



April 9, 2021

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

Re: GVRE Filing 10 (#1501062)/Pre-Application Meeting held November 19, 2020

Dear Ms. Bickmire,

On behalf of Oakwood Homes and Terracina Design, we have reviewed the comments dated December 3, 2020. The following is a response to comments.

Key Issues:

- **Lot Design and Layout:** The proposed plan includes lots that back to Tibet Road, which is classified as a collector. You are encouraged to re-work the plan to minimize the number of double fronted lots. As proposed, the Site Plan would require approval of a major adjustment by the Planning and Zoning Commission. Staff would like to work with you to reduce the number of double fronted lots in order to eliminate the need for the adjustment or to provide a positive recommendation if the case is referred to the Planning and Zoning Commission. **RESPONSE: Site plan has been reworked to minimize the number of lots backing onto Tibet Road.**
- **Access and Connectivity:** Tibet Road will need to be extended south from 48th Avenue and the developer will need to work with Real Property to ensure access through the City owned property from the Rome Street/48th Avenue intersection. **RESPONSE: We have submitted Tibet Road Phase 2 which covers the area from 48th Ave south to Phase 1 near Trib T. We will continue to work with Real Property for access road thru the city owned Fire Station and Lift Station parcel.**
- **Easement Encroachment:** Please note that no portion of any roofed structure may encroach into any easements, this includes roof overhangs and footers. **RESPONSE: Noted**
- **Parks and Open Space Development:** Please carefully review the Parks, Recreation and Open Space comments beginning on page 12 for more information about trail connectivity and parks and open space development triggered with this proposal. **RESPONSE: Comments have been reviewed.**
- **'T' Intersection Analysis:** Review T-intersections and ramp locations vs. driveway and home placement to ensure conflicts have been resolved prior to Site Plan/Preliminary Plat approval. Per the roadway manual, ramps shall be on the right-hand side of T-intersections. **RESPONSE: Ramps at T intersections have been contemplated in the latest site plan revision.**
- **Floodplain Resolution:** Lots in the existing floodplain can't be platted until the LOMR is approved. Please note that this application will be referred to Mile High Flood District for review. **RESPONSE: We understand the platting limitation on the lots within the floodplain. A plat amendment will be submitted at a later date for those lots.**
- **Emergency Access:** International Fire Code requires two distinct points of emergency access where more

than 30 single-family dwellings are proposed. As currently planned, this proposal includes only one access off of 48th Avenue, as plans for this section of Tibet Road are not currently in place. **RESPONSE: We have submitted Tibet Road Phase 2 which covers the area from 48th Ave south to Phase 1 near Tribut.**

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:

- Double fronted lots
- Access from 48th Avenue
- Conformance with the Green Valley Ranch East Master Plan

Standards and Issues:

1. Zoning and Placetype

1A. Zoning

The subject property is zoned R-2 (Medium Density Residential District) in Character Subarea C. The purpose of the R-2 District is to promote and preserve various types of medium density housing with adequate amounts of usable common space and amenities. Development pursuant to a Small Residential Lot option is allowed in Subarea C. The primary use in this district is single-family residential, but several types of attached dwellings are also permitted. **RESPONSE: This Filing will be all standard sized single family lots.**

1B. Placetype

The site is identified as Emerging Neighborhood by the Aurora Places Comprehensive Plan. An Emerging Neighborhood placetype is a newer, largely residential community in previously undeveloped areas. This placetype is intended to provide complete neighborhoods with mixed residential housing types, pedestrian and bicycle infrastructure, making it walkable and well-connected throughout the community and to adjacent placetypes, with highly accessible parks and open space integrated into the neighborhood. **RESPONSE: Noted**

1C. Master Plan

The proposed development is located within Planning Area 5 of the Green Valley Ranch East (GVRE) Master Plan. Residential density and lot size are included in the Master Plan Urban Design Standards and the lot design standards shall be as required in the Unified Development Ordinance (UDO). **RESPONSE: This Filing will primarily be standard sized single family lots.**

1D. Site Plan

The proposed development is subject to approval of a Site Plan. Development of property located in Subarea C can be approved administratively by the Planning Director subject to the approval criteria in UDO Section 146-5.4.2.A.3.b. If any Major Adjustments (Section 146- 5.4.4.D) are requested as part of the application, a public hearing before the Planning and Zoning Commission will be required. Please use the "Site Plan Manual" for contents of the plan submittal. **RESPONSE: Noted**

2. Land Use and Development Standards

2A. Density of Use and Residential Dimensional Standards

Residential districts in Subarea C shall conform with the special dimensional standards outlined in Section 146-4.2.3 and Table 4.2-5. Standard, front-loaded single-family residential lots shall be a minimum of 4,500 square feet with a minimum 50' lot frontage. A small lot is a lot that is less than either 50 feet in width or 4,500 square

feet in area. **RESPONSE: Lot sizes will follow UDO.**

2B. Building Setbacks and Orientation.

Minimum building setbacks are outlined in Section 146-4.2.3, Table 4.2-6. The setbacks for front-loaded single-family standard lots are as follows: Front: House 15 feet, Garage 20'; Side: 5'; and, Rear: 10 feet. Provide typical lot diagrams to illustrate the setbacks for each lot type. **RESPONSE: Setbacks Noted**

2C. Subdivision Standards, Lot Design and Layout

Double frontage lots shall not be permitted adjacent to local or collector streets and shall be avoided to the maximum extent practicable along arterial streets (Section 146-4.3.10.C). Where double frontage lots along arterial streets cannot be avoided, buffering of back yards from those streets shall include a landscaped buffer at least 20 feet in width between the rear lot line of any residential lot and the closest edge of curbside landscaping area adjacent to the street, per Section 146-4.7.3. **RESPONSE: Site plan has been modified per city comments asking for more distance from access point to 48th Ave as well as reduced access points along Tibet Road. The resulting site plan has 9 double frontage lots. This is less than 10% of the total lots. An adjustment has been requested and placed on the cover sheet.**

The proposed plan includes lots that back to Tibet Road, which is classified as a collector. You are encouraged to re-work the plan to minimize the number of double fronted lots. As proposed, the Site Plan would require approval of a major adjustment by the Planning and Zoning Commission. Staff would like to work with you to reduce the number of double fronted lots in order to eliminate the need for the adjustment or to provide a positive recommendation if the case is referred to the Planning and Zoning Commission. **RESPONSE: Site plan has been revised to minimize the number of lots backing onto Tibet Road. Unfortunately we still have 9 lots counting as double frontage along Tibet per the code. We do have a 24' landscape buffer between back of lots and the sidewalk along Tibet Road.**

2D. Access and Connectivity

All proposed streets, whether public or private, need to be labeled according to the city's street standards ordinance, Chapter 126-1 and 126-36. City design standards for local streets call for 5.5' detached sidewalks and 8' curbside landscape. **RESPONSE: Noted**

All lots shall have direct or indirect access to a dedicated public or private street. Indirect access through an easement may be approved by the city for alternative lot layouts defined in the UDO, based on considerations of pedestrian, bicycle, motor vehicle, and emergency vehicle access and safety, and through connectivity. **RESPONSE: Noted**

Access and connectivity standards can be found in Section 146-4.5. All local streets shall be organized so that each lot may be accessed by traveling over no more than two (2) local streets after departing from the grid of arterial or collector streets (Section 146-4.5.3.B.1). **RESPONSE: Noted**

In Subarea C, the maximum block length and width shall be 700 feet, and the perimeter of new blocks created for residential development, measured at the curb line of adjacent streets, shall not exceed 2,800 feet (Section 146-4.3.9.B). In all subareas, each block shall be bordered by public or private streets meeting the requirements of Section 146-4.5 and with all applicable Aurora Roadway Design and Construction Specifications, or by private common space or dedicated park land or open space at least 30' in width. The expectation is the intervening common space will connect one street to another and include a sidewalk connection. **RESPONSE: Noted**

Please include a pedestrian/bicycle connection from Street A to 48th Avenue to the north, as well as, to Tibet Street to the east. The pedestrian connection should be within a 30-foot wide open space. **RESPONSE: Walks will be provided to 48th Ave and Tibet via 30' open space tracts.**

2E. Phasing

If applicable, define the phasing of improvements and utilities consistent with the phasing identified in the PIP and/or other site plans. Include a timeline for each phase and the parties responsible for installation and maintenance and describe how each phase will independently support future Site Plans. Also identify any associated off-site improvements that may be required. **RESPONSE: Phasing will be indicated if any.**

2F. 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. Tibet Road will need to be extended south from 48th Avenue and you will need to work with Real Property to ensure access through the City owned property from the Rome Street/48th Avenue intersection. **RESPONSE: Noted**

2G. Landscape, Water Conservation, Stormwater Management

Landscape standards are established in Tabs 12 and 14 of the Green Valley Ranch East Master Plan. If a standard is not addressed in the Master Plan, [Article 4.7](#) of the UDO shall be referenced. The general landscape comments on your proposal are listed below and reference the requirements of Master Plan Tab 14:

A. General Landscape Plan Comments. Prepare the landscape plans in accordance with the requirements found in the approved the GVRE Master Plan, the UDO, and the [Landscape Reference Manual](#). Please ensure that your landscape architect or designer has a copy of these documents as well as our project specific comments. Provide the necessary landscape tables in order to demonstrate compliance with code requirements. Tables shall be provided for each of the required landscape treatments i.e. street frontage and buffer tables etc. **RESPONSE: Noted**

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

Landscape plans must be 18” x 24 and have plant symbols, plant labels with quantities, and a plant schedule upon first submission or a complete review will not be possible. This may result in additional submittals and ultimately delays in approval of the plan set. **RESPONSE: Landscape plans will be submitted as 24x36 and then reduced to 18x24 for mylar purposes.**

B. Master Plan - Landscape Requirements. The following bullet points are not necessarily an all- inclusive list of the landscape requirements found within the Master Plan. If a standard is not addressed in the Master Plan, Article 4.7 of the UDO shall be referenced. The applicant is responsible for reviewing the Master Plan and UDO and determining all applicable landscape requirements.

- **Curbside Landscaping.** Provide one shade/street tree per 40 linear feet of street frontage along all arterial, collector and interior local public streets. Refer to Section 146-4.7.5.C.2.a. When a detached walk and curbside landscape are provided according to Public Works street cross section requirements, street trees shall be provided within the designated curbside landscape area. Avoid the use of bluegrass sod and where feasible, use the curbside landscape to serve as water quality areas. Refer to the images below as examples of more naturalized plantings. **RESPONSE: Street trees provided per code. Curbside landscape includes a mix of plantings and bluegrass depending on location.**



- Landscape Street Buffers. A 20' wide street frontage landscape buffer shall be provided along 48th Avenue and Tibet Road. The buffer shall include 1 tree and 10 shrubs per 40 linear feet. **RESPONSE: 20' minimum landscape buffers have been provided**
- Front, Side and Rear Yard Landscaping. All new single-family detached residences are to provide front and side yard (corner lots) and curbside landscaping in accordance UDO Section 146-4.7.5, Table 4.7-2 (Required Landscaping Buffer Widths and Allowed Reductions) and 4.7-3 (Residential Yard Landscape Requirements). Shrub quantities vary depending upon the lot size. Landscaping shall be completed prior to 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. Builders may want to consider the xeric option as a tap credit of \$1000.00 per lot is issued for each front yard utilizing the xeric front yard landscape requirements. Contact Aurora Water, Tim York at (303) 739-8819 as newly developed Xeric Front Yard landscape requirements were recently implemented. **RESPONSE: Xeric option in front and street side yards will follow Xeric option requirements. See water wise sheets 23-29.**
- Special Landscape Requirements at Entryways and Intersections. Provide a distinctive landscape feature at each site entrance. Distinctive landscape features should consist of specimen quality plant material that will provide visual interest during all seasons. **RESPONSE: Planting will be provided for at the entries to the project in street perimeter buffer.**
- Retaining Walls. Design standards for retaining walls are outlined in Section 146-4.7.9.T. Retaining walls in residential development shall be a maximum 48 inches tall adjacent to rear lot lines and common open space, and 30 inches tall adjacent to side lot lines. Terraced retaining walls are not permitted within the side yards of single-family detached homes. Walls shall be terraced until the required amount of slope has been taken up. Slopes between walls shall not exceed one foot of rise for each four feet of run (4 to 1). The area between each wall shall be landscaped with one or more of the following: shrubs or groundcover in accordance with Section 146-4.7.3.B.5 (Living Material Requirements). Each wall shall be separated by not less than 36 inches. Please note that use of retaining walls near the Black Forest trees should be minimized. **RESPONSE: Noted. Wall detail provided in landscape sheets for walls along 48th Ave.**
- Irrigation. All developments shall install an automatic irrigation system for landscape areas. To assess irrigation tap fees, Aurora Water requires that the applicant divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the landscape submittal. A table summarizing these areas shall also be provided. Contact Timothy York at (303) 739-8819 regarding irrigation plan requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system. **RESPONSE: Noted**
- Detention, Retention and Water Quality Ponds. The city encourages all applicants to utilize LID (Low Impact Development) principles as permanent best management practices (BMP's) whenever possible in order to avoid the installation of large unsightly detention ponds. Applicants may propose their own BMP's or refer to Urban Drainage and Flood Control District's Storm Drainage Criteria Manual where multiple examples of BMP's are described, such as grass buffers, grass swales, permeable pavements etc. **RESPONSE: Noted**

Should the applicant choose to utilize a traditional detention pond, pond depths 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 sf. **RESPONSE: Planting will be provided per above requirement**

2H. Fences and Walls

Please show the location of all proposed fences and walls. If different types of fencing are proposed, include details for each. Fencing shall be in compliance with the GVRE Master Plan, and if a standard is not addressed in the Master Plan, reference the requirements found in UDO Section 146-4.7.9. The maximum height of fences in residential districts is 6 feet. All fences must be located outside required buffers. **RESPONSE: Fencing shown on submittal documents. This will be a mix of privacy and open rail fencing.**

Because 48th Avenue is an arterial and Tibet Road is a collector, 18” x 18” masonry columns shall be required at a spacing of 60’ maximum or one for every two residential lots, and at all fence corners and/or points of transition. The maximum length of an unbroken fence plane for a closed style fence along an arterial shall not exceed 700 feet and shall not exceed 350 feet along collector streets in Subareas C. **RESPONSE: 20’ wide landscape buffers have been provided along all arterial and collector streets. Buffer widened to 24’ along Tibet Road to accommodate crusher fines path acting as bike path in interim road condition. Closed fence does not exceed 700’ along 48th Ave as it turns and has a large landscape buffer between it and 48th.**

2I. Building Design Standards

Architecture Standards are included in Tab 12 of the Master Plan. In addition to the Master Plan, please refer to the requirements in UDO Section 146-4.8. The higher standard will be required. Building design should incorporate material changes and architectural features such as textured surfaces, projections, color, overhangs, and changes in parapet height to improve the façade and create an inviting and attractive street presence. **RESPONSE: Noted**

Single-family detached home models need to follow the styles and level of quality and detail shown in the approved Master Plan. Please be aware that code also has specific requirements for design variety and durability and that the building elevations must meet a minimum score of 17 points in Section 146-4.8.3.F, Table 4.8-2 in order to receive building permits. **RESPONSE: Noted**

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.

2J. Exterior Lighting

Standards for exterior lighting are found in Section 146-4.9. Show typical details of lighting on the plan and on building elevations. **RESPONSE: Lighting details provided for as necessary. Building elevations are not**

submitted with this type of submittal.

3. Adjustments

Section 146-5.4.4 details the definitions, applicability, procedures, and criteria of approval for all adjustments to development standards. If any adjustments are requested, they must clearly be listed and justified in the Letter of Introduction. They must also be listed on the cover sheet of the Site Plan and any other sheets on which they are applicable. Approvals of adjustment requests are not guaranteed. Adjustment requests should identify the reason for the adjustment, efforts to minimize the adjustment, and design elements proposed to mitigate the standards proposed for reduction. Typically, mitigation techniques should go *above and beyond* requirements from other code sections. If an adjustment does not meet the limits for administrative approval under Section 146- 5.4.4.F, then the adjustment will require approval from the Planning and Zoning Commission. **RESPONSE: Adjustment to UDO section 146-4.3.10.C for lots double fronting on Tibet Road listed on cover sheet of site plan.**

4. Submittal Reminders

4A. CAD Data Submittal Standards

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

4B. PDF Requirements

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

4C. Mineral Rights Notification

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

Pre-Submittal Meeting:

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

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:

- Meg Allen is the neighborhood liaison for the project. She has put together a report attached to these notes listing the registered neighborhood organizations within one mile of your proposed project and can assist in scheduling and facilitating meetings with community members. Please work with the organizations that express interest in your project to address comments and mitigate concerns **RESPONSE: Noted**

- All meetings with registered neighborhood organizations should also include the Planning and Development Services Department Case Manager so that questions concerning the UDO and procedures can be properly addressed. The Case Manager will record any project-related commitments that are made to the community at these meetings. **RESPONSE: Noted**

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 \(PROS\)](#)

Project Characterization:

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

- Your proposal includes new single-family homes within Planning area 15 of the Green Valley Ranch East master plan.
- All neighborhood park and open space are being provided on site within the master plan.

Connections:

The development of Tributary T is proposed to include a low water crossing between this neighborhood and the future neighborhood park. Please ensure a local connection is provided through the southern end of the neighborhood to be connected to the low water crossing. This should be designed as a 30' corridor with a minimum 6' concrete walk and should ideally be at the end of the cul-de-sac between two lots. **RESPONSE: Connection to this Trib T low water crossing has been provided.**

Open Space:

There are various open space planning areas between the fire station/neighborhood and Trib T that are triggered by this development and the development of Trib T. Per the FDP, the dedication and completion may occur with Trib T or the adjacent residential. **RESPONSE: Open space north of Trib T will be included in this Filing due to the uncertainty of the final tracts. Fire Station has already been dedicated to the City. Open space tract west of fire station will be dedicated to PROS, but final tract delineation may change along southern lots if PROS will accept that space as well.**

Neighborhood Park:

Per the FDP, the PA-13 neighborhood park dedication is triggered with the adjacent planning area final plats. Since the directly adjacent area is Trib T, PROS would suggest that the dedication of the park occur via plat in association with Trib T. It may, however it may also occur with the residential plat if the tributary alignment has been defined by the time the plat for residential comes in. **RESPONSE: Noted on trigger of Park.**

Although the park dedication can be its own plat, PROS would suggest it be included in the subdivision plat for either mentioned above. Please coordinate with PROS on the timing and preference of the developer.

RESPONSE: The PA13 Neighborhood Park is currently in its own subdivision plat due to the design not being ready to delineate the final park boundary. This area is between Tibet Road and Trib T include both open space and Park.

Per the FDP, construction of park PA-13 is to be completed by the 300th CO within PA 5&6 or within 6 months of completion of adjacent road and water infrastructure. The 300th CO will be hit with this development, however the completion of Tibet adjacent to the park is not yet required. Please continue to coordinate with PROS on the timing of Tibet and the future completion of the park. **RESPONSE: Tibet Road Trib T to 48th Ave has been submitted to the City for Library Session and received comments back. Official submittal forthcoming. We will**

work with City staff on the timing of the park construction. Is PA5 technically adjacent to the park though with the channel and open space in between them?

Buffer:

Per the UDO, any development other than single family detached residential which occurs adjacent to public parks or open space is required to have a 25’ special landscape buffer. This buffer is measured from the property line in and shall include 1 tree and 10 shrubs per 30 linear feet. This will apply to the lift station site. **RESPONSE: 25’ buffer provided between Fire/Lift Stations and back of lots. This is landscaped per open space standards**

Park Development Fees;

In accordance with Section 146-306 of City Code, Community Park Development Fees shall be collected by the city to cover the cost of constructing new park facilities to serve the needs of the projected population. These fees apply to the project because community park facilities are not proposed to be provided on-site. Fees are based on the park land dedication acreages and an annual cost per acre for construction of park facilities. The fees, which are computed and collected on a per-unit basis, shall be paid at time of building permit issuance. **The current per-unit fee of \$517.93** would apply if permits for construction of the residential units are pulled in 2020, and the total paid would be as follows: **RESPONSE: Noted. Cash in Lieu for Community Park was already paid in past we’ve been told.**

PROS Requirements Caveat:

The monetary calculations presented herein are estimates based on park construction costs and a per-acre value for infill development at this point in time (current year 2020). The timing for implementation of the project may affect the ultimate amount of fees collected and other payments imposed to satisfy park-related obligations. Furthermore, if aspects of your project change, such as the number of dwelling units proposed, the park land dedication requirements may also change. **RESPONSE: Fees will be coordinated as project proceeds**

Aurora Public Schools

Aurora Public Schools agreed to apply the school land dedication requirement as site plans and plats are approved for Green Valley Ranch East. The school obligation for the total number of non-age restricted residential units proposed in CSP No2, CSP No3, Filing 7 and this current proposal do not exceed the 18- acre school site that is to be dedicated to the district. Therefore, there is no cash-in-lieu of land due at this time. Please contact Joshua Hensley with any questions. **RESPONSE: Noted**

AURORA PUBLIC SCHOOLS - STUDENT YIELD
11/25/2020

Green Valley Ranch East - Filing 10 Pre-Application - Nov 2020

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	108	0.7	76
MF-LOW		0.3	0
MF-HIGH		0.145	0
TOTAL	108		76

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	37	0.16	17	54	0.2	22	76
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		37		17	54		22	76

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	37	0.0175	0.6426
MIDDLE	17	0.025	0.4320
HIGH	22	0.032	0.6912
TOTAL	76		1.7658

CSP No 2 School Land Obligation = 4.1693
 CSP No 3 School Land Obligation = 6.1967
 Filing No 7 School Land Obligation = 4.8560
Total School Obligation to Date = 16.9878

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:

- ▶ Phase 1 of utility construction shall contain a looped water main, a sanitary sewer outfall and a storm water pond. **RESPONSE: Acknowledged**
- ▶ Utilities shall be installed per the approved Master Utility Study. **RESPONSE: Acknowledged**
- ▶ Individual water and sanitary services required for each residence. **RESPONSE: Acknowledged**
- ▶ A [domestic allocation agreement](#) will be required for connections 2” and larger. **RESPONSE: Acknowledged**

Utility Services Available:

- Water service may be provided from the 24-inch PVC main in E. 48th Avenue.
- Sanitary sewer service may be provided from the 42-inch PVC main south of the site.
- 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: **RESPONSE: Noted**
 - 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).

Utility Development Fees:

- A partial Storm Drainage Development fee is required prior to the recording of the Subdivision Plat or at the time of building permit approval if a Plat is not required. Additional Storm Drainage fees may be charged and are based on the amount of impervious surface created by this project. **RESPONSE: Acknowledged**
- The Water Transmission Development Fee and the Sanitary Sewer Interceptor Fee have been combined into the water connection fee and are required to be paid after issuance of building permit and prior to issuance of the Certificate of Occupancy. **RESPONSE: Noted**
- For a full listing of Utility Fees, please see the [Aurora Water Fee Schedules](#). **RESPONSE: Noted**

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 will be required with this development. See below for additional information. **RESPONSE: Noted**
- ▶ Review T intersections and ramp locations vs. driveway and home placement to ensure conflicts have been resolved prior to Site Plan/Preliminary Plat approval. Per the roadway manual, ramps shall be on the right-hand side of T intersections. **RESPONSE: Site plan adjusted to accommodate ramps at T intersections.**
- ▶ 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. **RESPONSE: Noted**
- 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. **RESPONSE: Noted**
- Pull Box
 - Pull boxes shall be 30"x48"x24", with two-piece interlocking lids.
 - City conduit shall be installed into City Pull Boxes. **RESPONSE: Noted**
- This development is responsible for multiple future traffic signal locations. See PIFA for additional information. **RESPONSE: Noted**
- The Detailed Traffic Impact Study will help determine if construction of Tibet Rd is a requirement prior to CO of buildings within this development based on the interim roadway network proposed.
- No Gates were proposed in the pre-app. If this changes, additional requirements will be applicable. **RESPONSE: Noted. No gates are planned for in this Filing.**
- Show all adjacent and opposing access points on the Site Plan. **RESPONSE: No opposing access points exist in Windler.**
- Label the access movements on the Site Plan. **RESPONSE: Noted**
- Objects and structures shall not impede vision within the sight triangles. Landscaping shall be restricted to less than 26-inches in the sight triangles. Show sight triangles on the site plan and landscaping plan at all access points in accordance with [City of Aurora Standard Traffic Detail TE-13](#). In addition, street trees shall be set back from Stop signs and other Regulatory signs as detailed in [City of Aurora Standard Traffic Detail TE-13.3](#). **RESPONSE: Street trees and planting located per above.**

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**

□ Tibet Road is designated as a collector street south of 48th Avenue. Homes and drives are allowed to front this street 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. **RESPONSE: Site plan revised. Adjustment to UDO Section 146-4.3.10.C required for 9 double frontage lots on Tibet Rd.**

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

October 2016 edition. **RESPONSE: No homes front onto 48th Ave (Arterial).**

- 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. **RESPONSE: Addressed**

Add the following not to the Site Plan:

- The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards and shown on the signing and striping plan for the development. **RESPONSE: Addressed**
- Right turn lanes for major intersections shall consider alternative geometric configurations (standard geometry for channelized right turn lanes with acceleration lane, compound curves for channelized right turn lanes without acceleration lanes). **RESPONSE: None of this is required for this site**

ROW/Plat:

- Designate a Public Access Easement along interior roadways. **RESPONSE: Addressed**
- A private cross-access agreement is recommended for maintenance and snow removal. The developer is responsible for establishing this agreement with the adjacent property owner. ROW dedication may be required for an additional future right turn lane. **RESPONSE: Please send more information regarding this if it is necessary.**
- A traffic signal easement shall be required at the intersection of 48th Ave and Tibet Rd to accommodate the proposed traffic signal pole, underground conduits, pull boxes and signal control cabinet. **RESPONSE: This is being provided as part of the 48th Avenue project.**

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 Brianna Medema on this item.
 - b) Previously approved Traffic Impact Studies/Letters are available through the Open Records Request process. Please request applicable documents via their title, see available documents for request in the link below.
 - i) <https://auroraco.maps.arcgis.com/home/webmap/viewer.html?webmap=7489587766544451bf36e2c30506c9cb>
 - ii) https://www.auroragov.org/UserFiles/Servers/Server_1881137/File/City%20Hall/Public%20Records/Municipal/011791.pdf **RESPONSE: Noted**
 - 2) Include detailed analysis of build year & 2040 (interim roadway conditions and full roadway network):
 - a) All site access points
 - b) Intersections from site to Picadilly Road
 - c) Intersections from site to 38th Avenue along Tibet Road
 - d) Interior intersection control **RESPONSE: Noted**
 - 3) Auxiliary lane analysis – 95th percentile queuing and CDOT SHAC with recommended lengths **RESPONSE: Noted**
 - 4) Signal Warrant Analyses of 48th Avenue & Picadilly Road– Warrant 1,2,3 all to be included (collect 72 hr. tube counts for analysis) **RESPONSE: Noted**

- 5) If a traffic signal or multiway stop warrant is met at an intersection, then a roundabout shall also be considered at the intersection. **RESPONSE: Noted**
- 6) Analysis of pedestrian & trail connectivity. **RESPONSE: Noted**
- 7) 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: Noted**

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

- The Traffic Study shall be sent directly to *Brianna Medema* at bmedema@auroragov.org as soon as possible. **RESPONSE: Noted**
- The Traffic Study shall also be uploaded with the rest of the submittal. **RESPONSE: Noted**
- Based on our review of the Traffic Impact Study, 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:

- ▶ Public improvements shall be in conformance with the Public Improvement Plan (PIP). Tibet Road improvements may be required beyond the site to meet traffic or life safety requirements. **RESPONSE: Noted**
- ▶ Public Works prefers the roads internal to the site to be private. Any public road must meet all City of Aurora standards. **RESPONSE: Streets will be private.**
- ▶ A preliminary drainage report shall be submitted with the site plan. Detention and water quality shall be in conformance with the master drainage study. **RESPONSE: Addressed and included with the submittal package.**
- ▶ Previously approved plans and reports can be found on the City’s website. Instructions can be found here: [Getting to Engineering Documents Online](#). Older documents can be provided upon request. **RESPONSE: Noted**
- ▶ This application will be referred to Mile High Flood District for review and comment. **RESPONSE: Noted**
- ▶ Lots in the existing floodplain can’t be platted until the LOMR is approved. Lowest finished floor elevations for units adjacent to the floodplain must be 2’ above the base flood elevation. This includes basements and crawl spaces. **RESPONSE: Acknowledged.**

Improvements:

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

- Typical roadway sections are specified in the City Code and summarized in Section 4.08 with details shown

in the Standard Detail S1. **RESPONSE: Noted**

- Mountable curb and gutter shall be used on all Type 1 and 2 streets. All other streets, including those within the Urban Centers and TODs shall use 6” vertical curb and gutter. **RESPONSE: Addressed.**
- 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. Any street grades in excess of three percent will require detailed grading of the curb ramps. **RESPONSE: Addressed and Acknowledged.**
- Pedestrian Bicycle Railings will be required at and continuous along vertical separations of 30 inches, or greater, or on slopes greater than or equal to 3:1 adjacent to pedestrian areas. See Standard Detail S18. **RESPONSE: This will be provided if necessary.**
- Retaining walls shown on plans shall indicate material type and a height range or indicate a maximum height. Where appropriate, guard or handrails may be required. **RESPONSE: Addressed**
- 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. **RESPONSE: Site plan has been revised. Homes do not front onto Tibet Road.**
- Homes are allowed to front a local street within 75-feet of an arterial street if the average daily traffic volume is less than 2,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan/Contextual Site Plan. See Section 4.07.7.02.5.04 of the *Roadway Design & Construction Specifications*, October 2016 edition. **RESPONSE: Site plan has been revised. Homes do not front onto Tibet Road.**
- If gates are incorporated into the design of the development, they are required to be setback from the street flow line a minimum of 35-feet or one truck length, whichever is greater. **RESPONSE: No gates are proposed.**
- Street lights are required along adjacent roadways. Please refer to the Draft Lighting Standards for street light spacing, location, wattage, etc., information. Street lights along public right-of-way shall become City owned and maintained once they have been installed and the final acceptance letter for the lights has been issued. Street light locations shown on the site plan are conceptual. The street lighting plan shall be included with the Civil Plan submittal and will determine final street light locations based on a photometric analysis. **RESPONSE: Acknowledged**

ROW/Easements/Plat:

- ROW dedication is required for public streets. **RESPONSE: Streets will be private.**
- The dedication of a 25-foot lot corner radius is required at the intersection of arterial roadways, a 20- foot lot corner radius is required at the intersection of collector roadways, and a 15-foot lot corner radius is required at the intersection of local roadways. **RESPONSE:Addressed.**
- 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:A plat has been provided with the submittal package.**

- 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.

Drainage:

Drainage design standards can be found in the City's ["Storm Drainage Design and Technical Criteria"](#).

- Per Section [138-367](#) of the Aurora Municipal Code, a Preliminary Drainage plan and report is required prior to Site Plan or Plat approval. A Preliminary Drainage Plan and Report shall be submitted at the time of Planning Department application submittal. A review fee shall be paid to the City prior to acceptance of the preliminary drainage report. The site plan will not be approved until the preliminary drainage report is approved.

RESPONSE: A PDR has been included in the submittal package.

- The engineer is responsible for researching and determining if there has been a study by Mile High Flood District (MHFD) proposing improvements within or adjacent to said development. Any such improvements may be required to be constructed with the subject development. Coordination with MHFD and the City shall be initiated in such case at the master plan level or as soon as determined with any proposed development.

RESPONSE: Acknowledged.

- Under the provisions of Colorado Revised Statute 37-92-602(8), any detention or infiltration facility that becomes operational after August 5, 2015, is required to notify downstream water rights holders prior to operation. Mile High Flood District (MHFD) has created a spreadsheet form (called *SDI Design Data*) for determining compliance with the statute and a web portal that will send a weekly e-mail notification to downstream water rights holders, satisfying the notification requirements. The developer will be responsible for having a professional engineer, licensed in the State of Colorado, complete the *SDI Design Data* and uploading to the web portal. Public Works Engineering will verify the information matches the final drainage report. Notification must be made before Civil Plans will be approved or Stormwater Permits will be issued.

RESPONSE: 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. **RESPONSE: Chases will be added if necessary.**

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

RESPONSE: This will be addressed if necessary.

- A public storm sewer system appears to be located near this site. Please have your Engineer or Surveyor verify and tie your site drainage into it. **RESPONSE: The site will outfall directly into Tributary T North Branch.**

- Extend storm sewer through the site, including inlets, pipes, manholes, etc., as needed. **RESPONSE: Storm will be included as required.**

Fire/Life Safety Comments - Building Division

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

Key Issues:

- ▶ 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.
- ▶ As discussed in the pre-application meeting, this site is showing only one point of emergency access via E. 48th Avenue. If access through the intersection of E. 48th Avenue and Rome Street was lost, there would be no other way into or out of this site. The requirement for two distinct points of access is required by the 2015 IFC, Appendix D where more than 30 single-family dwellings are proposed. As stated, one point of access would be allowed where there are no more than 30 dwelling units on a dead- end roadway. **RESPONSE: Tibet Road Phase 2 has been submitted for initial review.**

Addressing Requirements:

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

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](#)

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: Acknowledged**

- [Alternative Fire Lane Surfacing Material](#)
- [Alternative Fire Lane Surface Signs](#)
- [Combined Fire Lane and Pedestrian Sidewalks](#)
- [Dead-End Fire Lane Detail](#)
- [Fire Lane Sign Detail](#)
- [Grading Plan](#)
- [Sign Package](#)
- [Signature Block](#)
- [Street Standards and Street Section Details](#)

Fire Department Access:

• Per the 2015 IFC, Section 503.1.1 – Residential (Group R-3) are afforded an exception (1.3) that where there are not more than two Group R-3 or U occupancies, the fire code official is authorized to increase the dimension of 150 feet. As stated, the fire apparatus access road shall comply with the requirements of this section and shall extend to within 200 feet of all portions of the residence and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

RESPONSE: Fire access for the site as required by code.

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.
- Based on the proximity of the structure to existing fire hydrants, Fire/Life Safety is not asking for additional fire hydrants to support this site. Please show and label existing fire hydrants abutting this site on the site plan submitted to the Planning Department and Civil Plans submitted to Public Works. **RESPONSE: Hydrants will be added as required.**

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 International Fire Code (IFC) through a city ordinance that removes the requirement for fire sprinkling IRC R-3 Single-Family residences. During the pre- application meeting it was stated that these units would be IRC R-3 – Townhouses. If the occupancy classification is changed to IBC R-2 occupancy, then a fire sprinkler system will be required for these units. **RESPONSE: Acknowledged.**

Handicap Accessibility Requirements:

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

- Residential
- Please show the location of all mail kiosks proposed within this site. Public Works will require a curb ramp to access the mail kiosks from the adjacent urban streets. A detail will be needed of the mail kiosk layout that includes the mailboxes, sidewalk, street and curb that reflect the way these elements will meet the accessibility requirements of the ADA, USPS, ICC A117.1, 2009 edition.

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: Addressed**

Phasing Plans:

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

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: Addressed**

- (Plat Note) If Plat does not contain a Dedicated Fire Lane Easement
- (Plat Note) If Plat Contains Fire Lane Easement
- (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

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 must be removed or relocated for any reason, the roadway must be replaced using the current specifications of the Public Works Department. **RESPONSE: Addressed.**
- [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 **RESPONSE: Addressed**
- [Alternative Fire Lane Surfaces](#)
 - Alternative fire lane surfaces other than asphalt or concrete will require a license agreement through Real Property and approval by the City Engineer within Public Works. **RESPONSE: Acknowledged.**
- [Fire Apparatus Access Road Specification](#)
 - If an existing fire lane or public roadway must be removed or relocated for any reason, the portion replaced must be in compliance with the current specifications of the Public Works Department. **RESPONSE: N/A**
- [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](#)
- [No Parking is allowed within a Fire Lane Easement](#)
- [Public Street Systems Adjacent to Site](#)
- [Remoteness](#)
- [Speed Bumps](#)
- [Snow Removal Storage Areas](#)
- [Two points of Emergency Access](#)
- [Width and Turning Radius](#)

Trash Enclosure:

Per the 2015 International Fire Code, Section 304.3.3, dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines. **RESPONSE: No trash enclosures are required on site**

Real Property Division

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

Key Issue:

▶ No portion of any roofed structure may encroach into any easements, this includes roof overhangs and footers. **RESPONSE: Noted**

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 **presubmittal 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 [Subdivision Plat 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](#)

- 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