



January 19, 2021

Deborah Bickmire
City of Aurora Planning Department
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

Re: GVRE Tributary T (#1482269)/Pre-Application Meeting held September 03, 2020

Dear Ms. Bickmire,

On behalf of Oakwood Homes, we have reviewed the comments dated September 3, 2020. The following are written responses to the City comments.

Key Issues:

- ▶ **Tibet Classification:** Please see Transportation Planning's comments beginning on page six regarding the potential classification of Tibet Street.
- ▶ **Subdivision Plat:** The proposed open space and drainage tracts may be dedicated by separate document, or Subdivision Plat. As discussed at the pre-application meeting, a cleaner solution may be to plat the property and dedicate these tracts via the plat. If pursued, the final plat/Subdivision Plat may be reviewed concurrently with the Preliminary Plat and approved administratively. Please work with Real Property on the most expeditious solution.
- ▶ **Utility Depth Confirmation:** All utilities being crossed by this project must be potholed or have their depth verified before civil plan approval. For access to locked manholes, Aurora Water has provided contact information in their comments on page 10.
- ▶ **Crossing Evaluation:** From Traffic Engineering's perspective, an evaluation of pedestrian crossing locations will be required if not grade separated for 48th Avenue and Tibet Road. Improvements may be required to one or both crossings and/or additional signage to guide pedestrians to safe crossing location(s).
- ▶ **Parks Recreation and Open Space (PROS):** Within the open space parcel that will be dedicated to the City, the trail and local connections cannot include steps or trails with slope greater than 5%. The Regional Trail shall be built per PROS standard details and specs. Where the regional trail crosses arterial roads, grade-separated crossings are required. Due to what is shown on the approved FDP regarding the crossing of 48th and regarding Tibet being shown as an arterial street, additional discussion with the applicant will be necessary. Design of the bridge and low-water crossing will need to be reviewed and approved by PROS. The low-water crossing should be designed per the PROS standard detail.

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.

Key Issues:

- ▶ Conformance with the Green Valley Ranch East Master Plan (FDP)
- ▶ Pedestrian Access and Connections

Project Overview:

- Zoning: R-2 (Residential - Medium-Density District)
- Character Area: Subarea C
- Proposed Use: Open Space with Regional Trail and Drainage Channel
- Permitted Use: Yes

Standards and Issues:

1. Zoning and Placetype

1A. Zoning

The site is located within the R-2 district, which is intended to promote and preserve various types of medium density housing. The uses in this district are intended to be close to collector streets and public transit facilities.

RESPONSE: Noted. This is an open space with regional trail and drainage channel design, not housing.

1B. Placetype

The site is located with the Emerging Neighborhood placetype, characterized by newer, largely residential neighborhoods in previously undeveloped areas. This placetype is more than just isolated residential subdivisions, but instead are complete neighborhood with mixed residential housing types and pedestrian and bicycle infrastructure, which makes it walkable and well connected throughout the neighborhood and to adjacent placetypes, with highly accessible parks and open space integrated into the neighborhood. **RESPONSE:**

The regional trail will provide the connectivity mentioned above.

1C. Master Plan

This project will be subject to the standards listed in the approved Green Valley Ranch East (GVRE) Master Plan (FDP). The Master Plan contains specific standards including, but not limited to, fence and lighting standards, and landscape design specifications, including allowed plantings. Please note that all standards in the Master Plan are intended to supplement other adopted city codes, unless an adjustment / waiver was specifically granted.

RESPONSE: Noted

1D. Preliminary Plat (formerly Contextual Site Plan)

The application will be reviewed and approved based on the criteria in Section 146-5.4.2.A.2.b. The proposed Preliminary Plat will generally need to identify proposed lot lines, grading, utilities, and landscaping. Please use the "Site Plan Manual" for contents of the plan submittal. In the UDO, the Preliminary Plat replaces the Contextual Site Plan (CSP). **RESPONSE: Noted**

2. Land Use

2A. Phasing

Define the phasing of improvements, if applicable, consistent with the phasing identified in the Public Improvement Plan (PIP) and/or other plans. Identify a timeline for each phase and the responsible parties for installation and maintenance and describe how each phase will independently support future Preliminary Plats. Also identify any associated off-site improvements that may be required. **RESPONSE: This will be one phase of construction for the channel improvements**

2B. Dedicated Right-of-Way and Easements.

Please identify all existing rights-of-way and easements adjacent to and/or within the proposed development and include the recordation information. **RESPONSE: Only 48th Ave right of way is existing to the north.**

2C. Identify Existing and Proposed Features

Clearly define the limits of work and identify the location(s) of significant adjacent features such as the drainage features and utility locations. The protection of natural features is required. **RESPONSE: Noted**

2D. Transportation Planning

NEATS (2018) Figure 13 identifies Tibet Street as a 4-lane minor arterial between 38th Avenue and 64th Avenue. NEATS (2018) Build Out Volumes, Figure 10, would support Tibet Street being a collector at some point south of 48th Avenue if Tibet Street transitioned to a 4-lane minor arterial at or south of 48th Avenue. **RESPONSE: Tibet Road is a 3 lane Collector between 48th Ave and 38th Ave. This transitions to a 4 lane minor arterial north of 48th.**

NEATS (2018) Figure 17 indicates that Tibet Street is designated a secondary bike route between 38th Avenue and 64th Avenue with on-street separated bike lanes. See NEATS (2018) Appendix I, Figures I-3. If Tibet Street does transition functional classifications between a 4-lane minor arterial and a collector, the higher quality on-street bike facilities should remain due to possible residual effects of traffic continuing from the higher speed 4-lane arterial section. **RESPONSE: Refer to sections of Tibet provided in both Tibet Phase 1 submittal and 48th Ave submittal. These show how bike lanes work per city sections.**

3. Development Standards

3A. Subdivision Standards

The proposed drainage and open space tracts can be recorded with a final subdivision plat. Please work with Real Property to determine the most expeditious method. **RESPONSE: We are submitting a Subdivision Plat as part of this in order to dedicate tracts in the future.**

3B. Open Space, Amenities, Access and Connectivity

Identify the proposed amenities and open space included in the proposed Preliminary Plat. Discuss the proposed regional trail, the amenities, connections and crossings that will be provided along the trail, if any, and the features, amenities and other locations the trail will connect. Please be advised, the ultimate classification of Tibet Road will have an impact on the type of crossing required. See PROS comments within these notes. **RESPONSE: Tibet Road is a 3 lane collector street with no underpass required. Regional trail is provided per PROS specifications. The regional trail will have an at grade crossing at Tibet Road in a future phase. At 48th Ave the sidewalk on the south side of 48th Ave will act as the regional trail to Picadilly Road.**

3C. Landscape

- General Landscape Plan Comments

Prepare the landscape plans in accordance with requirements found in the GVRE Master Plan and the Unified Development Ordinance (UDO). The landscape comments provided herein are based upon the code regulations and should follow Section 146-4.7 (Landscape, Water Conservation, Stormwater Management) and the [Landscape Reference Manual](#). Please ensure that the landscape architect or designer has a copy of these documents, as well as the project specific comments. **RESPONSE: Noted**

- 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. 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 landscaping 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: Sheets labeled “not for construction.” No planting other than seed mixes are provided in this area.**

- *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.

- *Irrigation*

Refer to [Section 146-4.7.3.C](#). All developments shall install an automatic irrigation system for landscape areas. To assess the irrigation tap fees, Aurora Water requires that 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. Irrigation plans may be submitted as part of the phased landscape installation. Coordinate with Timothy York at 303-326-8819 regarding phasing of irrigation plan submittals and application fees will be necessary. An irrigation permit is required prior to the installation of an irrigation system. **RESPONSE: Per PROS request, no irrigation will be provided in native areas. Tracts C&D have been created in the Subdivision for Filing 2 irrigation main lines to get to tracts.**

- *Detention Pond and Water Quality Measures*

In order to meet water quality objectives, the city encourages applicants to utilize Low Impact Development (LID) techniques as permanent best management practices (BMPs). Many of the LID practices have an integrated vegetative component which supports the treatment, evapotranspiration and infiltration functions so that storm water is treated at the source. 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 Aurora Water / Public Works. Aurora Water recently completed a study and produced a manual titled “Low Impact Development Techniques for Urban Redevelopment in Aurora.”. Applicants are encouraged to utilize this document as an introduction to LID/BMP techniques. **RESPONSE: Noted**

All detention pond facilities shall not exceed 6’ in depth. The area within the tract surrounding the pond shall contain a minimum of 1 tree and 10 shrubs or the approved tree and shrub equivalents per 4,000 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.

Landscaping shall be provided in accordance with [Section 146-4.7.5.M.](#) **RESPONSE: Noted.** No detention ponds are located within this site plan.

3D. Exterior Lighting

Standards for exterior lighting are found in Section 146-4.9. Show the location(s) of proposed lighting and include typical details on the plans. **RESPONSE: Noted**

3E. Signs

Section 146-4.10 governs signage standards. Please review this section for complete details. Identify whether directional signage and/or wayfinding signage is proposed. Show the location of any signs on the plans. **RESPONSE: Noted**

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: No adjustments are necessary**

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: Will submit CAD before final mylars.**

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**

5C. Mineral Rights Notification

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

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. **RESPONSE: Noted**

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: Noted**

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

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**

Parks, Recreation & Open Space Department (PROS)

Regional Trail:

Regional Trail location has changed from the approved FDP. It's new location on the south and west side of Trib T is acceptable as it makes good connections to the neighborhood. Within the open space parcel that will be dedicated to the City, the trail and local connections cannot include steps or trail with slope greater than 5%. Regional Trail shall be built per PROS standard details and specs **RESPONSE: Regional trail has been designed per PROS specifications. No stairs or steep slopes will occur within dedicated open space.**

Regional Trail crossings at Arterials:

Where the regional trail crosses arterial roads, grade-separated crossings are required. Due to what is shown on the approved FDP regarding the crossing of 48th and regarding Tibet being shown as an arterial, additional discussion with the applicant will be necessary. **RESPONSE: Further meetings were held regarding this issue. It was determined that Tibet Road is a collector street and not required to have a grade separated crossing. 48th Ave is an Arterial Road, but an existing water line within the road and proposed channel depth do not make a grade separated channel feasible. A crossing will occur at both Rome Street and Picadilly Road. The south side of 48th Ave will serve as the regional trail.**

Creek Crossings:

Design of the bridge and low-water crossing will need to be reviewed and approved by PROS. The low- water crossing should be designed per the PROS standard detail. **RESPONSE: Low water crossing designed per PROS standards in Trib T improvement plans already submitted. Bridge design requires further coordination.**

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:

- ▶ Manholes must be kept out of the floodplain. If a manhole cannot be kept out of the floodplain then it must be protected from infiltration. **RESPONSE: No proposed manholes are within the proposed floodplain. There are existing manholes that are currently in the floodplain that will remain in the floodplain. It is assumed that these manholes are already protected.**
- ▶ All utilities being crossed by this project must be potholed or have their depth verified before civil plan approval. **RESPONSE: All crossings were checked based on existing invert information, but potholing will be performed prior to civil plan approval.**
- ▶ For locked manholes contact Kirk Skogen at (303) 326-8053 to coordinate access. **RESPONSE: Noted**
- ▶ A [domestic allocation agreement](#) will be required for connections 2" and larger (if needed). **RESPONSE: Noted**

Utility Services Available:

The project is located on Map Page 98S.

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.

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**

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 (should one be needed) 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](#). **RESPONSE: Noted on fees**

Public Works Department

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

Key Issue:

- ▶ Pending something unforeseen, such as public comment, Traffic Engineering will not require a Traffic Study at this time, but an evaluation of pedestrian crossing locations will be required if not grade separated for 48th Avenue and Tibet Road. Improvements may be required to one or both crossings and/or additional signage

to guide pedestrians to safe crossing location(s). **RESPONSE: Noted. We've discussed the crossing of Tibet Road with Traffic and will design that in the Phase 2 Tibet plans.**

o As applicable, include discussion of the application of elements from the Traffic Calming Toolbox and countermeasures applicable from the FHA 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 RFB), 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: We've discussed using a staggered pedestrian safety island along with enhanced pedestrian crossing sign devices at Tibet Road.**

- Show all adjacent and opposing access points on the Site Plan. **RESPONSE: Access points from adjacent Filings shown.**
- Label the access movements on the Plan, include pedestrian crossing locations & proposed signage. **RESPONSE: Noted**

Objects and structures shall not impede vision within these 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](#). **RESPONSE: No landscaping is shown with this submittal that might block vision.**

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: Note added.**

- 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/Civil Plans: **RESPONSE: While this isn't really applicable to this project, the note has been added.**

"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."

- Based on our review of the Traffic Analysis, additional improvements may be required. **RESPONSE: Noted**

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:

► A preliminary drainage report shall be submitted with the site plan. Elements of the channel design shall be included in the report. This submittal will be referred to Mile High Flood District for review and

comment. **RESPONSE: This has been included in the submittal package.**

Improvements:

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

- 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: No bicycle railing will be necessary.**
- 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: No retaining walls are necessary**

ROW/Easements/Plat:

- 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**
- The channel and open space shall be dedicated as Tracts with required easements indicated as needed. **RESPONSE: Shown as tracts on plat.**
- 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**
- Utility easements shall be required for any proposed water/sanitary sewer/public storm sewer located outside of public right-of-way. **RESPONSE: Noted**

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: Noted.**

[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.

[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: No buildings will be located in this site plan.**

[Adopted Codes by the City of Aurora – Setbacks:](#)

The site plan and civil plans must reflect the setback requirements of the 2015 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 International Codes please utilize the following hyperlink; [ICC Codes Online](#).

RESPONSE: Noted

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. RESPONSE: Noted

- [Grading Plan](#)
- [Sign Package](#)
- [Signature Block](#)
- [Street Standards and Street Section Details](#)

Fire Department Access:

Based on the information presented so far, there are no fire apparatus access road(s) needed for this particular site. RESPONSE: Noted

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: Noted

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: Noted

Phasing Plans:

A phasing plan must be provided with the Planning Department's Site Plan and the Public Works Department's Civil Plans submittals. RESPONSE: Noted

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. RESPONSE: Noted

-
- [\(Site Plan Note\) Addressing](#)
- [\(Site Plan Note\) Alternative Fire Lane Surfacing Materials.](#)
- [\(Site Plan Note\) Americans with Disabilities Act](#)
- [\(Site Plan Note\) Emergency Ingress and Egress](#)

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: Noted

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. RESPONSE: Noted

[Access to within 150 feet of Each Structure](#)

- The fire code official is authorized to increase the dimension of 150 feet reach requirement where the building is fire sprinkled in accordance with the 2015 IFC, Section 503.1.1 where allowed by code. If granted approval, a fire sprinkled structure may utilize a 200-foot reach criterion in place of the 150-foot standard requirement. **RESPONSE: Noted**
- Where fire hydrants and fire department connections are provided adjacent to vehicular access drive aisles, they will need to be dedicated as fire lane easements in order to provide emergency access to them. **RESPONSE: Noted**
- See the 2015 IFC, Section 503.1.1 that discusses fire access requirements to within 150' of "facilities" such as your outdoor storage yard. **RESPONSE: Noted**
 - [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. **RESPONSE: Noted**
 - [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 be in compliance with the current specifications of the Public Works Department. **RESPONSE: Noted**
 - [Combined Fire Lane, Public Access and Utility Easements](#)
 - [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. **RESPONSE: Noted**

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.

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**
- 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**

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 [Site Plan Checklist](#). **RESPONSE: Noted**

Separate Documents:

- 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: **RESPONSE: Noted**

- [Dedications Packet](#)
- [Easement Release](#)
- [License Agreement Packet](#)

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**

- 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: No easements are anticipated to be vacated.**
- 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.**
- 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**

END OF RESPONSES