nylon pull tape with a minimum 1,250 lb. tensile strength shall be installed in all new conduit.
- Pull Box
- Pull boxes shall be 30"x48"x24", with two-piece interlocking lids.
- City conduit shall be installed into City Pull Boxes.
- Show all adjacent and opposing access points on the Site Plan.
- Label the access movements on the Site Plan.
- Objects and structures shall not impede vision within the sight triangles. Show sight triangles on the site plan and landscaping plan at all access points in accordance with City of Aurora Standard Traffic Detail TE-13. In addition, street trees shall be set back from Stop signs and other Regulatory signs as detailed in City of Aurora Standard Traffic Detail TE-13.3.

Add the following note landscape plans: 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'

- Show existing stop signs and street name signs or the installation of new stop signs and street name signs by developer at the site access points onto public streets. Add the following note to the Site Plan:
- The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards and shown on the signing and striping plan for the development.
- Homes and drives are allowed to front onto collector streets if the average daily traffic volume is less than 4,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan. See Section 4.04.2.02.4 of the *Roadway Design & Construction Specifications*, October 2016 edition.
- Homes are allowed to front a local street within 75-feet of an arterial street if the average daily traffic volume is less than 2,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan/Contextual Site Plan. See Section 4.07.7.02.5.04 of the *Roadway Design & Construction Specifications*, October 2016 edition.

ROW/Plat:

- Designate a Public Access Easement along private drives/streets.
Response: Noted, no private streets are anticipated at this time within Filing 1. Thank you.
- A traffic signal easement may be required at multiple intersections to accommodate the proposed traffic signal pole, underground conduits, pull boxes and signal control cabinet.
Response: Noted, thank you.

Traffic Signal Escrow:

- Multiple intersections are potential candidates for a future traffic signal if and when signal warrants are met. As an adjacent landowner/developer, you must participate in the cost of the traffic signal installation. Add the following note to the Site Plan:
- **(Applicant/owner name, address, phone)** shall be responsible for payment of 25%/50%/100% of the traffic signalization costs for multiple intersections, if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the most recently adopted version of Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warrant purposes, the minor street approach traffic shall typically be comprised of all through and left-turn movement and 50% of right turn movements unless otherwise determined by the traffic engineer. **Pursuant to 147-37.5 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant / owner, to be held in escrow for such purpose, prior to**

the issuance of a building permit for the related development or as otherwise required by city code. The percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirement.

Response: Noted.

Traffic Impact Study:

- A Traffic Impact Study will be required for this site which will include addressing the following specific items:
 - 1 Existing, buildout average daily traffic counts.
Response: A traffic impact study was prepared in accordance with COA guidelines.
 - 2 Site Circulation Plan and interior intersection control
Response: The traffic impact study addressed site circulation and traffic control features.
 - 3 Include detailed analysis of:
 - a) All site access points and internal collector/collector or higher classified intersections
 - b) Intersection of County Line Road at Monaghan Road
 - c) Intersection of County Line Road at to-be-named Collector Road**Response: The traffic impact study included analysis of all required intersections and access points.**
 4. Classification of internal roads will be required
Response: The traffic impact study provided cross-sections and classifications of internal roads.
 5. Signal Warrant Analyses of multiple intersections– Warrant 1,2,3 all to be included (collect 72hr. tube counts for analysis)
Response: The traffic impact study provided traffic study warrant analyses where appropriate. 72-hr tube counts are premature at this stage of development.
 6. An all-way STOP warrant analysis shall be conducted at the Monaghan Road and CountyLine Road intersection
Response: The traffic impact study provided analysis of the TWSC condition at the applicable intersections.
 7. If a traffic signal or multiway stop warrant is met at an intersection, then a roundabout shall also be considered at the intersection.
Response: The traffic impact study provided analysis of a four-way stop condition where appropriate. Roundabouts were not considered on the external roads. Mini-roundabouts were considered on the internal roads.
 8. Analysis of pedestrian connectivity.
Response: The traffic impact study addressed pedestrian and bike connectivity
 9. Discussion of the application of elements from the Traffic Calming Toolbox and countermeasures applicable from the FHWA Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations (July 2018) to address any concerns for speeding, pedestrian crossings, etc. Techniques in the Traffic Calming Toolbox include: Advanced Yield Lines, Enhanced Crosswalk, High-Visibility Signs and Markings, In-Street Pedestrian Crossing Signs, Enhanced Pedestrian Crossing Sign Devices (HAWK or RRFB), Mid-Block Lane Narrowing, Curb Extension, Angled Parking, Pedestrian Safety Island, Staggered Pedestrian Safety Island, Lane Narrowing, Mini Roundabout, Speed Cushions and Chicane.

Details of Enhanced Crosswalk, compact roundabout, speed cushions and chicane may be made available if requested.

Response: The traffic impact study addressed and recommended several traffic calming measures.

The Traffic Study shall be prepared in accordance with the City of Aurora Traffic Impact Study Guidelines.

Submitting the Traffic Study:

- The Traffic Study shall be sent directly to Steve Gomez at segomez@auroragov.org as soon as possible.
- The Traffic Study shall also be uploaded with the rest of the submittal.
- Previously approved Traffic Impact Studies/Letters are available through this link.
- **Response: Noted.**

Based on our review of the Traffic Impact Study, additional improvements may be required. **Engineering Division** The Engineering Division reviews the drainage and public improvement components of your project plans. Engineering reviews referrals of the Site Plan and Subdivision Plat from the Planning Department.

Key Issues:

- Public improvements for this site plan shall be provided in conformance with the approved Public Improvement Plan (PIP). County Line Road is required to be constructed per the PIP with these planning areas. Please continue to coordinate with Elbert County regarding the required County Line Road improvements.
- Any substantial comments on the Master Drainage Study shall be resolved prior to submittal of the site plan and preliminary drainage report.
- A preliminary drainage report shall be submitted with the site plan. Detention and water quality/EURV is required to be in conformance with the master drainage study. No paving will be permitted until the detention pond is in place.
- This application will be referred to Mile High Flood District (MHFD) for review and comment. It is advised that coordination with MHFD is started as soon as possible.
- Previously approved plans and reports can be found on the city's website. Instructions can be found here: Getting to Engineering Documents Online. Older documents can be provided upon request.

Improvements:

Sections and details referenced in the Improvements section refer to the City's Roadway Design and Construction Specifications (Roadway Manual).

- Typical roadway sections are specified in the City Code and summarized in Section 4.08 with details shown in the Standard Detail S1.
Response: Noted, cross sections depicted to match master plan.
- Mountable curb and gutter shall be used on all Type 1 and 2 streets. All other streets, including those within the Urban Centers and TODs shall use 6" vertical curb and gutter.
Response: Noted, thank you.
- Curb ramps must be shown (located) on the plans at all curb returns, "T" intersections, residential mail kiosks or clustered mailboxes, and any other location of public necessity. Detailed grading of the curb ramps shall be included in the civil plans
Response: Noted, thank you.
- Flared curb cuts, Standard Detail S7.4, are not permitted for commercial/industrial or residential driveways where traffic movements would be substantial. When the number of parking spaces exceeds

20, curb returns are required, and the curb return radii shall be labeled on the plan.

Response: Noted, thank you.

- Pedestrian Bicycle Railings will be required at and continuous along vertical separations of 30 inches, or greater, or on slopes greater than or equal to 3:1 adjacent to pedestrian areas. See Standard Detail S18.

Response: Noted, thank you.

- Retaining walls shown on plans shall indicate material type and a height range or indicate a maximum height. Where appropriate, guard or hand rails may be required.

Response: Noted, thank you.

- The maximum private access drive slope may be 4% (non-residential) when sloping down toward the public street and up to 6% maximum when sloping up toward the public street.

Response: Noted, thank you.

- Homes and drives are allowed to front collector streets if the average daily traffic volume is less than 4,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan. See Section 4.04.2.02.4 of the *Roadway Design & Construction Specifications*, October 2016 edition. Homes are allowed to front a local street within 75-feet of an arterial street if the average daily traffic volume is less than 2,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan/Contextual Site Plan. See Section 4.07.7.02.5.04 of the *Roadway Design & Construction Specifications*, October 2016 edition.

Response: Noted, thank you.

- If gates are incorporated into the design of the development, they are required to be setback from the street flow line a minimum of 35-feet or one truck length, whichever is greater.

Response: Noted, thank you.

- Street lights are required along adjacent roadways. Please refer to the Draft Lighting Standards for street light spacing, location, wattage, etc., information. Street lights along public right-of-way shall become City owned and maintained once they have been installed and the final acceptance letter for the lights has been issued. Street light locations shown on the site plan are conceptual. The street lighting plan shall be included with the Civil Plan submittal and will determine final street light locations based on a photometric analysis.

Response: Noted, thank you.

ROW/Easements/Plat:

- ROW dedication is required for public streets.

Response: Noted, thank you.

- The dedication of a 25-foot lot corner radius is required at the intersection of arterial roadways, a 20-foot lot corner radius is required at the intersection of collector roadways, and a 15-foot lot corner radius is required at the intersection of local roadways.

Response: Noted, thank you.

- Please coordinate with the Real Property Division of Public Works for the dedication of any required easements. If a plat will be prepared for this development, the plat can cover the required easements.

Response: Noted, thank you.

- Sidewalk easements may be required for new sidewalk installed.
Response: Noted, thank you.
- A drainage easement shall be required for any detention/water quality facilities on site. This drainage easement shall tie to a public way.
Response: Noted, thank you.
- Utility easements shall be required for any proposed water/sanitary sewer/public storm sewer located outside of public right-of-way.
Response: Noted, thank you.
- Public access/fire lane easement shall be required for fire lanes outside of public right-of-way. Please coordinate with Life Safety for their alignment.
Response: Noted, thank you.

Drainage:

Drainage design standards can be found in the City's "Storm Drainage Design and Technical Criteria".

- Per Section 138-367 of the Aurora Municipal Code, a Preliminary Drainage plan and report is required prior to Site Plan or Plat approval. A Preliminary Drainage Plan and Report shall be submitted at the time of Planning Department application submittal. A review fee shall be paid to the City prior to acceptance of the preliminary drainage report. The site plan will not be approved until the preliminary drainage report is approved. Full spectrum detention is required for this project.
Response: Noted, thank you.
- The engineer is responsible for researching and determining if there has been a study by Mile High Flood District (MHFD) proposing improvements within or adjacent to said development. Any such improvements may be required to be constructed with the subject development. Coordination with MHFD and the City shall be initiated in such case at the master plan level or as soon as determined with any proposed development. Under the provisions of Colorado Revised Statute 37-92-602(8), any detention or infiltration facility that becomes operational after August 5, 2015, is required to notify downstream water rights holders prior to operation. Mile High Flood District (MHFD) has created a spreadsheet form (called *SDI Design Data*) for determining compliance with the statute and a web portal that will send a weekly e-mail notification to downstream water rights holders, satisfying the notification requirements. The developer will be responsible for having a professional engineer, licensed in the State of Colorado, complete the *SDI Design Data* and uploading to the web portal. Public Works Engineering will verify the information matches the final drainage report. Notification must be made before Civil Plans will be approved or Stormwater Permits will be issued.
Response: Noted, thank you.
- Detention of storm drainage is required for this site and shall be incorporated on the site, unless other accommodations are approved by the City Engineer.
Response: Noted, thank you.
- Per City of Aurora Storm Drainage Design and Technical Criteria Section 3.61, underground detention may be used only as a last resort and must be approved by the City Engineer, when all other alternatives are exhausted. If a development chooses to propose underground detention, they are doing so at-risk of significant redesign if the underground detention is not approved. A variance, with supporting documentation, in the preliminary drainage report for underground detention will be evaluated on a case-

by-case basis.

Response: Noted, thank you.

- Release rate for the detention pond shall be based upon the “Storm Drainage Design and Technical Criteria” Manual, latest revision.

Response: Noted, thank you.

- Storm water from concentrated points of discharge from a minor storm event shall not be allowed to flow over sidewalks but shall drain to the roadway by the use of sidewalk chase sections. Sidewalk chase sections shall not be located within a curb cut, driveway, curb ramp, or curb return.

Response: Noted, thank you.

- For alley loaded product areas with more than the equivalent of 2 lots draining to the private alley, flows cannot cross the sidewalk. One of the following treatments shall be utilized unless otherwise approved by the City Engineer: 1. The 2-year storm event shall be collected prior to the sidewalk crossing. 2. The alley v-pan shall be warped to curb returns which shall include curb ramps with truncated domes. 3. The v-pan of the alley shall be perpetuated to the connecting street with the sidewalk approaching the alley terminated with truncated domes just prior to the alley. Any warping of the v-pan shall occur downstream of a line parallel to the adjacent sidewalk.

Response: Noted, thank you.

- A public storm sewer system appears to be located near this site. Please have your Engineer or Surveyor verify and tie your site drainage into it.

Response: Noted, thank you.

- Extend storm sewer through the site, including inlets, pipes, manholes, etc., as needed.

Response: Noted, thank you.

Fire/Life Safety Comments - Building Division

The Building Division will receive a referral of the Site Plan and Subdivision Plat for review and comment. They will review these documents for Life Safety (Fire Code) and Building Code issues.

Key Issue:

- The Aurora Building Division currently utilizes the adopted 2015 International Codes Series except for the 2020 NEC. Our next code adoption cycle will be for the 2021 International Code Series, along with the 2020 NEC as of January 8, 2022. A 9-month grace period will be allowed after the formal adoption of the 2021 ICC codes to utilize the 2015 ICC codes until October 31, 2022.

Response: Noted. Thank you.

Addressing Requirements:

All buildings or structures, except accessory buildings, shall display the proper building number in the manner provided in this article. It shall be the responsibility of the owner, occupant or any person obtaining a building permit to place such number in the manner provided in the Aurora City Code of Ordinance, Chapter 126 - Article VII - Numbering of Buildings.

Response: Noted. Thank you.

Adopted Codes by the City of Aurora – Setbacks:

The site plan and civil plans must reflect the setback requirements of the 2015/2021 International Building and Fire Code for placement of the structure(s) in relation to adjacent buildings, property lines, public ways,

accessible walkways, etc. To view the 2015/2021 International Codes please utilize the following hyperlink; ICC Codes Online.

- Show the distance of new or existing lot lines to proposed exterior walls of structures on the siteplan.

Response: Noted, thank you.

Civil Plans:

Based on the discussion within the pre-application meeting the following information must be reflected within the Civil Plan package submitted to Public Works Department.

- Dead-End Fire Lane Detail
- Fire Lane Sign Detail
- Grading Plan
- Handicap Accessible Parking Signs
- Sign Package
- Signature Block
- Street Standards and Street Section Details

Response: Noted, thank you.

Emergency Responder Radio Coverage: (For Commercial Uses such as Clubhouses)

The 2015/2021 International Fire Code requires all buildings to be assessed for adequate emergency responder radio coverage.

- The 2015/2021 International Fire Code (IFC), requires all buildings to be assessed for adequate Emergency Responder Radio Coverage (ERRC). At the time the structure is at final frame and final electrical inspections, the general contractor (GC) will be required to hire an approved and qualified independent 3rd party to assess the radio frequency levels within the structure. Once completed, the 3rd party will provide the results of the test to both the GC and the Aurora Building Division as to whether the structure passed or failed the preliminary radio surveillance. A structure that has passed this surveillance requires no further action by the GC. A failed radio surveillance will require a licensed contractor to submit plans to the aurora building division to obtain a building permit for the installation of an ERRC system prior to installation. This assessment and installation is at the owner or developers expense. Future interior or exterior modifications to the structure after the original Certificate of Occupancy is issued will require a reassessment for adequate radio frequency coverage.

Response: Noted, thank you.

Fire Department Access:

Based on the information presented so far, the type(s) of fire apparatus access road(s) needed for this particular site is:

- Fire Lane Easement

Response: Noted, thank you.

Fire Hydrants:

The number and spacing of fire hydrants are determined using the 2015/2021 IFC, Appendix B & C. As indicated in the previously stated code sections, fire hydrant coverage requirements include both internal site areas and abutting public street systems.

- In single-family detached residential sites, the IFC reflects an exception in Section 507.5.1 that allows IRC R-3 dwellings to utilize a 600' on center spacing of fire hydrants.

Response: Noted, thank you.

Fire Sprinkled Structures:

The requirements for the installation of a fire sprinkler system are provided within the Chapter 9 of the 2015/2021 IFC and IBC.

General Comments:

- Our jurisdiction has amended the IFC through a city ordinance that removes the requirement for fire sprinkling R-3 Single-Family residences. During the pre-application meeting it was stated that these units would be IRC R-3 Occupancy. If this is changed to IBC R-2 occupancy, then a fire sprinkler system will be required for these units.

Response: Noted, thank you.

Accessibility Requirements:

The City of Aurora reviews accessibility requirements based on 2015/2021 IBC, Chapter 11 and the 2009/2017 ICC/ANSI A117.1

- Residential
- The site plan and the civil plans must reflect the location of outside mail kiosk. A detail of the types of mail kiosks must be included along with a drawing showing how the residents will access their mailbox, how the postal service will load the mailboxes, along with curb ramp and sidewalks abutting the mail kiosks.

The City of Aurora reviews accessibility requirements based on 2015/2021 IBC, Chapter 11, the 2009/2017 ICC/ANSI A117.1.

- Commercial

Response: Accessibility requirements will be met as part of this Site Plan, but may not be determined until further Civil CD review.

Knox Hardware:

Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for lifesaving of fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an accessible location.

Response: Noted, thank you.

Legend:

The cover sheet must include a "Site Plan Legend" reflecting both existing and/or proposed site elements that are existing or proposed within site.

Response: Site Plan Legend is provided with Site Plan sheets.

Phasing Plans:

A phasing plan must be provided with the Planning Departments Site Plan and the Public Works Departments Civil Plans submittals.

Response: Noted, thank you.

Photometric Plan: (For Commercial Uses such as Clubhouses)

- Add the following note to the Photometric Site Plan:

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".

- Add the "accessible route" (heavy dashed line) to the photometric plan and verify minimum 1 foot-candle of illumination along its entire length.

Response: Photometric plans will be provided with the second submission of the site plan.

Site Plan, Civil Plan, and Plat Notes:

The notes being provided below must be included on the cover sheet of the indicated submittal type. As each CSP and Plat are submitted, a possible land dedication for placement of a Whelen Siren system will be assessed.

- Whelen Siren Access Requirements:
- Provide a 12' wide concrete access drive.
- Design as a 6" reinforced concrete drive surface.
- Show it as coming alongside the tower for parking and maintenance.
- If this access drive creates a dead end longer than 150', a turnaround is highly recommended, and we may need to discuss it further. If it is less than 150', it should be adequate without a turnaround. (You should be able to control the length of the access drive since you have some latitude re: the tower setback from the community center access drive).
- (Plat Note) If Plat does not contain a Dedicated Fire Lane Easement
- (Plat Note) If Plat Contains Fire Lane Easement
- (Site Plan Note) Accessibility Note for Commercial Projects
- (Site Plan Note) Addressing
- (Site Plan Note) Americans with Disabilities Act
- (Site Plan Note) Emergency Ingress and Egress
- (Site Plan Note) Emergency Responder Radio Coverage
- (Site Plan Note) Fire Lane Easements
- (Site Plan Note) Fire Lane Signs

Response: Site Plan notes are provided on the coversheet.

Site Plan Data Block:

The site plan must include a "Data Block" on the cover sheet that reflects all items indicated within the "link" that apply to your project.

Response: Site Plan Data Block is provided.

Special Design Considerations:

Based on the information presented in the pre-application meeting, these additional Life Safety criteria must be shown on the site plan, plat and civil plans.

- Abutting Fire Lane or Public Access Easement to Property
- If an existing fire lane or public street has to be removed or relocated for any reason, the roadway must be replaced using the current specifications of the Public Works Department.
- Access to within 150 feet of Each Structure
- Access Road Width with a Hydrant
- Aerial Fire Apparatus Access Roads
- Alternative Fire Lane Surfaces
- Alternative fire lane surfaces other than asphalt or concrete will require a license agreement through Real Property within Public Works.
- Fire Apparatus Access Road Specifications
- If an existing fire lane or public roadway has to be removed or relocated for any reason, the portion replaced must follow the current specifications of the Public Works Department.
- Combined Fire Lane, Public Access and Utility Easements
- Construction of Fire Lane Easements and Emergency Access Easement
- Cul-De-Sac's

- Dead-end Fire Apparatus Access Roadways
- Dead-End Public Streets
- Encroachment into Emergency Access or Fire Lane Easements are Prohibited
- Grade
- Labeling of Easements on the Site Plan, Plat and Civil Plans
- License Agreement
- Construction of fire lanes using alternative surfacing materials other than asphalt and concrete and/or installations of gating systems crossing a dedicated fire lane easement will require a license agreement through Real Property.
- No Parking is allowed within a Fire Lane Easement
- Private Streets Constructed to Public Street Standards
- Pocket Utility Easements for Fire Hydrants
- Public Street Systems Adjacent to Site
- Remoteness
- Speed Bumps
- Snow Removal Storage Areas
- Two points of Emergency Access
- Width and Turning Radius

Response: Noted, thank you.

Real Property Division

The Real Property Division reviews the Site Plan and processes Subdivision Plats, Easements, and License Agreements that may be necessary for development of property.

Key Issues:

- New subdivision or subdivisions will be required
- Configure easements to fit lots and consult with utility agencies for any adjustment needs
- Please be aware County Line Road may require annexation or a new IGA with the county for maintenance

Response: Noted, thank you.

Subdivision Plats:

- The property has never been platted and shall be subdivided at this time in order to obtain a building permit. Plats must be prepared using City of Aurora specifications provided in our most current [Subdivision Plat Checklist](#). Plat review may run concurrently with your other Planning Department submittals.

Response: Noted, thank you.

- A **pre-submittal meeting** with Real Property is required on all plat submittals so our team may verify that basic elements have been addressed before they are submitted to Planning. This 30-minute meeting is for the 1st submittal of plats only and is by appointment only. Call *Darren Akrie* at 303.739.7300 to schedule your appointment. The person preparing the plat and your project manager should attend the meeting. Please bring two sets of the plat.

Response: Noted, thank you.

Site Plans:

A Site Plan will be required by the Planning Department. Real Property has items that need to appear on that site plan above and beyond what other departments may require. These items are

listed on the Real Property Subdivision Plat Checklist.

Response: Noted, thank you.

Separate Documents:

- A separate document refers to a process to describe and record an encumbrance (easement, license etc.) or release of such on property when a subdivision plat already exists. The document usually consists of a legal description and drawing. Each are reviewed and approved by the city, signed by the property owner as well as the appropriate city officials and recorded with the county.

Response: Noted, thank you.

- **Offsite easement dedications** may be required to make your project work. It's up to the developer to obtain these easements for the city, pay compensation, etc. Dedication documents must be prepared using Real Property specifications which can be found in the Dedications Packet. Once complete and accurate easement dedication information is submitted to Real Property, it takes **about 8-10 weeks** to complete the process. They must be complete and ready to record before Real Property will record the Plat and/or Site Plan.

Response: Noted, thank you.

- If there are existing easements that are no longer needed, the city will require the developer to make application to the city to release those easements. Easement release documents must be prepared using Real Property specifications and are available in the Easement Release Packet. Once complete and accurate easement release information is submitted to Real Property, it takes about **8-10 weeks** to complete the process. They must be complete and ready to record before Real Property will record the Plat and/or Site Plan.

Response: Noted, thank you.

- The developer may need to **dedicate new easements** and/or street right-of-way on the site. Since a new subdivision plat is not required, these dedications must be done by separate legal document. These legal documents must be prepared using Real Property specifications which are found in the Dedications Packet. Once complete and accurate easement dedication information is submitted to Real Property, it takes about **8-10 weeks** to complete the process. They must be complete and ready to record before Real Property will record the Plat and/or Site Plan.

Response: Noted, thank you.

- You may have items that encroach into city-owned property or easements (i.e. retaining walls, medians, stairs, etc.). If allowed, these types of encroachments require a **License Agreement**. Requirements can be found in the License Agreement Packet. It takes **8-10 weeks** to complete the process after submittal. The License Agreement must be completed before the Site Plan is recorded.

Response: Noted, thank you.

- Real Property may require a Monumented Field Survey, but we are unable to determine that until we make our first review.

Response: Acknowledged.

- If a requirement for new street lighting is identified during the review process, this may be an opportunity to partner with cell carrier providers. New technology allows these providers to incorporate their technology with street lighting. These carriers are willing to take on the cost of purchasing and installing a light with qualifying projects. Please contact *Leslie Gaylord* at 303.739.7901 for additional details and contact information.

Response: Noted. We will keep this option in mind moving forward.



NORRIS DESIGN

Planning | Landscape Architecture | Branding
