



2953 South Peoria Street, Suite 101
Aurora, Colorado 80014
303.770.7201 / fax 303.770.7132
www.thkassoc.com

November 19, 2021

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

Re: 1st Submission – Aurora One – Infrastructure Master Plan (ISP) Pre-Application Comment Responses

Application Number: DA-2241-00
Pre Application Number: 1546993

Dear Ms. Tibbs:

This letter is in response to the City of Aurora’s comments dated June 24, 2021. Comment responses are shown in *red*. We look forward to working with the City on this project.

Please don’t hesitate to contact me with any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Julie Gamec', is written over a light blue horizontal line.

Julie Gamec

THK Associates, Inc. | Senior Landscape Architect

Key Issues:

- ▶ **Master Plan:** The recommendation is the Master Plan be recorded prior to the submittal of the ISP. The Master Plan will need to be recorded prior to approval of the ISP. Additionally, coordinate with Public Works to ensure the Master Drainage Plan associated with the Master Plan is at an acceptable point prior to submitting the ISP.
Response: The Master Plan was recorded by Arapahoe County on July 26, 2021 at Reception No. E1116907.

- ▶ **Public Improvements:** Clearly define all phasing of improvements and utilities consistent with the phasing identified in the Public Improvement Plan (PIP). Include a timeline for each phase and the responsible parties for installation and maintenance and describe how each phase will independently support future Site Plans. Identify any associated off-site improvements that may be required. Please note that public improvements shall be in conformance with the Public Improvement Plan (PIP) which is currently under review at this time.
Response: Acknowledged.

- ▶ **Coal Creek/Triple Creek Proximity:** The proposed project is directly adjacent to Parks, Recreation and Open Space (PROS) owned and maintained Open Space known as the Triple Creek Open Space corridor which holds an existing conservation easement. There are still ongoing conversations surrounding the overall drainage plan for the Aurora One site which impacts the adjacent site. Before PROS is comfortable approving any infrastructure plans on site, more information is needed on how the overall drainage and slope stabilization if necessary, will occur.

-
- ▶ Continue to coordinate with the City on the best path for handling on site flows and mitigating risk associated with development increasing flows to the channel. See page 10 for further information.
Response: Acknowledged.

 - ▶ **Forestry:** There are trees around the existing farmhouse on the northwest section of the site that will be impacted by development and will require mitigation. There are also trees in some areas adjacent to the City Open Space. If they are removed, mitigation will be required. See page 10 for further information.
Response: Acknowledged. Trees are not anticipated to be impacted as a part of this ISP and will be mitigated in future Site Plan development.

 - ▶ **Traffic Signal Easements:** Traffic Signal Easements are required for multiple locations (see MTIS for locations) and Traffic Signal Escrow will apply to later developments. See pages 12 and 13 for further information.
Response: Acknowledged.

 - ▶ **Utilities:** Utilities must be extended in accordance with the approved Master Utility Study. A looped water main, sanitary sewer outfall and discharge into a detention pond is required for each phase.
Response: Acknowledged.

 - ▶ **Right-of-Way (ROW) Dedications:** ROW dedication is required for public streets. 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: Acknowledged. Dedications will be completed by separate document.

Planning and Development Services Department

Standards and Issues:

1. Zoning and Placetype

1A. Zoning and Master Plan

Please identify all the Planning Areas that will be associated with the proposed infrastructure plan. Make sure the improvements are consistent with the Public Improvement Plan (PIP) approved with The Aurora One Master Plan. The infrastructure site plan should provide for all public and private realm improvements such as: utilities, drainage, roadways, sidewalks, landscape, pedestrian/bike connections, street/ pedestrian lighting, retaining walls, traffic signalization and any associated public easements, fire lanes or dedication of rights of way.

Response: Acknowledged. All Planning areas are associated in some way with the proposed infrastructure plan.

Clearly define the limits of work and identify the location(s) of significant adjacent features such as the drainage features, utility line locations within the submittal. The protection of natural features is required. Please coordinate with Public Works in ensuring the Master Drainage Plan associated with the Master Plan is at an acceptable point in order to be able to officially submit the ISP. Please also note that the ISP application will be referred to Mile High Flood District for review.

Response: Acknowledged.

Identify all Planning Areas and the proposed land uses adjacent to the roadways. General access points must be provided for each Planning Area and please include a more detailed context map.

Response: Acknowledged.

1B. Overlay Districts

Avigation Easements

Because the property is within the Airport Influence Districts surrounding Buckley Air Force Base Denver International Airport, avigation easements with the city and the airport shall be conveyed by the person subdividing lands or initiating construction of any structure on already subdivided lands. Such avigation easement shall be an easement for right-of-way for unobstructed passage of aircraft above the property and shall waive any right of cause of action against the city of associated airport arising from noise, vibrations, fumes, dust, fuel particles, and other effects caused by aircraft and airport operations. The avigation easement shall be in a form approved by the city and shall be recorded in the office of Clerk and Recorder for the county where the property is located before permit or plat approval is granted. The avigation easement form can be found [here](#). Please contact Karen Hancock at 303-739-7107 or khancock@auroragov.org with any questions you may have.

Response: Acknowledged. Avigation Easement will be procured.

2. Site Design Issues

2A. ISP Layout

Ensure the plan meets dimensional requirements for landscaping, buffers, and sidewalks as defined in the Master Plan standards, the City of Aurora Zoning Code, and the City's Roadway Manual. All proposed streets whether public or private need to be labeled accordingly. The various street cross sections should be included in the plan set as well as all major pedestrian ways or trails.

Response: Acknowledged.

Please ensure that street layout will set the framework so that it meets all subdivision criteria.

Response: Acknowledged.

2B. Phasing

Clearly define all phasing of improvements and utilities consistent with the phasing identified in the PIP. Include a timeline for each phase and the responsible parties for installation and maintenance and describe how each phase will independently support future Site Plans. Identify any associated off-site improvements that may be required.

Response: Acknowledged.

It is important that the maintenance of public realm areas be clearly noted in order to ensure consistent application of design standards after the developer is no longer involved.

Response: Phasing and private improvements are identified.

2C. Primary Entrance

Identify the proposed primary entrances and associated features on the plans. Also identify the interim access points and timeline proposed for each until the infrastructure is complete. Ensure distance requirements are being met.

Response: Phasing and private improvements are identified.

2D. Landscape, Water Conservation, Stormwater Management

The Infrastructure Site Plan (ISP) shall include landscaping for the curbside landscape area along all streets. Landscape plans shall be prepared in accordance with the Master Plan for Aurora One (MP) and the Unified Development Ordinance (UDO). The landscape comments provided herein are based upon the following code section 146-4.7 Landscape, Water Conservation, Stormwater Management. Please ensure that your landscape architect or designer has a copy of these documents as well as our project specific comments.

Response: Acknowledged.

- Landscape Plan Preparation

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.

Response: Label added

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: Acknowledged. All required plan elements are included.

- 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: Sight triangles are provided.

- Aurora One Master Plan

Follow the standards for tree spacing and theming as identified within the Master Plan for all local, collector and arterial streets. Providing the landscape within the ISP will ensure that the aesthetic for the length of all the street frontages is uniform and consistent. When individual site plans are submitted, they shall include the previously designed landscape to either be installed and maintained by the individual developer or by the established Metro District.

Response: Acknowledged. Master Plan requirements are met.

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

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: Acknowledged.

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

Unless an alternative spacing has been identified within the Aurora One MP, street trees shall be provided at a minimum of one (1) tree per 40 linear feet along all public and private street frontages. Trees shall be provided in the curbside landscape when a detached sidewalk is installed or 4'-5' from the back of walk when an attached sidewalk is installed. Street trees shall be located 50' from the face of a stop sign to maintain regulatory sign visibility. Refer to Figure 4.7-2.

Response: Acknowledged and plans prepared accordingly.

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. If an entity other than the designated metro district is responsible for the future installation and maintenance of the curbside areas, that should be identified with a note on the ISP.

Response: Acknowledged and plans prepared accordingly.

- 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: Acknowledged.

2E. Urban Design Standards

Identify any applicable urban design standards from the Master Plan that will be incorporated into this infrastructure plan. Demonstrate an aesthetic theme that will be carried throughout the development through the use of landscaping, paving, pedestrian plazas, gathering spaces as well as public art. *Response: Acknowledged and plans prepared accordingly.*

3. 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: Acknowledged.

4. Submittal Reminders

4A. 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: Acknowledged.

4B. 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: Acknowledged..

4C. Mineral Rights Notification

Please fill out the [Mineral Rights Affidavit](#) and supply this document to your Case Manager with the application submittal.

Response: Acknowledged and Mineral Rights Affidavit has been provided.

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.

Response: Acknowledged meeting was held on November 16, 2021.

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.

Response: Acknowledged.

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.

Response: Acknowledged.

Neighborhood Services Liaison:

- Scott Campbell is the neighborhood liaison for the project. He 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

Response: Acknowledged.

- 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.

Response: Acknowledged.

- Additional information about the Neighborhood Liaison Program can be found on the [Housing and Community Services](#) page of the city website.

Response: Acknowledged.

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.

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.

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

Response: Acknowledged.

Parks, Recreation & Open Space Department (PROS)

Coal Creek/Triple Creek Open Space

Your project is directly adjacent to PROS owned and maintained Open Space known as the Triple Creek Open Space corridor which holds an existing conservation easement. There are still ongoing conversations surrounding the overall drainage plan for the Aurora One site which impacts the adjacent site. Before PROS is comfortable approving any infrastructure plans on site, particularly on the side closest to the conservation easement property, more information needs to be present on how the overall drainage and slope stabilization if necessary, will occur. Continue to coordinate with the City on the best path for handling on site flows and mitigating risk associated with development increasing flows to the channel. *Response: Acknowledged.*

Design team will continue to work with City Staff to resolve concerns. More detailed design information

is included in this submittal.

Forestry Division

There are trees around the existing farmhouse on the northwest section of the site that will be impacted by development and will require mitigation. There are also trees in some areas adjacent to the City Open Space. If they are removed, mitigation will be required. Please hire a Consulting Arborist to conduct the tree inventory and appraisal. A list has been provided below.

Civil and SWMP plans will not be approved by Aurora Forestry until tree mitigation has been approved through the Site Plan Process.

Response: Acknowledged.

Tree Mitigation Requirements

- Trees on site that are 4” or greater in caliper that will be impacted by development require tree preservation or mitigation. The intention of the Tree Preservation Policy is to preserve trees that are in good condition and of high value during the process of development. Mitigation for trees removed from the property can be accomplished by trees being planted back onto the site through the landscape plan, payment made into the Tree Planting Fund, or a combination of the two. If trees are planted on the site, the mitigation requirement is an inch-for-inch replacement. This is in addition to the regular landscape requirements. For example, if a 10” tree is removed, 10 caliper inches must be replaced back onto the site. The use of tree equivalents is not acceptable for tree mitigation.

Response: Acknowledged.

Forestry’s Role in Site Plan Review

- When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. Since you will be hiring a Consulting Arborist, please provide the inventory and appraisal with the first submittal. Below is the list of Consulting Arborists for your review. Forestry would require a meeting with the arborist selected to make sure that Forestry agrees with the appraisal.

Response: Acknowledged.

Name	Company	Address	Phone
David Merriman	Arbor Scape	5044 S. Youngfield Court Morrison, CO 80465	303-795-2381
Keith Worley	Forestree Development, LLC	7377 Osage Rd, Larkspur, CO 80118	303-681-2492
Robert Brudenell	The Natural Way, Inc.	1952 W. Dartmouth Ave. Englewood, CO 80110	303/347-0988
Scott Grimes	Colorado Tree Consultants	coloradotreeconsultants@yahoo.com	303-720-8170
Stefan Ringgenberg	Boulder Tree and Landscape Consulting	7289 Petursdale Court Boulder, CO 80301	303-530-0640
Steve Geist	SavATree	8585 E Warren Ave, Denver, CO 80231	303-306-3144

- Once the tree assessment is complete, a spreadsheet will be provided by the Consulting Arborist showing the dollar value of the trees that will be removed as well as the number of inches required for replacement back onto the site – make sure the Consulting Arborist contacts Forestry so they provide the correct number of inches. In most cases, the mitigation inches can be replaced on the

site through upgrades to the landscape plan. If there is not room to replace the number of inches that will be lost, payment can be made into the Community Tree Planting Fund based on the dollar value associated with tree loss.

Response: Acknowledged.

- Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at:

<https://auroraver2.hosted.civicle.com/cms/One.aspx?portalId=16242704&pageId=16529352>

Response: Acknowledged.

sh Trees Prohibited

- Due to the invasive Emerald Ash Borer that has been infesting trees along the Front Range, all species of Ash are prohibited from planting within the City of Aurora. Be sure that your Landscape Architect is aware of this new requirement.
- *Response: Acknowledged and plans prepared accordingly.*

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.

Key Issues:

- ▶ Utilities must be extended in accordance with the approved Master Utility Study.

Response: Utilities will be extended per the MUS.

- ▶ Public ponds and channels should be in accordance with the Mile-High Flood District standards for Maintenance Eligibility.

Response: Applicable ponds and channels will be Maintenance Eligible.

- ▶ Water quality and detention to be provided in accordance with the approved Master Drainage Report.

Response: Ponds will be in accordance with the MDR.

- ▶ A looped water main, sanitary sewer outfall and discharge into a detention pond is required for each phase.

Response: Acknowledged.

- ▶ A [domestic allocation agreement](#) will be required for connections 2" and larger.

Response: A domestic allocation agreement will be provided as applicable.

Utility Services Available:

- Water service may be provided from the 30-inch steel pipe in 6th Avenue or 12-inch ductile iron pipe in Valdai Street.

Response: Acknowledged.

- Sanitary sewer service may be provided from the 18-inch PVC main in Piccadilly Road.

Response: Acknowledged.

- Project is located on the following Map Page: 07S

Response: Acknowledged.

Utility Service Requirements:

- A Site Plan is required for this project and must show existing and proposed utilities including:
 - Public/Private Mains
 - Service Lines
 - Water Meters
 - Fire Suppression Lines
 - Fire Hydrants necessary to service your development
 - All utility connections in the arterial roadway are required to be bores.

Response: Acknowledged. Existing and proposed utilities are shown.

- 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: Acknowledged. Utilities will be designed per COA criteria.

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.

Response: Acknowledged.

- 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.

Response: Acknowledged.

- For a full listing of Utility Fees, please see the [Aurora Water Fee Schedules](#).

Response: Acknowledged.

- 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: Acknowledged.

Public Works Department

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

Key Issues:

- ▶ Ensure roadway improvements match the previously approved Master Traffic Impact Study.

Response: Roadway improvements will match the TIS.

- ▶ Traffic Signal Easements are required for multiple locations (see MTIS for locations) and Traffic Signal Escrow will apply to later developments.

Response: Acknowledged.

- ▶ 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 (Harvest Rd).

- 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.

Response: Acknowledged. These will be shown on the construction documents.

- Show all adjacent and opposing access points on the Site Plan.
Response: Access points will be shown.
- Label the access movements on the Site Plan. Access movements shall conform to the Master Traffic Impact Study.
Response: Access movements will be shown.
- Objects and structures shall not impede vision within the sight triangles. Landscaping shall be restricted to less than 26-inches in 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’
Response: Sight triangles will be shown. Notes added as requested.
- 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 not 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.
Response: Acknowledged. Note will be added.
- Right turn lanes for major intersections shall consider alternative geometric configurations (standard geometry for channelized right turn lanes with acceleration lane, compound curves for channelized right turn lanes without acceleration lanes).
Response: Acknowledged.

ROW/Plat:

- Designate a Public Access Easement along private roadways.
Response: Acknowledged. Easements will be dedicated where needed.
- A private cross-access agreement is recommended for maintenance and snow removal. The developer is responsible for establishing this agreement with the adjacent property owner.
Response: Acknowledged.
- ROW dedication is required for an additional laneage as identified in the Master Traffic Impact Study.
Response: Acknowledged. ROW will be dedicated by separate document.
- A traffic signal easement shall be required at all future traffic signal locations to accommodate the proposed traffic signal pole, underground conduits, pull boxes and signal control cabinet.

Response: We will coordinate with the city on the location and size of the traffic signal easements.

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 shall be in conformance with the Public Improvement Plan (PIP) which is currently under review at this time.
Response: Acknowledged. Improvements will conform to the PIP.

- ▶ No submittal for the Infrastructure Site Plan shall be made until the master documents are ready to be approved. There are still outstanding issues to be worked out with Mile High Flood District (MHFD).
Response: Per discussions with COA and MHFD, a note has been added to the documents to allow submittal of the ISP/PDR.

- ▶ A Preliminary Drainage Report shall be submitted with the site plan. Detention and water quality/EURV shall be in conformance with the master drainage study once it is approved.
Response: Acknowledged. A PDR will be submitted.

- ▶ 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.
Response: Acknowledged.

- ▶ This application will be referred to Mile High Flood District (MHFD) for review and comment.
Response: Acknowledged.

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: Acknowledged. Roadway sections match the Code and Master Plan.

- Curb ramps must be shown (located) on the plans at all curb returns, "T" intersections, and any other location of public necessity. Refer to Standard Detail S9. Any street grades in excess of three percent will require detailed grading of the curb ramps.
Response: Acknowledged.

- 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: Acknowledged.

- 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: Acknowledged.

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

-
- Streetlights are required along adjacent roadways. Please refer to the Draft Lighting Standards for streetlight spacing, location, wattage, etc., information. Streetlights 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. Streetlight locations shown on the site plan are conceptual. The street lighting plan shall be included with the Civil Plan submittal and will determine final streetlight locations based on a photometric analysis.

Response: Acknowledged. Roadway Design and Construction Specifications will be used for proposed improvements.

ROW/Easements/Plat:

- ROW dedication is required for public streets.

Response: Acknowledged. ROW dedication will happen by separate document.

- 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: Acknowledged.

- 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.

- Sidewalk easements may be required for new sidewalk installed.
- A drainage easement shall be required for any detention/water quality facilities on site. This drainage easement shall tie to a public way.
- Utility easements shall be required for any proposed water/sanitary sewer/public storm sewer located outside of public right-of-way.
- 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: ROW and easements will be dedicated by separate document.

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.

Response: A Preliminary Drainage Plan will be submitted.

- 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.

Response: Acknowledged.

- 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: Downstream landowners will be notified.

- 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: Detention is provided.

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

Response: Acknowledged. Release rates will be designed per criteria.

- 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: Chases will be used where applicable.

- 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: Storm sewers have been surveyed.

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

Response: Acknowledged.

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:

- ▶ At this phase of the development process the Fire/Life Safety comments will simply address Infrastructure Site Plan (ISP) improvements. The focus of the review will be the establishment of two points of emergency access, off-site infrastructure, internal site connectivity and a looped water supply to the overall site. More specific on-site comments will follow at the time of Site and Civil Plan submittals.

Response: Acknowledged.

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.

- [Signature Block](#)
- [Street Standards and Street Section Details](#)

Response: Acknowledged. Information will be shown on the Civil Plans when submitted.

Fire Hydrants:

The number and spacing of fire hydrants are determined using the 2015 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.

Response: Acknowledged.

[Phasing Plans:](#)

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

Response: Acknowledged. Phasing will be shown on the plans.

Site Plan, Civil Plan, Framework and General Development Plan, and Plat Notes:

The notes being provided below must be included on the cover sheet of the indicated submittal type.

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.

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: Acknowledged.

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: Acknowledged.

- During the pre-application meeting no requirement for separate documents were specifically identified for your site as proposed. However, review of your actual Site Plan when submitted may identify additional conditions which will require a separate document. Following are the links to additional information if needed later in your formal review process:

- [Dedications Packet](#)

Response: Acknowledged.

- 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 at this time, 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 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: 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 light with qualifying projects. Please contact Leslie Gaylord at 303.739.7901 for additional details and contact information.

Response: Acknowledged.