



October 20, 2023

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

Re: Trails at Overland Ranch 1 – Site Plan and Plat
Application Number: DA-1692-03

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 September 6th, 2023 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

A handwritten signature in black ink, appearing to read 'Samantha Pollmiller', written over a light blue circular stamp.

Samantha Pollmiller
Principal



Second Submission Review
PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No comments were made by outside agencies during this review.

Response: Thank you.

1B. No comments were made from adjacent property owners or registered neighborhood organizations.

Response: Thank you.

2. Completeness and Clarity of the Application

Sheet 1

2A. Filing names should not appear in the title. Please make sure the title reads: Trails at Overland Ranch - Site Plan 1

Response: Title updated to read "Trails at Overland Ranch - Site Plan 1".

2B. Remove "filing".

Response: Filing has been removed from title.

2C. Reconcile the area calculations within this table. The total adds up to 234.05 acres (171.86 acres show within the property lines).

Response: Area calculation updated

2D. Is the landscape area really 0 s.f.?

Response: Landscape area has been updated to reflect what is provided as landscape area. Tract B is counted as open space and all other landscape tracts are included as landscape area in this chart.

2E. Area calculations should indicate if there is an overlap. For example, the open space area (tracts) is part of the total landscape area.

Response: tract chart has been updated to remove overlap confusion. Tract E is included in total area calculations and specified with its own line within the data block. Tract B is also included in the overall and is counted as open space. Tract B is now its own line within the data block. All other landscape areas are included in Tracts and all added together into one line item.

2F. Add percentages to the area calculations. These need to add up to 100%. The acreages listed here exceed the 171.86 acres shown in the total land area.

Response: Percentages added, all rows add up to 100%

Sheet 4



2G. Ensure the lot width text is not obstructed.

Response: Addressed, text updated.

Sheet 5

2H. The proposed Easement and Sight Distance Triangle are too similar in the legend. Make one much bolder or change the linetypes.

Response: Sight distance triangle linework revised.

2I. Label the tracts and easements.

Response: Addressed, typical easements setbacks and tracts labeled on each sheet.

2J. Call out the pocket park.

Response: No pocket parks depicted on sheet 5.

Sheet 7

2K. Make sure the keymap matches the lots shown on the plan.

Response: Addressed, key map updated.

3. Zoning and Land Use Comments

Sheet 2

3A. Change to R-1.

Response: Updated to R-1.

3B. The maximum permitted small lots in R-1 is 25%. Please reference the Master Plan and Section 146-4.2.3.

Response: Table has been updated to R-1 zoning.

3C. Remove items A-D as they are not applicable to R-1 development.

Response: Items A-D removed.

3D. There is no multifamily within this development. Remove these items from the table.

Response: Multifamily removed from tracking sheet.

3E. Max is 25% for small lots.

Response: Max numbers updated for small lots.

3F. Remove the Small Lot Front Loaded row from the table as it is not applicable to R-1.

Response: Removed from table.

3G. In R-1 the minimum ends up being 75%.

Response: Minimum numbers updated to 75% .



3H. Type A is a small lot. There are many more than 10 lots proposed as type A. Please reconcile these tables and the proposed lot layout.

Response: Updated counts for lot types.

3I. Correct the small lot count based on the proposed 72 units (update per the changes shown on the site plan sheets to lot size callouts).

Response: Small lot count updated to reflect lot size callouts.

3J. Correct the standard lot count. Make sure it is reflected on all tables throughout.

Response: Standard lot county updated.

3K. Update the column in the maximum number of lots table to match the master plan form D.

Response: Maximum number of lots updated to match the master plan form D.

3L. This acreage is different than the site plan data table. Please reconcile.

Response: Acreage updated in the site plan data table.

Sheet 4

3M. General note throughout: all lots need to be labeled and tabulated consistently based on the lot frontage. Lot frontage is the lot width measured at the street ROW. If a lot frontage is less than 50' it needs to be listed as a 45' lot and considered small (less than 35' on curved lot frontages is considered small). There are many instances throughout, and I've tried to call out the ones needing corrections. Please review these corrections and make sure the lots are labeled consistently.

Update all the tables on sheet 2 when complete.

Response: Thank you for clarification. Lot frontage is labeled throughout along property line.

Verified all lots labeled as 50' are such unless along a curved road.

Please note that the lot indicators in squares, circles, and triangles are what type of product will fit within the lot setbacks for builder use only. All lot indicators are measures at front setback only.

I.e. a 50' lot is actually 50' wide at property line minus 2x 5' setbacks being 40' at front setback. Or a 60' wide lot at property line being 50' wide as setback fits the desire product. The width could be much larger at the pl, however it only matters what the width is at setback for our labeling convention.

The small lots being referenced in this comment are tracked separately on page 2 tables.

3N. These lots are still double-fronting onto Mineral Avenue. A tract separation has been considered in other developments to act as a separation between the rear property line and the adjacent ROW to act as a trail corridor with substantial buffers and landscape plantings (70' minimum width). Given the current configuration, 70' seems not feasible. Consider fronting these units onto Mineral Ave.



Response: Mineral Avenue is the primary road of the community and is planned to have the highest volume of traffic. The design team would like to refrain from fronting any homes onto this street. Instead homes should be oriented inward to the individual neighborhood enclaves. Per code section 146-4.3.10.C double fronted lots may exist so long as buffering between the backyards of the lots and the roadway of a landscape tract of 20' minimum is provided. This condition has been provided.

3O. Correct this dimension. It is also noted on the plat.

Response: Addressed, dimension has been updated.

Sheet 10

3P. Label the tract distance at the ROW line.

Response: Addressed, tract width has been labeled.

3Q. These lots are still double fronting onto Mineral Ave. Staff would be amenable to discuss the possibility of a minor adjustment request (administrative) for this isolated situation in a small number of lots. Buffer distances, fencing, landscape planting, and staggered rear property lines may be useful in trying to mitigate this issue considering a 70' trail corridor is not feasible.

Response: A minor Administrative adjustment is being applied for.

Sheet 15

3R. This distance needs to be 30' at a minimum to count as a block break.

Response: Tract width has been revised to 30'.

Sheet 67

3S. The public art plan included a potential art piece at this location. Please confirm that a public art piece will not be placed in this location in your response to comments.

Response: Public art will not be located here.

Sheet 68

3T. To enhance this block break, please add an amenity (bench, seat wall, etc.) in lieu of a sidewalk. The sidewalk is not required in this circumstance, but staff would like to see an offset in place of the walk.

Response: Noted, thank you. A bench has been added to provide an amenity zone.

4. Parking Comments

Sheet 1

4A. Add the total parking provided (576 off-street garage spaces).

Response: Parking counts updated.

5. Signage & Fencing Comments

Sheet 56



5A. Add a minimum distance measurement for corner side yard fences: 4' min. from the back of the walk.

Response: Noted, thank you, a minimum distance dimension has been provided.

Sheet 78

5B. The maximum height of a monument sign is 12'. Please indicate the height of the cast stone cap. The actual structure may be larger than 12' as long as sign content is on structures less than 12' in height. In general, it appears that this sign is compliant.

Response: Noted, thank you. The monument detail has been revised and is in compliance with Aurora's code.

5C. Before continuing this design further, please coordinate with Traffic Engineering and Public Works on the acceptability of a monument sign in the ROW median. The sign design works aesthetically based on the master plan design guidelines, but I would want to make sure it functionally works with the City Engineer.

Response: Noted, thank you. The monument design and concept are now in compliance.

6. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Site Plan Comments

Sheet 52

6A. Add Detention Area "A".

Response: Detention pond delimitation has been added.

6B. Add Detention Area "B" plus the acreage.

Response: Detention pond delineation has been added.

6C. Add: Detention Area "C".

Response: Detention pond delineation has been added.

6D. Where is tract "o" in the table?

Response: The table has been adjusted and Tract "o" is now shown.

6E. This should be "C".

Response: Noted, thank you.

6F. Add "Not For Construction" to all landscape plan sheet.

Response: Not for construction has been added to the title block.

Sheet 53

6G. A note will not suffice. Please update the actual grasses that are required to be five gallons for the curbside landscape.



Response: Noted, thank you. The planting schedule and curbside plantings have been updated to show #5 Container grasses.

6H. The remaining area above the 100-year water surface elevation cannot possibly be the same for each pond because the area is what is left inside the tract that the pond is in and these tracts are all different sizes. Given the landscape requirements for tracts are the same one tree and ten shrubs for detention ponds, the tract landscaping may count towards the detention pond landscaping. Just clean up the table with a note below it that states that the detention pond landscape requirements are being met and overlap with the tract landscaping requirements. See Tract Landscape Table.

Response: All three detention ponds fall with in Tract F which is why the numbers look skewed.

6I. Detention Basin Seed mix has not been provided.

Response: Noted, thank you. A detention pond seed mix has been provided.

6J. Add the requirement 1/40lf.

Response: Noted, thank you, this has been added.

6K. The street tree quantities need to be broken down by east/west and north/south sides and not a single street. The quantities are per side of the street.

Response: Noted, thank you.

6L. Consider just updating this table to add columns for street trees required and street trees provided.

Response: Curbside Landscape Table has been updated to show the required and provided street trees.

6M. This should be east and west, not north and south.

Response: Noted, thank you, table has been updated to show east and west.

6N. What is supposed to be the difference in these two tables besides the plant/shrub quantities being different? Please include only one table. Make sure the tables are complete.

Response: These tables have been updated and no longer duplicated.

Sheet 54

6O. Remove the above notes. The City Parks Department will not maintain or inspect the medians as this is a 4-lane arterial and not a 6-lane major arterial. If the intent is for the Metro District to maintain the median, then state that.

Response: Noted, thank you. The notes referenced have been removed.

Sheet 55

6P. Darken/enlarge these labels.

Response: Noted, thank you, the labels have been darkened.



6Q. The lot plant quantities here and on the next sheet do not match and there are different quantities being provided for the same lots.

Response: Noted, thank you. The lot typicals and plant quantities have been adjusted and are in compliance with Aurora City Code.

Sheet 56

6R. Do not include a hatch for the planting bed.

Response: Noted, thank you. The hatch has been frozen.

6S. Remove the planting bed from the lot typicals and the legend.

Response: Noted, thank you. The hatch has been frozen.

6T. Darken or make these call-outs larger.

Response: Noted, thank you. The call out text have been darkened.

6U. Move the lot typicals up and place the lot typical titles below the lot typical.

Response: Noted, thank you. The placement of the titles have been adjusted.

6V. The plant quantities listed in these lot typicals do not match the plant quantities for the same lot description on the previous page.

Response: Noted, thank you. The plant quantities have been adjusted and now match.

6W. This description doesn't match the plant schedule on the next page. Deciduous trees are listed as 2.5".

Response: Noted, thank you. The tree caliper size has been updated to 2.5".

Sheet 58

6X. FYI....While the landscape plan notes indicate that this median is to eventually be maintained by the City Parks Department, the Parks Department only maintains 6-lane major arterial roads. This is a 4-lane.

Response: Noted, thank you. The note has been removed and the median is to be maintained by the district.

6Y. Show the property line like a traditional line type. A long dash and two short dashes.

Response: Noted, thank you. The property line type has been adjusted.

6Z. Correct overlap of hatches.

Response: Noted, thank you. This has been adjusted.

6AA. Why isn't landscaping provided for this median?

Response: The median in this area is stripped and not a raised median.



6BB. Please clarify and document with the next submission what landscape standards are being followed regarding the landscaping of the median.

Response: Noted, thank you. The UDO has been referenced for the median landscaping and all landscaping has been adjusted accordingly.

6CC. Sod is only permitted if provided for functional and not purely aesthetic purposes. Where sod is provided, it must be an activated space or a space for active or passive recreation.

Response: Noted, thank you. All nonfunctional sod has been removed per our conversation 9/19.

6DD. Will the plant quantities (shrubs) and design here conflict with what is shown in the lot typicals for the 45' wide lots??

Response: Plant quantities have been confirmed to be in compliance with curbside landscaping requirements and are intended to be installed per plan along with the rest of the curbside landscaping along E Mineral Ave.

Sheet 59

6EE. Sod is only permitted if provided for functional and not purely aesthetic purposes. Where sod is provided, it must be an activated space or a space for active or passive recreation.

Response: Noted, thank you. All nonfunctional sod has been removed per our conversation 9/19.

Sheet 60

6FF. Text mask and/or adjust plant callouts.

Response: Noted, thank you. A text mask has been added.

6GG. Sod is only permitted if provided for functional and not purely aesthetic purposes. Where sod is provided, it must be an activated space or a space for active or passive recreation.

Response: Noted, thank you. All nonfunctional sod has been removed per our conversation 9/19.

Sheet 61

6HH. Sod is only permitted if provided for functional and not purely aesthetic purposes. Where sod is provided, it must be an activated space or a space for active or passive recreation.

Response: Noted, thank you. All nonfunctional sod has been removed per our conversation 9/19.

Sheet 62

6II. Sod is only permitted if provided for functional and not purely aesthetic purposes. Where sod is provided, it must be an activated space or a space for active or passive recreation.

Response: Noted, thank you. All nonfunctional sod has been removed per our conversation 9/19.



6JJ. Dimension the street frontage buffer here.

Response: Noted, thank you. A dimension has been added.

Sheet 63

6KK. Adjust the location of the tree relative to the utility manhole and piping.

Response: Noted, thank you. This tree has been adjusted and all utility conflicts have been resolved.

6LL. Sod is only permitted if provided for functional and not purely aesthetic purposes. Where sod is provided, it must be an activated space or a space for active or passive recreation.

Response: Noted, thank you. All nonfunctional sod has been removed per our conversation 9/19.

Sheet 64

6MM. Adjust tree locations.

Response: Noted, thank you. All trees have been adjusted and utility conflicts have been resolved.

6NN. Sod is only permitted if provided for functional and not purely aesthetic purposes. Where sod is provided, it must be an activated space or a space for active or passive recreation.

Response: Noted, thank you. All nonfunctional sod has been removed per our conversation 9/19.

Sheet 67

6OO. Sod is only permitted if provided for functional and not purely aesthetic purposes. Where sod is provided, it must be an activated space or a space for active or passive recreation.

Response: Noted, thank you. All nonfunctional sod has been removed per our conversation 9/19.

6PP. Sod is only permitted if provided for functional and not purely aesthetic purposes. Where sod is provided, it must be an activated space or a space for active or passive recreation.

Response: Noted, thank you. All nonfunctional sod has been removed per our conversation 9/19.

Sheet 70

6QQ. Remove this line as it does not match another sheet.

Response: Noted, thank you. This line has been removed.

Sheet 72

6RR. Sod is only permitted if provided for functional and not purely aesthetic purposes. Where sod is provided, it must be an activated space or a space for active or passive recreation.

Response: Noted, thank you. All nonfunctional sod has been removed per our conversation 9/19.



Sheet 74

6SS. Remove this line as it does not match another sheet.

Response: Noted, thank you. This line has been removed.

Sheet 75

6TT. Dimension and label the buffer.

Response: Noted, thank you. The buffer has been labeled and dimensioned.

6UU. Label N. Del Ray Street

Response: All streets have been labeled.

6VV. What is happening here through the median?

Response: All medians have been adjusted and designed per the UDO requirements. See Median Landscape Requirements Table on Sheet 53.

6WW. Remove this line as there is no other sheet matching it.

Response: Noted, thank you. This line has been removed.

6XX. Add a note/call-out that Street A to be included with the development of the phase to the east.

Response: A note/call out has been added indicating the implementation of the street design.

6YY. The buffer is required along here, why is the plant material grouped in one location?

Response: Noted, thank you. A buffer has been provided and the planting design has been adjusted accordingly.

Sheet 76

6ZZ. Sod is only permitted if provided for functional and not purely aesthetic purposes. Where sod is provided, it must be an activated space or a space for active or passive recreation.

Response: Noted, thank you. All nonfunctional sod has been removed per our conversation 9/19.

8. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

8A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing, and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)



Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <https://auroragov.org/CADtoGISstandards> OR by contacting CADGIS@auroragov.org.

Response: Noted thank you. A subsequent submittal will include the requested.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

Site Plan Comments

Sheet 2

9A. As a reminder, per section 4.04.2.02.4 of the Roadway Manual, mitigation measures shall be provided for homes fronting the proposed collector street. Identify the mitigation measures on this site plan.

Response: Homes fronting onto a collector have been mitigated through extended lot depth (and increased front yard setbacks.

Sheet 4

9B. Label all sidewalks outside of the ROW as private. (typical) To clarify this comment, the walks may be publicly accessible but will be privately owned and maintained. By labeling the walks as private, indicates the maintenance responsibility as private.

Response: Addressed, private labels added.

9C. Remove splash block from medians, typical.

Response: Addressed, splash blocks have been removed from the medians and street sections updated.

9D. This sidewalk should be private.

Response: Addressed, all walks outside of the standard row section have been labeled as private.

9E. Repeat: A sidewalk easement is required for public sidewalks outside of the ROW. The sidewalk easement should be set back 0.5' behind the back of the walk.

Response: Addressed, sidewalk easements added along Mineral Ave where the walk meanders away from the typical section.

9F. Please clarify whether the arch remains or not. The detail sheets do not show the arch anymore. If the arch remains, the clearance height needs to be approved by the City Engineer and a license agreement would be required.

Response: The arch no longer exists.

Sheet 5

9G. The City will not own or maintain sidewalks significantly away from the ROW.



Response: Noted, sidewalks away from ROW section labeled as private.

Sheet 6

9H. Stamped concrete/colored concrete is not permitted within the public ROW, typical. The master plan indicates that paving shall meet City of Aurora standards.

Response: Noted, patterned concrete removed.

Sheet 10

9I. Sidewalks more than 20' away from the FL shall be considered private and be privately owned. Public sidewalks within 20' of the FL shall have sidewalk easements, typical. Please revise these sidewalks to be within 20' of the FL.

Response: Addressed, walks have been revised to be within 20' of the public ROW. Associated easements have been added where necessary.

Sheet 14

9J. There appear to be 4 tiers.

Response: Addressed, wall label updated.

Sheet 17

9K. Dead-end streets over 150' require a turnaround per section 4.04.1.06 of the Roadway Manual.

Response: Addressed, street length has been revised to meet the 150' maximum.

9L. The temporary access road is not permitted within the ROW. The ROW should not be dedicated unless the road is proposed. If access is required, the street section should be built.

Response: Noted, N Del Ray ROW dedication has been removed. This area will now be outside of the platted boundary. An access easement has been added over the temporary access road for fire/emergency access only.

Sheet 18

9M. Monaghan is an arterial street.

Response: Addressed, label revised.

9N. Remove the bike lane from the street. Provide a larger combined sidewalk/bike path.

Response: Addressed, bike lane removed and sidewalk/bike path expanded.

Sheet 35

9O. The location of this storm will preclude streetlights and trees which are required for the street. Please relocate. Max 3:1 slopes outside of the ROW. Please check all grading sheets for max slopes, they exceed 3:1 in many locations beyond the ones indicated on this sheet.

Response: Addressed, relocated storm into street.

9P. Add a note: "Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%." (Typical all grading sheets).



Response: Addressed, note added.

9Q. Add a note: "The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1." (Typical all grading sheets).

Response: Addressed, note added.

9R. Max 4:1 slope in ponds, typical.

Response: Noted, grading updated.

9S. Label the longitudinal slope as the street approaches Monaghan.

Response: Addressed, labels added.

Sheet 42

9T. Max 3% grades approaching a through street for 95' per section 4.05.4 of the Roadway Manual.

Response: Noted, revised street grades.

9U. Per section 4.05.8.01 of the Roadway Manual, the grade of the through street shall take precedence.

Response: Noted, revised.

Sheet 48

9V. Max 3:1 slopes. 2:1 slopes are larger than 3:1 slopes.

Response: Noted, on lot grading concept revised.

Sheet 50

9W. Remove the splash block from the median.

Response: Addressed, splash block removed from median and updated in the cross sections.

9X. Remove all sidewalk depths, typical.

Response: Addressed, sidewalk depths removed.

9Y. If County Line is not provided with this site plan, please clarify that it will be provided with a subsequent project on the section.

Response: The next Filing will trigger County Line Road. This was agreed upon with City and Life Safety during master planning.

9Z. If the meandering sidewalk remains, indicate that it is private.

Response: Noted, labels added.



9AA. Public streets shall have public streetlights in conformance with COA standards. For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual: - Roadway Classification (typical section name) - Adjacent Land Use Category (i.e., TOD), as applicable - Number of lanes - Back-to-back curb width - Pedestrian Activity Level - Pavement Type: R3, for all lighting calculations This information (if it is not already shown) can be added to the street sections provided if desired.

Response: Noted, Classification, lanes, widths, pedestrian routes, and pavement types all included.

Sheet 51

9BB. Show railing on the wall sections, typical.

Response: Note added stating railing shall be added to all walls over 30" in height. Further detail will be provided with construction document submittal.

Plat Comments

9CC. A 25' lot corner radius is required at the intersection of an arterial street.

Response: Noted, 25' radius added to intersection.

9DD. If N. Del Ray St. is going to be built and dedicated to this application, a 25' lot corner radius is required at the intersection of County Line Road.

Response: Noted, N Del Ray St. Has been removed from the platted area and will not be constructed at this time. 25' radius added for future intersection regardless.

9EE. Check the spelling of the collector, typical all sheets.

Response: Noted, spelling updated.

10. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

10A. Traffic Engineering comments were not received during this review. Please reach out to your Traffic Engineering reviewer directly for comments. Please cc dosoba@auroragov.org on all correspondence.

Response: Noted, we look forward to hearing from Traffic when available.

11. Fire / Life Safety (Steve Kirchner / 303-739-7489 / stkirchn@auroragov.org / Comments in blue) Site Plan Comments

Sheet 1

11A. Add V-B construction type and keep non-sprinklered.

Response: V-B added to table.

11B. Add 2021 ICC code reference.

Response: 2021 ICC Code reference added.



Sheet 4

11C. See notes on sheets 35-48 for hydrant and water line placement.

Response: Noted, hydrant layout has been revised.

Sheet 35

11D. Add a proposed fire hydrant where this symbol is located, typical.

Response: Noted intent. There are no water mains or planned water mains headed north in Monaghan Road above Mineral Ave. We have added a hydrant lateral along the east side of road 150' north of mineral avenue to help cover this area.

Sheet 36

11E. Second request to provide street names for any Local Roads.

Response: Noted, road names provided by COA in September and added to these resubmittal documents.

Sheet 39

11F. Show connection to the existing water line.

Response: No water main will be constructed in County Line at this time. County Line is planned with Filing 2 per the Master Plan.

Sheet 44

11G. Move this hydrant to this location.

Response: Addressed, revised as requested.

Sheet 47

11H. Water looping to County Line Rd required.

Response: No water main will be constructed in County Line at this time.

Sheet 48

11I. A water line will need to be extended along County Line Road to support the needed fire hydrants.

Response: No water main will be constructed in County Line at this time. County Line is planned with Filing 2 per the Master Plan.

11J. A looped water line connection into the site is required.

Response: Looped water line is provided at Mineral Avenue and E. Otero Place.

11K. A temporary access road would not be allowed. Please work with your Traffic Engineer to determine if half the roadway could be constructed at this time within the Public Right-of-Way.

Response: N. Del Ray has been removed from the platted areas. The emergency access has been discussed with Life Safety and will serve as the development's 3rd point of access to cover remoteness.



Sheet 58

11L. See notes on sheets 35-48 for hydrant and water line placement.

Response: Hydrants have been added to the sheets.

12. Aurora Water (Iman Ghazali / 303-883-2060 / ighazali@auroragov.org / Comments in red)
Site Plan Comments

Sheet 1

12A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

Response: Noted.

Sheet 4

12B. Widen this path to 12 ft if it is to serve as maintenance access. Will this path terminate here or is there a path from this point to the ROW?

Response: Addressed, widened to 14' with requested removal of bike lane from road.

12C. Smooth out this corner to facilitate truck turns.

Response: Addressed, radius added.

12D. Is Tract F designated as a drainage easement in its entirety? If not, dedicate a drainage easement for the pond and access easements for the maintenance access paths from the ROW to the pond. All ponds (public and private) shall be covered by drainage easements, especially ponds located within private property/tracts.

Response: Tract F will be dedicated as a for Drainage and access. Please see dedication table added to plat. Pond B is large enough to warrant a specific drainage easement.

12E. If this section of the trail is meant for maintenance truck access, then widen it to 12 ft and ensure the curbs are mountable curbs.

Response: Addressed, routed to west around this triangular loop to west via widened walk. Also provided access back out to Monaghan at the north property line.

Sheet 9

12F. Provide a turnaround if the maintenance access path is to terminate here.

Response: Addressed, turnaround moved to east end of spillway.

12G. Please see comments regarding drainage and access easements on sheet 4.

Response: Noted. Pond B does have a drainage easement due to larger size.

Sheet 14

12H. Please see comments regarding drainage and access easements on sheet 4.

Response: Noted. Tract F will be dedicated as a for Drainage and access. Please see dedication table added to plat. Pond B is large enough to warrant a specific drainage easement.



12I. Maintenance access shall extend to at least 5 ft from the outlet structure.

Response: Addressed, access provided within 15' above the structure. An access has been added get even closer in the bottom of pond.

12J. Provide a turnaround if the maintenance access path is to terminate here.

Response: Addressed, the southern portion of access path has been added to plans.

Sheet 35

12K. Show maintenance access path slope (max 10%) (TYP).

Response: Addressed, 10% labels added for clarity.

12L. For the detention pond: show unique emergency overflow direction arrow and pond bottom slope (TYP).

Response: Addressed, arrows added in both areas.

12M. Will this area be HS-20 loading rated? Otherwise, a maintenance access path will be required to access this main.

Response: Addressed, maintenance access added.

12N. MUS states this line as 10".

Response: Noted, sizes of sewer main listed as 10" in MUS has been substituted for 12" main since it is more readily sourced in recent years.

Sheet 36

12O. See the comment on the previous page.

Response: Addressed, maintenance access added.

Sheet 40

12P. For the detention pond: show a unique emergency overflow direction arrow.

Response: Addressed, emergency overflow direction added over spillway.

Sheet 41

12Q. Will this area be HS-20 loading rated? Otherwise, a maintenance access path will be required to access this main.

Response: 12' temporary gravel maintenance path added. Will be removed once amenity center parking lot is constructed.

12R. Is there an inlet/outlet structure here? If so, show the inlet structure/flared-end section with appropriate permanent erosion control BMP.

Response: This storm sewer stub is plugged for future connection of the amenity side immediately to east. A site plan for this will be submitted in coming months.



12S. MUS states 10"; please reconcile. Otherwise, an amendment to the MUS will be required.

Response: Noted, sizes of sewer main listed as 10" in MUS has been substituted for 12" main since it is more readily sourced in recent years.

Sheet 44

12T. MUS states 10"; please reconcile. Otherwise, an amendment to the MUS will be required.

Response: Noted, sizes of sewer main listed as 10" in MUS has been substituted for 12" main since it is more readily sourced in recent years.

Sheet 45

12U. Max pond side slope is 4:1.

Response: Addressed, slope revised.

Sheet 47

12V. MUS states that this line must be 8".

Response: Noted, 12" water line loop moved to Phillips Ave to complete 12" loop within Filing 1. Due to phasing the original loop would not be completed entirely in Filing 1.

Sheet 56

12W. Show typical locations of water meters for all lot types. Ensure no plantings are within the meter pocket utility easement nor within 5 ft of the water meters (TYP).

Response: Water meters and utilities have been added to the lot typical.

Sheet 58

12X. Trees shall be 10 ft away from all public storm pipes, manholes, and inlets.

Response: Noted, thank you. All tree placements have been adjusted and all conflicts have been resolved.

13. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve)

13A. PROS comments were not received during this review. Please contact your PROS reviewer directly for comments.

Response: Noted thank you.

14. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org)

14A. See the Advisory Comments on the first page of the plat. Add the tic marks on the line's direction changes. Add the names of the streets. Add the statement about the Centerline Monuments set in the R.O.W. In the Title on the pages - add the word "Subdivision" as shown throughout. Add the items in the Notes. Add the area of the proposed R.O.W. as shown.

Response: Noted, see plat redline responses for plat specific responses.

15. Revenue (Melody Oestmann / 303-739-7244 / moestman@auroragov.org)



15A. Continued Advisory Comment: Storm Drainage Development fees due: 171-acres x \$1,242 = \$212,382.

Response: Noted thank you.