



Date: November 29th, 2021

To: Dan Osoba, Planner II
City of Aurora Planning Department

From: Garrett Graham
PCS Group Inc.
P.O. Box 18287
Denver, CO 80218

This document is a response to the Harmony – Site Plan / Phase 5 (Application Number: #1574871) Pre-Application Meeting comments we received on September 30, 2021 from the Office of Development Assistance. Responses are below in **RED**:

Key Issues:

► **Public Art Plan:** Per the Public Art Plan included in the Harmony Master Plan, there is a public art location contemplated within the central neighborhood park. This Site Plan shall include details for the public art including a budget and scope.

PCS Response: Details for the public art have been provided for the central neighborhood park.

► **Master Plan Amendment:** The existing Harmony Master Plan will require amendments to several tabs. In the first submission, demonstrate the density modifications for all impacted Planning Areas within this development area and where the density is changing. Note that the originally approved unit count may not be increased for the overall Master Plan. Additionally, the carriage home housing type had not been previously contemplated in the Master Plan and must be included as part of this amendment. As discussed in the Pre-Application Meeting, if any infrastructure planning areas or phasing of that infrastructure is to change with this development, identify that change within the Letter of Introduction and make the modifications to the Public Improvement Plan (PIP). See pages six and seven for further information.

PCS Response:

- Please refer to the Master Plan Amendment narrative for density modifications and changes to the planning areas.
- The original unit count has not been increased.
- The cluster units have already been accounted for in the master plan amendment associated with Site Plan 4 – this can be found on Tab 11.7.



► **Access and Connectivity:** An additional access is anticipated from Trussville Street into this site per the Harmony Master Plan. This access is contemplated near the alignment of the pedestrian trail and would provide an alternative access into the site further from the proposed school site. The expectation is that the site plan will include two access points from Trussville per the Master Plan.

LSC Response: The LOS for the access to Trussville is projected to operate at a satisfactory level of service and all homes have multiple access points (Trussville, Mississippi and Alameda).

► **Oil & Gas:** A portion of your site is within this 2000' setback from an existing and/or planned oil and gas facility. Currently, there are no City regulations against constructing residences within this setback from an existing oil and gas facility, however, there is a pre-sale requirement to notify future owners of the fact.

WPS Response: Acknowledged. Future owners will be notified.

► **Utilities:** A master utility study (MUS) amendment will be required with the updated uses. Buildout of Powhaton will require installation of a large diameter water line. Further coordination is required for timing and service for this site. A license agreement is required for any work in Powhaton near the Prairie Waters Pipeline. See page 16 for further information.

WPS Response: Acknowledged, A MUS Amendment has been uploaded to the Filing 1 Portal.

► **Traffic:** Traffic signal escrow will be required at the intersection of Powhaton Road and Mississippi Avenue. Pedestrian enhancements along loop road between Mississippi Avenue and Powhaton Road should be provided.

LSC Response: Noted.

► **Public Improvements:** The master engineering documents including the Public Improvement Plan (PIP) and master drainage study shall be updated with the master plan update. Public improvements shall be in conformance with the updated PIP. Internal roadways must meet all City of Aurora criteria to be considered public.

WPS Response: PIP amendment has been submitted to the Filing 1 Portal. Master drainage amendment was completed and approved. CP number 216065 and report approval number 216065MD2.

Standards and Issues:

1. Zoning and Placetype

1A. Zoning

The purpose R-2 Medium Density District is to promote and preserve various types of medium density housing with adequate amounts of usable common space and amenities. Single-family detached



housing is the predominant housing type in this district; however, several attached housing types are permitted.

PCS Response: Acknowledged.

1B. *Overlay Districts*

Avigation Easements

The property is within the Airport Influence District surrounding Buckley Air Force, therefore an avigation easement 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. It appears an avigation easement has been conveyed for a portion of this property on the east side of S. Trussville St. Conveyance of an avigation easement covering the whole development area will be required.

WPS Response: Avigation easement will be provided to the city.

1C. *Placetype*

An Emerging Neighborhood placetype is a newer largely residential neighborhood in previously undeveloped areas. They are neighborhoods that have typically been built in the past 25 years and represent an opportunity to further diversify neighborhood choices. This placetype is more than just an isolated residential subdivision but is instead a complete neighborhood with mixed residential housing types and pedestrian and bicycle infrastructure. This makes it walkable and well-connected throughout the neighborhood and to adjacent placetypes, with highly accessible parks and open space integrated into the neighborhood. The street pattern should balance vehicle, bicycle and pedestrian connectivity. Design new neighborhoods around a central organizing feature, such as a park or other gathering place.

PCS Response: Acknowledged.

1D. *Public Art Plan*

Per the Public Art Plan included in the Harmony Master Plan, there is a public art location contemplated within the central neighborhood park. This Site Plan shall include details for the public art including a budget and scope. Please coordinate with Roberta Bloom prior to this application submittal to determine all the required submittal documents at rbloom@auroragov.org.

PCS Response: Acknowledged, this will be coordinated with Roberta.

2. Land Use 2A. *Master Plan Amendment*



PCS Response: Acknowledged.

All small lots and all single family attached lots must be within a quarter mile of a park or other open space defined in code (Section 146-4.2.3.A.5). Also, be aware that small lot allowances require significant percentages of the dwellings to have “alternate-loaded” garage placements for garage mitigation. Requirements in the small lot evaluations such as the percentage of alternate loaded products and product mixes are evaluated per “neighborhood” as defined in code (Section 4.3.7).

PCS Response: Acknowledged.

3B. *Subdivision Standards* The maximum block length within this development shall not exceed 700-feet. Generally, it appears that the proposed blocks are complying with this standard. The trail running through several blocks on the eastern portion of the concept plan must be a minimum of 30 feet wide and include a 5-foot wide trail in order to separate the block lengths and comply with this subdivision standard. These pedestrian trails should connect as feasible to the open space within this development via another sidewalk connection or trail connection.

PCS Response: All block lengths are 700ft length or less. As well, open space block breaks have been shown as 30ft wide with 5ft wide trail connecting open spaces within this phase of Harmony.

3C. *Common Space and Amenities*

The Harmony Master Plan identifies the central neighborhood park to be 5.1-acres minimum and the NAC at the southern end of the site as 1.2-acres. The NAC includes a note in Form D that states, “Includes small retail facility and therefore this acreage is not counted towards open space requirements.” If this is no longer the case, please update Form D.

PCS Response: A small retail facility is no longer being proposed here. Instead it will be constructed as a Neighborhood Activity Center Park and will count toward open space credit. Form D has been updated.

3D. *Access and Connectivity* An additional access is anticipated from Trussville Street into this site per the Harmony Master Plan. This access is contemplated near the alignment of the pedestrian trail and would provide an alternative access into the site further from the proposed school site. The expectation is that the site plan will include two access points from Trussville per the Master Plan.

PCS Response: The LOS for the access to Trussville is projected to operate at a satisfactory level of service and all homes have multiple access points (Trussville, Mississippi and Alameda).

3E. *Parking, Loading, and Stacking*

Off-street parking is required by Section 146-4.6. Based on the information provided, 2 off-street parking spaces will be required for all the lot types within this proposed development. For smaller lot types including the townhomes and carriage homes please identify any dedicated off-street parking spaces



that will serve the residents of those areas. Parking alternatives listed in Section 146-4.6.4 may reduce parking requirements. Consider adding bicycle parking spaces near or on the parks and open space areas. Bicycle spaces must comply with Section 146-4.6.3.F.2 including providing a design that includes 2 points of contact with each bicycle. Each inverted “U” rack counts as two bicycle parking spaces. Place any bicycle parking in a convenient, paved, and well-lit location.

PCS Response: There is no commercial or retail facility component associated with this site plan and no separate off-street car parking has been provided. Bicycle parking however has been provided at neighborhood parks and other open spaces.

3F. Landscape, Water Conservation, Stormwater Management

• General Landscape Plan Comments

Prepare your landscape plans in accordance with the Harmony Framework Development Plan (FDP), the Landscape Reference Manual as well as the Unified Development Ordinance (UDO). The landscape comments provided herein are based upon the above documents. Landscape requirements within the UDO should follow Section 146-4.7 Landscape, Water Conservation, Stormwater Management. The Landscape Reference Manual is available online. Please ensure that the landscape architect or designer has a copy of these documents as well as our project specific comments.

PCS Response: Acknowledged.

- Landscape Plan Preparation

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

PCS Response: Acknowledged.

Landscape plans submitted during the Development Application submittal process must be prepared on 24” x 36” sheets and have plant symbols, plant labels with quantities, and a plant schedule upon first submission or a complete review will not be possible and may result in additional submittals and ultimately delays in approval of the plan set.

PCS Response: Acknowledged.

- 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.

PCS Response: Acknowledged.



- Harmony (FDP)

The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within the Harmony FDP. The applicant is responsible for reviewing this document and determining all applicable landscape conditions.

- Landscape Concept: In general, the landscape design will respect the contextual prairie landscape through the use of an indigenous and adapted native plant palette, selective use of turf lawn, and bold landscape design.

- Key Entry Points – The landscape design at key entry points will generally include a bold formal planting style.

- Landscape along Arterial and Collector roads will include vertical layering, planting for 3 to 5 layers in height where possible.

- Retaining walls: Incorporate native and decorative stone.

- Fence and privacy walls: Fencing on the back sides of residences will use either wood, stone, or metal railings.

- Street Furniture Standards: Utilize distinctly different street furniture as an identifying element in the park areas and seating nodes for each neighborhood.

- Special Neighborhood Concepts: Each neighborhood will have a unique and identifiable theme. Phase 5 is identified as the “Parkside” neighborhood.

- Plantings in the Parkside neighborhood will feature plant material that focuses on seasonal characteristics such as berries in the spring, provide shade in the summer, great fall color, and interesting winter form in layered compositions.

PCS Response: Acknowledged.

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

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

PCS Response: Acknowledged.

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

Street trees are required at a ratio of one street tree per 40 linear feet along all street frontages. Street trees shall be provided in the curbside landscape when a detached walk is provided or 4'-5' from behind the back of walk when an attached walk is provided. Street trees shall be located 50' from the face of a stop sign to maintain regulatory sign visibility. Refer to Figure 4.7-2.

PCS Response: Acknowledged.



In addition to the street trees, the UDO requires plantings within the curbside landscape to vary depending upon the width required by the street cross section. Curbside landscape widths three feet or less may be rock mulch, no white rock. Curbside landscape widths four to six feet in width shall be shrubs, ornamental grasses and perennials at a ratio of one shrub/grass per 40 square feet of curbside landscape. Grasses may only be provided to a maximum of 40%. Shrubs and grasses must be five-gallon size at time of installation. For curbside landscapes six to ten foot in width, a combination of shrubs/grasses with native seed may be provided or all shrubs and grasses. Any curbside landscape areas ten feet in width or greater may be sod if desired.

PCS Response: Acknowledged.

- Section 146-4.7.5 P. Residential Yard

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

PCS Response: Acknowledged.

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

PCS Response: Acknowledged.

- Section 146-4.7.5.J.3. Multifamily and Single Family Attached (Townhome) Residential Structures

All new multi-family buildings shall provide building perimeter landscaping. Plant beds shall be an average of six feet wide and shall consist of 1.25 plants per five linear feet of unit perimeter footage. At least five percent should be a mixture of evergreen and deciduous trees, at least 15% shall be tall shrubs with a mature height of six feet and up to 80% shall be a mixture of evergreen and deciduous shrubs chosen to create seasonal interest. An example table demonstrating compliance has been provided below.



Building Perimeter Landscape Table								
Building	Building Perimeter Landscape Description	Length	Trees Required	Trees Provided	Tall Shrubs Required	Tall Shrubs Provided	Regular Shrubs Required	Regular Shrubs Provided
1	Building 1 Elevation	207 LF						
	5% Trees (Mix of Evergreen and Deciduous)		3	3				
	15% Tall Shrubs				8	8		
	80% Other Shrubs						42	42
2	Building 2 Elevation	238 LF						
	5% Trees (Mix of Evergreen and Deciduous)		3	3				
	15% Tall Shrubs				9	9		
	80% Other Shrubs						48	48
3	Building 3 Elevation	208 LF						
	5% Trees (Mix of Evergreen and Deciduous)		3	3				

PCS Response: Acknowledged

- Section 146-4.7.5 I. Private Common Open Space/Tract Landscaping

All areas of land that have been disturbed during construction and are required or designated to be preserved and protected from future development for non-public active and passive recreation area and facilities, trails, wildlife habitat or the preservation of view corridors and natural land features shall be landscaped with one tree and ten shrubs per 4,000 square feet.

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

PCS Response: Acknowledged.

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

PCS Response: Acknowledged.

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

The city encourages applicants to utilize Low Impact Development (LID) techniques as permanent best management practices (BMPs). Some examples of LID techniques are depicted in the images below and include permeable pavements, vegetative swales and rain gardens.

PCS Response: Acknowledged.

Applicants may propose their own BMPs or work with the City of Aurora's Water and/or Public Work's Departments.

All detention pond facilities shall be approved by the Aurora Public Works Department. The area within the tract surrounding the pond shall contain a minimum of one tree and 10 shrubs or the approved tree and shrub equivalents per 4000 square feet above the 100-year water surface elevation. When overlapping landscape standards occur such as when buffers, detention/water quality and parking lot landscape requirements fall within the buffer, they may be counted towards meeting the buffer requirements, however the most restrictive requirements shall be met.

PCS Response: Acknowledged.



- Section 146-4.8.3. C. Irrigation

All developments shall install an automatic irrigation system for landscape areas. To assess irrigation tap fees, the Water Department will require the applicant divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the landscape submittal. A table summarizing the quantities along with a plan that clearly delineates these areas should be provided. Contact Timothy York at (303) 739-8819 or tyork@auroragov.org regarding irrigation plan requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system.

PCS Response: Acknowledged.

3G. *Building Design Standards* Section 146-4.8 of the UDO contains specific standards for the design of buildings. These standards include requirements for building orientation and spacing, breaking up the massing of building facades with articulation elements, four-sided building design, and permitted materials, among other things. The Harmony Master Plan contains architectural elements and design requirements for residential dwellings.

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

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

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

PCS Response: Acknowledged.

The model plans must follow the styles and level of quality and detail shown in the approved Master Plans. Please be aware that code has specific requirements for design variety and durability, and that



the building elevations must meet a minimum score of 17 points in Section 146-4.8.3.F, Table 4.8-2 in order to receive building permits.

PCS Response: Acknowledged.

3H. *Signs*

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

PCS Response: Acknowledged.

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.

PCS Response: Acknowledged, no adjustments for this site plan are being pursued at this time.

5. Submittal Reminders

5A. *CAD Data Submittal Standards*

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

WPS Response: Acknowledged.

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.

PCS Response: Acknowledged.

5C. *Mineral Rights Notification*



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

WPS Response: Executed Mineral Rights Affidavit will be provided to the city.

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.

PCS 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.

PCS 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

PCS 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.

PCS Response: Acknowledged.

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

PCS 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. We do not anticipate any subsurface hazards during construction related to plugged oil and gas wells. Note that there may be existing underground pipelines in rights-of-way. If you have questions or concerns about this, the Oil & Gas Division can assist with providing additional information.

In January 2021, the Colorado Oil & Gas Conservation Commission (COGCC) implemented new rules which include a two thousand-foot (2000') setback between oil and gas locations and certain surface features, including residences and schools. The setback is measured from the edge of the oil and gas location (also referred to as the "well pad," which represents the area of greatest extent of surface disturbance around a well.)

A portion of your site is within this 2000' setback from an existing and/or planned oil and gas facility. Currently, there are no City regulations against constructing residences within this setback from an existing oil and gas facility, however, there is a pre-sale requirement to notify future owners of the fact.

a. A seller of real property upon which an oil or gas well or facility has been located shall provide written notice of the existence of such well to a purchaser of such real property prior to the closing of the sale. The seller shall cause the following notice to be recorded with the clerk and recorder of the appropriate county: b. Vendors of residentially zoned real property within a state-determined setback shall provide the following notice to prospective purchasers in 14-point bold type on a single sheet of paper that is signed by the prospective purchaser prior to entering into a contract for purchase:

The following notice language appears in UDO section 146-3.3.5.DD.2:

7. "Notice to Purchasers

a. A seller of real property upon which an oil or gas well or facility has been located shall provide written notice of the existence of such well to a purchaser of such real property prior to the closing of the sale. The seller shall cause the following notice to be recorded with the clerk and recorder of the appropriate county:

Notice: The property known as [legal description and address] contains an oil and/or gas well.

This requirement to provide notice to prospective purchasers and record such notice shall only apply to the transaction between the developer or builder and the initial purchaser and does not apply upon any subsequent sale of the property.

b. Vendors of residentially zoned real property within a state-determined setback shall provide the following notice to prospective purchasers in 14-point bold type on a single sheet of paper that is signed by the prospective purchaser prior to entering into a contract for purchase:



Notice of nearby oil and gas facility.

This property is located within a state-determined setback from an oil and gas facility.

Vendors of residentially zoned real property within a state-determined setback from an oil and gas facility shall cause the following notice to be recorded with the clerk and recorder of the appropriate county:

Notice

The property known as [legal description and address] is located within a state-determined setback from an oil and gas facility.

This requirement to provide notice to prospective purchasers and record such notice shall only apply to the transaction between the developer or builder and the initial purchaser and does not apply upon any subsequent sale of the property.”

Response: Acknowledged, we are aware of this requirement.

It is at your discretion whether you choose to construct residences within the state setback or modify your development plans to accommodate such. City of Aurora regulations regarding setbacks from oil and gas facilities are subject to change in the future. Even though Colorado voters struck down a proposed 2,500’ setback in 2018, future public perception may change once the new COGCC rules are implemented.

The Oil & Gas Division will work with you during your project development to help you understand the location of current and future oil and gas facilities that may affect your site.

Currently there is a horizontal well drilled underneath your site. The well is at a depth of greater than 7,000 feet below the surface. The operation of the well is not anticipated to impact your surface operations. In the future, additional horizontal wells may be drilled underneath your development area. The City of Aurora has no authority or control over subsurface well equipment or operations. Contact the Colorado Oil & Gas Conservation Commission (COGCC) for more information.

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

Additional information regarding oil and gas development can be found in the data and maps on the Colorado Oil & Gas Conservation Commission website at [COGCC Home \(cogcc.state.co.us\)](http://cogcc.state.co.us) and [COGCC GISOnline \(cogccmap.state.co.us\)](http://cogccmap.state.co.us)

WPS Response: Acknowledged.

Parks, Recreation & Open Space Department (PROS)

No comments from this department.

PCS Response: Acknowledged.



Aurora Public Schools

Aurora Public School and the developers of Harmony have signed a school land dedication agreement for the Harmony development. Additionally, the developer’s team consulted with the school district concerning the school site proposed as part of Phase 5. APS is satisfied with the location, size and configuration of the proposed site.

AURORA PUBLIC SCHOOLS - STUDENT YIELD
9/29/2021

Harmony Phase 5 - Pre-application

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	390	0.7	273
MF-LOW		0.3	0
MF-HIGH		0.145	0
TOTAL	390		273

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	133	0.18	62	195	0.2	78	273
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		133		62	195		78	273

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	133	0.0175	2.3205
MIDDLE	62	0.025	1.5600
HIGH	78	0.032	2.4980
TOTAL	273		6.3765

Harmony Development Tracking - 9/29/2021

Filing	Total			K-8	HS	Total Yield	Dedication Requirement
	SFD	MFL	MFH				
CSP 1	304			152	61	213	4.9704
CSP 2	186			93	37	130	3.0411
Plat 3	317	194		207	73	280	6.4585
Filing 14 - DA-1925-10	743			372	149	521	12.14805
Total	1,550	194	0	1,744	320	1,144	26.6181

PCS Response: Acknowledged, we have been continuously working together with APS to incorporate an acceptable site design configuration for the future school.

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.

PCS Response: Acknowledged.

Key Issues:

- ▶ A master utility study (MUS) amendment will be required with the updated uses.

WPS Response: A master Utility study amendment has been submitted to the Filing 1 portal.



- ▶ If utilities are to be phased, a phasing plan must be submitted with the civil plans.

WPS Response: A phasing plan will be included in the construction drawings.

- ▶ Single family residences shall be individually served with water and sanitary.

WPS Response: Acknowledged.

- ▶ Buildout of Powhaton will require installation of a large diameter water line. Further coordination required for timing and service for this site.

WPS Response: Acknowledged.

- ▶ License agreement required for any work in Powhaton near the Prairie Waters Pipeline. Please contact Tom Clark for License agreement questions.

WPS Response: Acknowledged.

- ▶ A **domestic allocation agreement** will be required for connections 2" and larger.

WPS Response: Acknowledged.

Utility Services Available:

- Water service may be provided from: Per approved MUS

WPS Response: Acknowledged.

- Sanitary sewer service may be provided from: Per approved MUS

WPS Response: Acknowledged.

- Project is located on the following Map Pages: 10Y

WPS 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



WPS Response: Acknowledged. The submitted plans show the proposed and existing utilities.

- 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).

WPS Response: Acknowledged.

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.

WPS 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.

WPS Response: Acknowledged.

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

WPS 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.

WPS 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:

- ▶ A Detailed Traffic Impact Study (TIS) will be required with this development. See below for more information.

LSC Response: A detailed TIS has been provided with this site plan submittal.

- ▶ Traffic signal escrow will be required at the intersection of Powhaton Road and Mississippi Avenue.

LSC Response: Acknowledged.



► Pedestrian enhancements along loop road between Mississippi Avenue and Powhaton Road should be provided (see below for additional information).

Response: Acknowledged, these will be provided.

► 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.

- 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.

WPS Response: Acknowledged.

- Pull Box
 - Pull boxes shall be 30"x48"x24", with two-piece interlocking lids.
 - City conduit shall be installed into City Pull Boxes.

WPS Response: Acknowledged.

- Show all adjacent and opposing access points on the Site Plan.

WPS Response: Acknowledged.

- Label the access movements on the Site Plan.

WPS Response: Access movements have been labeled on the site plan.

- Objects and structures shall not impede vision within the sight triangles. Show sight triangles on the site plan and landscaping plan at all access points in accordance with [City of Aurora Standard Traffic Detail TE-13](#). In addition, street trees shall be set back from Stop signs and other Regulatory signs as detailed in [City of Aurora Standard Traffic Detail TE-13.3](#).

WPS & PCS Response: Acknowledged.

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'

PCS Response: Acknowledged, this note is shown on every landscape plan sheet on the legend.



- 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.

WPS Response: Acknowledged.

- Homes and drives are allowed to front on collector streets if the average daily traffic volume is less than 4,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan. See Section 4.04.2.02.4 of the *Roadway Design & Construction Specifications*, October 2016 edition.

LSC Response: A detailed TIS has been provided with this site plan. Based on the findings of that study none of the interior streets are anticipated to have an average daily traffic volume greater than 4,000 vehicles per day.

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

LSC Response: A detailed TIS has been provided with this site plan. Based on the findings of that study none of the interior streets are anticipated to have an average daily traffic volume greater than 2,000 vehicles per day.

ROW/Plat:

- Designate a Public Access Easement along private drives and streets.

WPS Response: Access easements will be provided where required.

- A traffic signal easement shall be required at the intersection of Powhaton Road and Mississippi Avenue to accommodate the proposed traffic signal pole, underground conduits, pull boxes and signal control cabinet.

WPS Response: Traffic signal easements are shown on the Filing 15 plat.

Traffic Signal Escrow:



- The intersection of Powhatan Road and Mississippi Avenue is a potential candidate for a future traffic signal if and when signal warrants are met. As an adjacent landowner/developer, you must participate in the cost of the traffic signal installation. Add the following note to the Site Plan:
 - **(Applicant/owner name, address, phone)** shall be responsible for payment of 25% of the traffic signalization costs for the intersection of Powhatan Road and Mississippi Avenue, if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the most recently adopted version of Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warrant purposes, the minor street approach traffic shall typically be comprised of all through and left-turn movement and 50% of right turn movements unless otherwise determined by the traffic engineer. Pursuant to 147-37.5 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant / owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code. The percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirement.
WPS Response: Note has been included on the site plan.

Traffic Impact Study:

A Traffic Impact Study will be required for this site which will include addressing the following specific items:

- 1) Existing, buildout and 2040 average daily traffic counts.
 - a) The City can provide some historic count data, but the City has also taken pre-post COVID19 count data that can support scaling of counts taken during this time. Coordinate, via email, with Steve Gomez on this item.
 - b) Trip Generation from the site.
 - c) Site Circulation Plan
LSC Response: A detailed TIS has been provided with this site plan submittal that includes the requested information.
- 2) Include detailed analysis of:
 - a) All site access points
 - b) Internal collector/collector and higher classified intersections
 - c) Intersection of Powhatan Road and Mississippi Avenue



- d) Intersection of Powhatan Road and Exposition Avenue
- e) Intersection of Mississippi Avenue and Trussville Street
- f) Intersection of Trussville Street and Exposition Avenue

LSC Response: A detailed TIS has been provided with this site plan submittal that includes the requested information.

- 3) Signal Warrant Analyses of Powhatan Road and Mississippi Avenue – Warrant 1,2,3 all to be included (collect 72-hour tube counts for analysis)

LSC Response: A detailed TIS has been provided with this site plan submittal that includes the requested information.

- 4) If a traffic signal or multiway stop warrant is met at an intersection, then a roundabout shall also be considered at the intersection.

LSC Response: A detailed TIS has been provided with this site plan submittal that includes the requested information.

- 5) Analysis of pedestrian connectivity

LSC Response: A detailed TIS has been provided with this site plan submittal that includes the requested information.

- 6) Discussion of the application of elements from the Traffic Calming Toolbox and countermeasures applicable from the FHWA Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations (July 2018) to address any concerns for speeding, pedestrian crossings, etc. Techniques in the Traffic Calming Toolbox include: Advanced Yield Lines, Enhanced Crosswalk, High-Visibility Signs and Markings, In-Street Pedestrian Crossing Signs, Enhanced Pedestrian Crossing Sign Devices (HAWK or RRFB), Mid-Block Lane Narrowing, Curb Extension, Angled Parking, Pedestrian Safety Island, Staggered Pedestrian Safety Island, Lane Narrowing, Mini Roundabout, Speed Cushions and Chicane. Details of Enhanced Crosswalk, compact roundabout, speed cushions and chicane may be made available if requested.

LSC Response: A detailed TIS has been provided with this site plan submittal that includes the requested information.

The Traffic Study shall be prepared in accordance with the [City of Aurora Traffic Impact Study Guidelines](#).

LSC Response: Noted.

Submitting the Traffic Study:



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

LSC Response: Noted.

Based on our review of the Traffic Impact Study, additional improvements may be required.

LSC 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:

- The master engineering documents including the Public Improvement Plan (PIP) and master drainage study shall be updated with the master plan update.
WPS Response: PIP amendment has been submitted to the Filing 1 portal.
- Public improvements shall be in conformance with the updated PIP. Internal roadways must meet all City of Aurora criteria to be considered public.
WPS Response: Acknowledged.
- A preliminary drainage report shall be submitted with the site plan. Detention and water quality/EURV shall be in conformance with the updated master drainage study.
WPS Response: Acknowledged, PDR has been included in the submittal.
- This application will be referred to Mile High Flood District (MHFD) for review and comment. It is advised that coordination with MHFD is started as soon as possible.
WPS Response: Acknowledged.
- 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.
WPS 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.
WPS Response: Acknowledged.
- Mountable curb and gutter shall be used on all Type 1 and 2 streets. All other streets, including those within the Urban Centers and TODs shall use 6" vertical curb and gutter.
WPS Response: Acknowledged.
- Curb ramps must be shown (located) on the plans at all curb returns, "T" intersections, residential mail kiosks or clustered mailboxes, and any other location of public necessity. Refer to Standard Detail S9. Detailed grading of the curb ramps shall be included in the civil plans.
WPS 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.
WPS 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.
WPS 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.
WPS Response: Acknowledged.
- Homes and drives are allowed to front collector streets if the average daily traffic volume is less than 4,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan. See Section 4.04.2.02.4 of the *Roadway Design & Construction Specifications*, October 2016 edition.
WPS Response: Acknowledged.
- Homes are allowed to front a local street within 75-feet of an arterial street if the average daily traffic volume is less than 2,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan/Contextual Site Plan. See Section 4.07.7.02.5.04 of the *Roadway Design & Construction Specifications*, October 2016 edition.
WPS Response: Acknowledged.



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

WPS Response: No gates are being proposed currently as part of this site plan.

- 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.

WPS Response: Lighting plans will be included with construction drawings.

ROW/Easements/Plat:

- ROW dedication is required for public roadways.

WPS Response: Acknowledged.

- 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.

WPS 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.

WPS Response: Acknowledged.

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.

WPS Response: Acknowledged.

- 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.

WPS 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.

WPS Response: Acknowledged.

- 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.

WPS Response: Acknowledged.

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

WPS Response: Acknowledged.

- 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.



WPS Response: Acknowledged.

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

WPS Response: Acknowledged.

- 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.

WPS Response: Acknowledged.

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

WPS 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.

Address Directory Signs for *Single-Family Dwellings Facing Green Belts Instead of Public Right-of-Way:*

An approved address directory shall be shown within the detail sheet of the site plan and/or civil plan sign package. Address Directory Signs must be installed at properties where the single-family unit is facing a green belt and access to the unit is from garage of an adjacent access road.

- Adjacent public/ private roadways, or fire lane easements/public access easements must provide emergency access to within 150' of all exterior portions of the first floor of each structure. The utilization of a greenbelt product cannot exceed this requirement.

WPS Response: Acknowledged.

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.



WPS Response: Acknowledged.

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](#).

- The Aurora Building Division currently utilizes the adopted 2015 International Codes Series except for the 2020 NEC. Our next code adoption cycle will be for the 2021 International Code Series.
- Show any new lot lines and distance to proposed exterior walls on the site plan.

WPS 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.

- [Dead-End Fire Lane Detail](#)
- Fire Lane Sign Detail
- [Gated Entry for Fire Department Access utilizing a 4' Manway Gate](#)
- Grading Plan
- Handicap Accessible Parking Signs
- Keep Drive Aisle Passable at All Times Signs
- Sign Package
- Signature Block
- [Street Standards and Street Section Details](#)
- [Warehouse/Distribution Facilities Storing High-Piled Combustible Storage:](#)

WPS Response: Acknowledged.

Fire Department Access:

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

- Designated Fire Lane
- Fire Lane Easement
 - Buildings less than 30' in height require only a 23' wide fire lane easement with 29' inside and 52' outside turning radii. Building greater than 30' in height require a 26' wide fire lane easement with a 26' inside and 49' outside turning radii.
 - Buildings greater than 30' in height are regulated by the 2015 IFC Section D105 and require a both a 26' Fire Lane Easement and two points of emergency access. Typically, the 26' fire



lane easement is located on the front main entry side of the structure within a minimum of 15' and a maximum of 30' from the exterior wall of the building. Structures greater than 30' in height also require a second point of emergency access.

WPS Response: Acknowledged.

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.

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

WPS Response: Acknowledged.

Fire Sprinkled Structures:

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

General Comments:

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

WPS Response:

Accessibility Requirements:

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

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

WPS Response: Acknowledged.

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.

WPS Response: Acknowledged.



Phasing Plans:

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

WPS Response: Acknowledged, phasing plan is included in the site plan and will be further defined in the construction drawings.

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.

- (Plat Note) If Plat does not contain a Dedicated Fire Lane Easement
- (Plat Note) If Plat Contains Fire Lane Easement
- (Site Plan Note) Addressing
- (Site Plan Note) Aircraft Noise Reduction (LDN)
 - This area is within a noise mitigation area. [Sec. 22-425](#)
- (Site Plan Note) Americans with Disabilities Act
- (Site Plan Note) Emergency Ingress and Egress
- (Site Plan Note) Fire Lane Easements
- (Site Plan Note) Fire Lane Signs

WPS Response: Acknowledged, applicable notes have been included.

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.

Special Design Considerations:

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

- [Abutting Fire Lane or Public Access Easement to Property](#)
 - If an existing fire lane or public street has to be removed or relocated for any reason, the roadway must be replaced using the current specifications of the Public Works Department.
- [Access to within 150 feet of Each Structure](#)
- [Access Road Width with a Hydrant](#)
- [Aerial Fire Apparatus Access Roads](#)
- [Fire Apparatus Access Road Specifications](#)
- [Combined Fire Lane, Public Access and Utility Easements](#)
- [Construction of Fire Lane Easements and Emergency Access Easement](#)
- [Cul-De-Sac's](#)
- [Dead-end Fire Apparatus Access Roadways](#)



- [Dead-End Public Streets](#)
- Encroachment into Emergency Access or Fire Lane Easements are Prohibited
- Grade
- Labeling of Easements on the Site Plan, Plat and Civil Plans
- Motor Courts - Where Motor Courts and Looped Lanes are utilized please provide a dedicated Fire Lane Easement within the required width of each drive aisle (23' for Motor Courts and 18' for Looped Lanes) as depicted in [the Unified Development Ordinance, Section 146-4.2.E](#)
- No Parking is allowed within a Fire Lane Easement
- [Private Streets Constructed to Public Street Standards](#)
- [Pocket Utility Easements for Fire Hydrants](#)
- [Public Street Systems Adjacent to Site](#)
- Remoteness
- Speed Bumps
- Snow Removal Storage Areas
- Two points of Emergency Access
- Width and Turning Radius

WPS Response: Acknowledged.

[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.

WPS Response: Acknowledged.

- 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.

WPS Response: Acknowledged.

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](#).

WPS Response: Acknowledged.

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:
 - Dedications Packet
 - Easement Release
 - License Agreement Packet

WPS Response: Acknowledged.
- **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.

WPS Response: Acknowledged.
- 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.

WPS Response: Acknowledged.
- **(Residential only)** No portion of any roofed structure may encroach into any easement. However, the city will allow certain items to encroach in easements such as fences, gates, retaining walls, monument signs, etc. as long as they do not interfere with the use of the easement. If your encroachment is approved, you must obtain a **Revocable License** from Real Property. It is the responsibility of the applicant to identify and include all encroachments on their Revocable License application which can be found in the [Revocable License Packet](#). A



Revocable License takes about 1-2 weeks to complete and must be complete before Real Property will record the Site Plan.

Response: Acknowledged.

- No portion of any roofed structure may encroach into any easement. However, 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: Acknowledged.

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

Response: Acknowledged.