

April 2, 2021

Eric Sakotas
City of Aurora, Planning Department
15151 E. Alameda Parkway, 2nd Floor
Aurora, Colorado 80012

Re: Pre-Application Comments – Buckley Yard – Residential (#1518251)

Dear Mr. Sakotas:

Thank you for taking the time to review the pre-application submittal of Buckley Yard Master Plan and Zoning Map Amendment along with City staff. We have received City comments on March 4, 2020 and have addressed them in the following pages.

Please feel free to contact me directly should you have any other comments, questions and/or special requests for additional information. We look forward to continuing to work with you and your colleagues at the City of Aurora.

Sincerely,
Norris Design



Diana Rael
Principal

Standards and Issues:

1. Zoning and Placetype

1A. Zoning

The purpose of the proposed R-2 Medium-Density Residential district is to promote and preserve various types of medium-density housing with adequate amounts of usable common open space.

Response: Noted, thank you.

1B. Overlay Districts/Avigation Easements

Because the property is within the Airport Influence District surrounding Buckley Air Force Base 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. The avigation easement form can be found [here](#). Please contact Karen Hancock at 303-739-7107 or khancock@auroragov.org with any questions you may have.

Furthermore, the site is located within an area that requires notification of the development application be sent to Buckley Air Force Base for review and comment.

55 LDN Subarea

All residential development within the 55 LDN subarea must include noise mitigation measures to achieve a noise reduction of 25 decibels as determined by Chapter 22 of the Aurora City Code. The portion of this property in the 60 LDN subarea may not contain new residential uses.

Response: Noted, thank you.

1C. Placetype

The subject property is within the Established Neighborhood Placetype, which is characterized by predominantly residential areas with a variety of housing types, including single-family detached and attached residential.

Response: Noted, thank you.

1D. Master Plan

Master Plan is currently being reviewed by the City of Aurora. This is in the 3rd review stage.

Response: Noted, thank you.

2. Development Standards

2A. Dimensional Standards

The proposed residential lot dimensions shown on the conceptual plan must comply with the dimensional standards found in Table 146-4.2-1. If any adjustments are required those must be submitted with the Site Plan.

Response: Noted, thank you.

2B. Subdivision Standards

The minimum block length and/or width in Subarea B is 700-feet and the minimum block perimeter is 2,800-feet. To comply with this standard, the blocks may be separated by a 30-foot minimum green space with a trail connecting one street to another. This will also provide pedestrian connection to the 2-acre park.

Response: Noted, thank you.

2C. Subdivision Standards – Access to Public Streets

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 this UDO for green courts and motor courts and are based on considerations of pedestrian, bicycle, motorvehicle, and emergency vehicle access and safety, and through connectivity

Response: Noted, thank you.

2D. Parking, Loading, and Stacking

Off-street parking is required by Section 146-4.6.3. All proposed residential dwellings require 2 spaces per dwelling unit. In regard to the Community Amenities area parking should be adequately provided and will be reviewed at the time of site plan review.

Response: Comment noted. Parking has been provided per UDO requirements.

2E. Landscape, Water Conservation, Stormwater Management

- General Landscape Plan Comments.

Prepare your landscape plans in accordance with Buckley Yard Master Plan currently under review, the Unified Development Ordinance (UDO) and the Landscape Reference Manual. The landscape comments provided herein are based upon the following code section 146-4.7 Landscape, Water Conservation, Stormwater Management. Please ensure that your landscape architect or designer has a copy of these documents as well as our project specific comments.

Response: Noted, thank you. The Buckley Yard Master Plan and the UDO will be reference for design.

- 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, thank you. “Not for Construction” will be labeled on all landscape sheets.

Landscape plans must be prepared on 24” x 36” sheets. Plans shall have plant symbols, plant labels with quantities, and a plant schedule upon first submission or a complete review will not be possible. Landscape plans shall include the necessary landscape tables for each of the required landscape treatments (i.e. standard right-of-way landscaping, street and non-street frontage buffers, building perimeter landscape tables etc.) to demonstrate compliance with code requirements. Should any of the above information be missing, it may result in additional submittals and ultimately delays in approval of the plan set.

Response: Noted, thank you. All required information will be provided.

- Sight Triangles

Include sight distance triangles per the Roadway Design and Construction Specifications document. All landscaping within the designated triangles shall not exceed 26” in height as measured from the roadway surface.

Response: Sight distance triangles will be provided and plant material within the triangles will not exceed 26” in mature height from the roadway.

- Buckley Yard Master Plan

The master plan is currently in a third review and does not have clearly defined landscape standards. The applicant should not proceed with a formal residential site plan submission until the Master Plan has been approved and landscape criteria have been provided.

Response: Noted, thank you.

- 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 Section 146-4.7. The applicant is responsible for reviewing this section of the UDO and determining all applicable landscape conditions.

Response: Noted, thank you. The landscape plans and design will adhere to the requirements outlined in the UDO.

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

Provide street trees at a ratio of one (1) tree per 40 linear feet of curbside landscaping along all public and private street frontages. Trees shall be provided in the curbside landscape when a detached sidewalk is installed or 4'-5' from the back of walk when an attached sidewalk is installed. Street trees shall be located 50' from the face of a stop sign to maintain regulatory sign visibility. Refer to Figure 4.7-2.

Response: All public and private streets will be landscaped with 1 tree per 40lf. Curbside landscaping will be proposed per the UDO adjacent to all detached walks.

The UDO requires plantings within the curbside landscape to vary depending upon the width required by the street cross section. Refer to this specific section of the UDO for permitted plantings. Sod is only permitted in curbside landscape that are 10' or greater in width.

Response: Noted, thank you. Curbside landscaping will be proposed per the UDO adjacent to all detached walks in situations where space is limited to less than 10'.

- Section 146-4.7.5 D. Street Frontage Landscape Buffer

A street frontage buffer would only be required should the layout as proposed change such that the rear lots of single-family homes abut an arterial or collector street as measured from the flowline. Buffers would be measured as follows: a 10' curbside landscape area, a 10' wide detached walk and a 20' wide buffer. Refer to Figures 4.7-14 through 4.7-17.

Response: Noted, thank you.

Buffers shall be landscaped with a minimum of one tree and 10 shrubs per each 40 linear feet of buffer length. Fifty percent of the trees provided shall be evergreen species.

Response: Noted, thank you.

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

In all development areas where land has been disturbed during construction and is required or designated to be preserved and protected from future development for nonpublic active and passive recreation 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. This excludes areas defined as street buffers, detention and water quality ponds, undisturbed marshes, wetlands, 100-year floodways and lakes.

Response: Noted, thank you.

- Section 146-4.7.5 J. Building Perimeter Landscaping

Building perimeter landscaping is required for all single-family attached (townhome) residential dwellings.

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 5% should be a mixture of evergreen and deciduous trees, at least 15% shall be tall shrubs with a mature height of 6' 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.

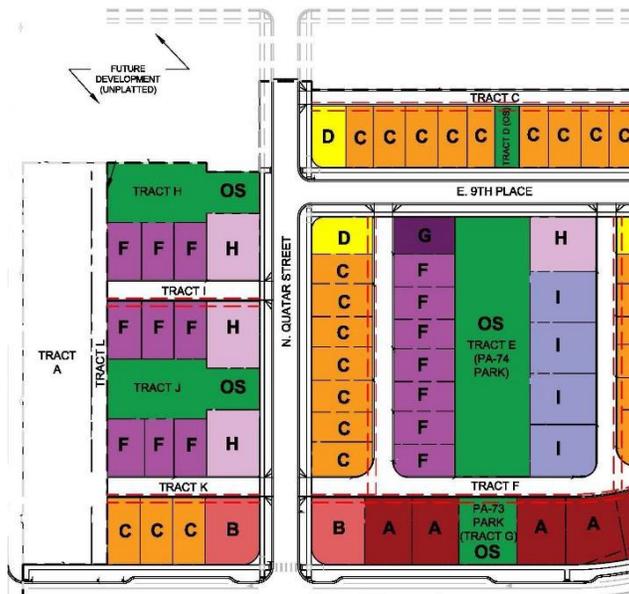
Building Perimeter Landscape Table							
Building	Building Perimeter Landscape Description	Length	Trees Required	Trees Provided	Tall Shrubs Required	Tall Shrubs Provided	Regular Shrubs Required / Provided
1	Building 1 Elevation	207 LF					
	5% Trees (Mix of Evergreen and Deciduous)		3	3			
	15% Tall 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			

Response: Noted, thank you.

- Section 146-4.7.5 P. Residential Yard Landscape (Single Family Detached and Duplex Homes)
 All new single family detached residential homes shall provide for front and side yard landscaping of corner lots visible from public view on each lot to meet the water-wise or turf landscape options. Front yard landscape requirements can be found in this section as well as Table 4.7-3 Residential Yard Landscape Requirements. 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 Aurora Water, Tim York at (303) 326-8819 for the specific landscape requirements.

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.

For lots that are smaller than 4,500 sf, provide a plan that demonstrates the lot types and the proposed front yard landscape requirements based upon the lot size. See example below. In addition, provide front yard landscape design options based upon the proposed lot sizes as well as a plant schedule that lists multiple species of plants to avoid duplicative front yard landscapes.



RESIDENTIAL LOT TYPE LEGEND

DUPLICATE LOTS

A 58'-88" X 81' SINGLE FAMILY DUPLEX (INTERIOR LOT)
LANDSCAPE STANDARDS:
1. ONE (1) DECIDUOUS/ORNAMENTAL/EVERGREEN TREE EACH IN FRONT AND REAR YARD (TOTAL 2).
2. MINIMUM SIZE 2.5" CAL. DECIDUOUS, 2" CAL./8" CLUMP ORNAMENTAL OR 8' TALL EVERGREEN.
3. MINIMUM COUNT OF SHRUBS IS SIX (6) WITH A MINIMUM OF TWO (2) TYPES.
4. MINIMUM COUNT OF PERENNIAL/GRASSES IS TEN (10) WITH A MINIMUM OF TWO (2) TYPES.
5. TURF AREA IS LIMITED TO 40% OF THE FRONT YARD OR 400 SF, WHICHEVER IS LESS.

B 60'-72" X 81' SINGLE FAMILY DUPLEX (CORNER LOT)
LANDSCAPE STANDARDS:
1. ONE (1) DECIDUOUS/ORNAMENTAL/EVERGREEN TREE EACH IN FRONT, SIDE AND REAR YARD (TOTAL 3).
2. MINIMUM SIZE 2.5" CAL. DECIDUOUS, 2" CAL./8" CLUMP ORNAMENTAL OR 8' TALL EVERGREEN.
3. MINIMUM COUNT OF SHRUBS IS EIGHT (8) WITH A MINIMUM OF TWO (2) TYPES.
4. MINIMUM COUNT OF PERENNIAL/GRASSES IS SIXTEEN (16) WITH A MINIMUM OF TWO (2) TYPES.
5. TURF AREA IS LIMITED TO 40% OF THE FRONT YARD OR 400 SF, WHICHEVER IS LESS.

COTTAGE LOTS

C 54'-50" X 75/81' SINGLE FAMILY COTTAGE (INTERIOR LOT)
LANDSCAPE STANDARDS:
1. ONE (1) DECIDUOUS/ORNAMENTAL/EVERGREEN TREE EACH IN FRONT AND REAR YARD (TOTAL 2).
2. MINIMUM SIZE 2.5" CAL. DECIDUOUS, 2" CAL./8" CLUMP ORNAMENTAL OR 8' TALL EVERGREEN.
3. MINIMUM COUNT OF SHRUBS IS SIX (6) WITH A MINIMUM OF TWO (2) TYPES.
4. MINIMUM COUNT OF PERENNIAL/GRASSES IS TWELVE (12) WITH A MINIMUM OF TWO (2) TYPES.
5. TURF AREA IS LIMITED TO 40% OF THE FRONT YARD OR 400 SF, WHICHEVER IS LESS.

D 42'-50" X 75/81' SINGLE FAMILY COTTAGE (CORNER LOT)
LANDSCAPE STANDARDS:
1. ONE (1) DECIDUOUS/ORNAMENTAL/EVERGREEN TREE EACH IN FRONT, SIDE AND REAR YARD (TOTAL 3).
2. MINIMUM SIZE 2.5" CAL. DECIDUOUS, 2" CAL./8" CLUMP ORNAMENTAL OR 8' TALL EVERGREEN.
3. MINIMUM COUNT OF SHRUBS IS EIGHT (8) WITH A MINIMUM OF TWO (2) TYPES.
4. MINIMUM COUNT OF PERENNIAL/GRASSES IS TWENTY (20) WITH A MINIMUM OF TWO (2) TYPES.
5. TURF AREA IS LIMITED TO 40% OF THE FRONT YARD OR 400 SF, WHICHEVER IS LESS.

Response: Noted, thank you.

- Section 146-4.7.8 B. 2.b. Service, Loading, Storage and Trash Area Screening

All trash dumpsters and recycling bins must be enclosed and setback at least 12 feet from adjacent properties when adjacent to residential or commercial uses. Service areas visible from streets or residences shall be screened by fences, walls, landscaping, berms or any combination of items. Fencing and wall screening shall be accompanied by landscaping on the exterior side to soften the appearance of the wall and/or fence. Evergreen plantings are required along the exterior.

Response: Noted, thank you.

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

To meet water quality objectives, the city encourages applicants to utilize Low Impact Development (LID) techniques as permanent best management practices (BMPs). Many of the LID practices have an integrated vegetative component which supports the treatment, evapotranspiration and infiltration functions so that storm water is treated at the source. With the implementation of LID techniques, property owners can benefit from the environmental quality and aesthetics of the area in which they live and work. Some examples of LID techniques are depicted in the images below and include permeable pavements, vegetative swales and rain gardens.



Applicants may propose their own BMPs or work Aurora Water/Public Works. Aurora Water has a manual titled "Low Impact Development Techniques for Urban Redevelopment in Aurora" that may be

helpful. To obtain a copy, please contact Vern Adam at vadam@auroragov.org. The applicant may also wish to review the Ultra-Urban Green Infrastructure Guidelines published by the City and County of Denver.

All detention pond facilities shall not exceed six feet in depth. 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.

Response: Noted, the ponds shall not exceed six feet in depth.

- Section 146-4.7.5 L. Site 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. This may be integrated with any proposed signage that has been contemplated for the overall master planned development.

Response: Noted, thank you. Distinct landscaping will be installed at the entrances to the property that provide color and seasonal interest.

- Section 146-4.7.3. C. Irrigation

All developments shall install an automatic irrigation system for landscape areas. To assess irrigation tap fees, Aurora Water will require the applicant to divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the landscape submittal. A table summarizing these areas shall also be provided. Contact Timothy York at (303) 326- 8819 regarding irrigation plan requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system.

Response: Noted, thank you. A table and hydro-zone map will be provided indicating water use areas and quantities.

2F. Building Design Standards

If the application will include specific home models, the models will need to 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.

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						
Facade 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.

Response: The proposed elevations utilize materials, massing, and details that meet the design variety and durability standards required by the Aurora UDO, and in accordance with section 146-4.8.3F, Table 4.8-2 incorporate the following features to meet the minimum score of 17 points:

- +1 Window mullion patterns on 75% of windows
 - +1 Garage door(s) with windows
 - +3 16-inch roof overhang on all sides
 - +2 Change in siding style between home and roof gable ends
 - +1 Dimensional roof shingle with a 30-year warranty
 - +3 Garage not visible on front elevation
 - +1 Provide wide fascia at least four inches (nominal)
 - +3 Covered porch of at least 50 square feet on the front elevation
 - +2 Porch or balcony railings
- 17 points**

2G. 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: Details added to lighting sheets.

2H. 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.

Response: Noted, sign locations are included in the plans.

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: No adjustments are being requested at this time.

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: Noted, thank you.

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, we will make a point to flatten the files to the greatest extent possible.

4C. Mineral Rights Notification

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

Response: This document is included in the application.

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, thank you.

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, information for adjacent property owners will be included with this submittal.

Neighborhood Services Liaison:

- Scott Campbell is the neighborhood liaison for the project. He has put together a report attached to these notes listing the registered neighborhood organizations within one-mile of your proposed project and can assist in scheduling and facilitating meetings with community members. Please work with the organizations that express interest in your

project to address comments and mitigate concerns.

Response: Noted, thank you.

- 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, thank you.

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

Response: Noted, thank you.

Oil and Gas Development

We have reviewed the area of your development. There are no known plugged and abandoned (P&A) wells within your site and no existing or planned oil and gas surface facilities on your site. There may be existing underground pipelines in rights-of-way. If you have questions or concerns about this, the Oil & Gas Division can assist with providing additional information. Should you have any questions about oil and gas development, please reach out to Jeffrey Moore, Manager of the Oil & Gas Division.

Response: Noted, thank you.

Project Characterization

- Your project is currently undergoing Master Plan review and includes open space land dedication on site.

Response: That is correct, the Master Plan addresses land dedication.

Open Space

- The Master Plan identifies a total of 4.6 acres of open space on site. Please remain consistent with the master plan as it progresses.
- Any detention on site which drains within 24 hours and is planned to be programmed with amenities such as a perimeter trail, benches, trash receptacles, lighting, etc., may count toward open space credit.
- The #7 corridor may count toward open space credit should it meet PROS local trail standards at 30' in width with a 6' wide path. PROS encourages that this be continued to the eastern lots to provide connectivity but is not required.
- The leasing center and pool may not count toward open space, however the other amenities including the lawn and court may be.

Response: Noted, thank you.

Cash in Lieu of Land Dedication

- Please note that the cash in lieu of land dedication will be due at final plat for this residential area.

Response: Noted, thank you.

Park Development Fees

In accordance with Section 146-306 of City Code, 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 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 **\$1,936.31** would apply if permits for construction of the residential units are pulled in 2021.

Response: Noted, thank you.

Forestry Division

There are several mature trees that could be impacted by development of this site. There are mature trees located in the drainage area that may require mitigation if they are removed.

Response: Noted, thank you. All 4" cal. trees, if removed, will be mitigated on site at a 1:1 ratio.

Tree Mitigation Requirements

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

Response: Noted, thank you. All 4" cal. trees (or greater), if removed, will be mitigated on site at a 1:1 ratio.

Forestry's Role in Site Plan Review

- When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. Forestry Division staff will conduct a tree assessment after the initial submittal, which includes species, size, condition, and location factors. If there is interest in determining mitigation requirements before your submittal, there is the option of hiring a consulting arborist; a list can be obtained from Forestry upon request. Forestry would require a meeting with the arborist selected to make sure that we agree on the appraisal.

Response: Noted, thank you. A tree mitigation plan will be provided.

- Once Forestry Staff conducts the tree assessment, a spreadsheet will be provided showing the dollar value of the trees that will be removed as well as the number of inches required for replacement back onto the site. If a Consulting Arborist is hired, this information will be supplied by them. In most cases, the mitigation inches can be replaced on the site through upgrades to the landscape plan. If a Consulting Arborist is hired, this information will be supplied by them.

Response: Noted, thank you.

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

<https://www.aurora.gov/cms/one.aspx?pageId=16394080>

Response: Noted, thank you.

Ash Trees Prohibited

- Due to the invasive Emerald Ash Borer that has been infesting trees along the Front Range, all species of Ash are prohibited from planting within the City of Aurora – please be sure that your Landscape Architect is aware of this new requirement.
Response: Noted, thank you. Ash species will not be proposed.

Aurora Public Schools

In accordance with Section 4.3.18 of the Unified Development Ordinance, the school land dedication obligation for the 308 proposed residential units is 2.5041 acres. Aurora Public Schools will accept cash-in-lieu of land for this obligation valued at market value of zoned land with infrastructure in place. Cash-in-lieu is due at the time of plat recording.

AURORA PUBLIC SCHOOLS - STUDENT YIELD
2/18/2021

Buckley Yard Residential Pre-application			
Dwelling Type	Units	Yield Ratio	Student Yield
SFD	49	0.7	34
MF-LOW	259	0.3	78
MF-HIGH		0.145	0
TOTAL	308		112

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	17	0.16	8	25	0.2	10	34
MF-LOW	0.17	44	0.08	21	65	0.05	13	78
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		61		29	89		23	112

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	61	0.0175	1.0621
MIDDLE	29	0.025	0.7140
HIGH	23	0.032	0.7280
TOTAL	112		2.5041

Response: Noted. Cash-in-lieu will be coordinated with the School District prior to plat recording.

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:

- ▶ Any changes to the size or location of the water meter pit will require the meter to be reconnected from the existing hydrant lateral to a looped water main.
- ▶ Water meters are required to be in a landscaped area.
- ▶ Water quality is required and is possible through several methods include detention ponds, hydro-dynamic separators, grass swales, etc.
- ▶ A domestic allocation agreement will be required for connections 2” and larger.

Response: No changes of size are proposed for the water meter pits. Meter will be place within landscape areas. Extended detention basins are proposed for providing the required water quality. If any tap sizes are 2” or larger, a “Domestic Allocation Agreement” will be prepared.

Utility Services Available:

- Water service may be provided from: Existing Service
- Sanitary sewer service may be provided from: Existing Service
- Project is located on the following Map Pages: 14K

Response: Noted.

Utility Service Requirements:

- A Site Plan is required for this project and must show existing and proposed utilities including:
- Public/Private Mains
- Service Lines

- Water Meters
- Fire Suppression Lines
- Fire Hydrants necessary to service your development
- All utility connections in the arterial roadway are required to be bores.

Response: Noted, the site plan “Grading and Utility Plan” sheets include all of the items listed above.

- General utility design criteria can be found in Section 5 of the [Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure \(Utility Manual\)](#).

Response: Noted.

Utility Development Fees:

- A partial Storm Drainage Development fee is required prior to the recording of the Subdivision Plat or at the time of building permit approval if a Plat is not required. Additional Storm Drainage fees may be charged and are based on the amount of impervious surface created by this project.

Response: Noted.

- 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:

- ▶ Traffic Letter of Conformance will be required with this development.
- ▶ Traffic signal escrow funding is required for Alameda Parkway at Alameda Drive. See below for additional details.
- o Intersection of Alameda Parkway & Quintero Way shall be limited to $\frac{3}{4}$ movement (no left-out) as shown in the pre-app submission and within the Master Traffic Impact Study of this development.
- ▶ Access and alley comments (circles in orange):



- o Alley connection and access to furthest north commercial parcel may conflict (commercial access has shifted south). Consider rotating this alley connection to connect to Private roadway to east vs west to eliminate this conflict. If connection to west is maintained, ensure alley and access either align or are sufficiently offset to avoid turning conflicts. Alley connection shall be a minimum of 75' from flowline of Alameda Drive.

Response: Intersections have been adjusted to minimize conflicts.

- o Furthest west alley on south E/W private roadway has an offset from the alley to the north. Ensure thru lane geometry meet's City Criteria (no more than ½ lane or max of 6' thru laneoffset) and does not have turning conflicts. As shown, northbound and southbound left turns may conflict.

Response: This intersection has been adjusted to align with the alley to the north.

- o Eastern alley on Quintero Way (west of Alameda Drive & Quintero Way intersection) connection angle does not appear to match City Criteria (90-degrees +/- 5-degrees).

Response: The intersection has been adjusted to meet Quintero at 90-degrees.

- o Sight triangle from Quintero Way at Alameda Drive appears to conflict with proposed lots in this area. A Sight triangle easement will be required at this location. Ensure lots in this area are buildable.

Response: The sight triangles have been laid out and are shown on the "Site Plan" sheets.

- o Alley on eastern edge of south E/W private roadway has an offset with N/S private road. Ensure thru lane geometry meet's City Criteria (no more than ½ lane or max of 6' thru laneoffset)

and does not have turning conflicts. Consider shifting one lot from the east of this alley connection to the west to eliminate this conflict.

Response: The intersection has been adjusted to prevent conflicts.

- ▶ 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.
 - 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, at the time of final construction plans, the conduits and pull boxes will be shown on the plans.

- ▶ Parking – Ensure all counted on-street parking meets the following City setback standards ([here](#)):
 - Setback to driveways (5 feet), fire hydrants (15 feet) or crosswalks, stop signs and traffic signals (30 feet).

Response: Noted.

- Show all adjacent and opposing access points on the Site Plan.
Response: All adjacent and opposing access points are shown on the site plan.
- Label the access movements on the Site Plan.
Response: Proposed pavement markings are shown on the site plan.
- Objects and structures shall not impede vision within the sight triangles. Landscaping shall be restricted to less than 26-inches in the sight triangles. Show sight triangles on the site plan and landscaping plan at all access points in accordance with [City of Aurora Standard Traffic Detail TE-13](#). In addition, street trees shall be set back from Stop signs and other Regulatory signs as detailed in [City of Aurora Standard Traffic Detail TE-13.3](#).
 - **Add the following note landscape plans:** 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'
Response: Note has been added.
- 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: Noted, thank you.
- Show existing stop signs and street name signs or the installation of new stop signs and street name signs by developer at the site access points onto public streets. Add the

following not to the Site Plan:

- The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards and shown on the signing and striping plan for the development.

Response: Noted, all existing and proposed signs are shown and labeled on the "Signing, Striping & Lighting" plan sheet of the site plan set and the note has been added to this sheet as well.

ROW/Plat:

- Designate a Public Access Easement along private roadways.
Response: Noted.
- A private cross-access agreement is recommended for maintenance and snow removal. The developer is responsible for establishing this agreement with the adjacent property owner.

Response: Noted, this agreement will be worked through between the owners.

A traffic signal easement shall be required at the intersection of Alameda Pkwy and Alameda Dr to accommodate the proposed traffic signal pole, underground conduits, pull boxes and signal control cabinet.

Response: Noted.

Traffic Signal Escrow:

- The intersection of Alameda Parkway and Alameda Drive is a potential candidate for a future traffic signal if and when signal warrants are met. As an adjacent land owner/developer, you must participate in the cost of the traffic signal installation. The 2021 Traffic Signal Escrow for a full intersection is
 - \$450,000, but the current year Escrow amount would apply when the building permit is requested. Add the following note to the Site Plan:
- **(Applicant/owner name, address, phone)** shall be responsible for payment of 50% of the traffic signalization costs for the intersection of Alameda Pkwy and Alameda Dr, 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.

Response: Noted.

Traffic Letter of Conformance:

- A full Traffic Impact Study will not be required. The applicant shall prepare a detailed letter to address the following items. The letter shall be signed and stamped by a professional engineer licensed in the State of Colorado, and address:
 - Trip Generation from the site and comparison to Master Traffic Impact Study.
 - Site Circulation Plan
 - 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.

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

Response: Traffic Compliance Letter has been prepared addressing this requested information.

Submitting the Traffic Letter:

- The Traffic Letter shall be sent directly to Brianna Medema at bmedema@aurora.gov as soon as possible.
- The Traffic Letter shall also be uploaded with the rest of the submittal
- Previously approved Traffic Impact Studies/Letters are available through this [link](#).

Response: Traffic Compliance Letter has been prepared addressing this requested information.

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

Response: Noted, thank you.

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 for this development shall be in conformance with the Public Improvement Plan (PIP) which is still under review. Required improvements shall be completed prior to the issuance of a Certificate of Occupancy.
- ▶ A preliminary drainage report shall be submitted with the site plan. Detention and water quality shall be in conformance with the master drainage study.
- ▶ Submittals need to be held until the master documents are ready for approval.
- ▶ 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.
- ▶ This application will be referred to Mile High Flood District (MHFD) for review and comment.

Response: Noted, a preliminary drainage report is being included with the submittal.

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, the city standard detail is being used.
- 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: Noted, mountable curb and gutter is proposed.
- 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: Noted, ramps are shown on the site plan sheets.
- Flared curb cuts, Standard Detail S7.4, are not permitted for commercial/industrial or residential driveways where traffic movements would be substantial. When the number of parking spaces exceeds 20, curb returns are required and the curb return radii shall be labeled on the plan.
Response: Noted, all flared curb cuts have been removed and curb return radii are now shown.
- 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: Noted, railings will be shown where required.
- Retaining walls shown on plans shall indicate material type and a height range or indicate a maximum height. Where appropriate, guard or hand rails may be required.
Response: Noted, walls are called out with material type and height. Railings where required are labeled.
- The maximum private access drive slope may be 4% (non-residential) when sloping down toward the public street and up to 6% maximum when sloping up toward the public street.
Response: Noted.
- 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: Noted, thank you.
- 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: Gates are not included in this site's design.

- 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: Public street lights included along adjacent roadways.

ROW/Easements/Plat:

- ROW dedication is required for the continuation of Quintero Way.
Response: Noted, ROW dedication is shown on the final plat.

- The dedication of a 15-foot lot corner radius is required at the intersection of internal roadways.

Response: Noted, the 15' radii at the intersections is being provided.

- Please coordinate with the Real Property Division of Public Works for the dedication of any required easements. If a plat will be prepared for this development, the plat can cover the required easements.

- Sidewalk easements may be required for new sidewalk installed.
- A drainage easement shall be required for any detention/water quality facilities on site. This drainage easement shall tie to a public way.
- Utility easements shall be required for any proposed water/sanitary sewer/public storm sewer located outside of public right-of-way.
- Public access/fire lane easement shall be required for fire lanes outside of public right-of-way. Please coordinate with Life Safety for their alignment.

Response: Noted, required easements are being platted for this site.

Drainage:

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

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

Response: Noted, a Preliminary Drainage Report is included with this submittal.

- 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: Noted.

- 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: Noted, the SDI Design Data will be completed.

- Detention of storm drainage is required for this site and shall be incorporated on the site, unless other accommodations are approved by the City Engineer.

Response: Noted, detention is being provided for the site.

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

Response: Noted, release rates shall be per City Criteria.

- Storm water from concentrated points of discharge from a minor storm event shall not be allowed to flow over sidewalks, but shall drain to the roadway by the use of sidewalk chase sections. Sidewalk chase sections shall not be located within a curb cut, driveway, curb ramp, or curb return.

Response: Noted.

- 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: Noted, the alley v-pans will be wrapped to curb returns and ramps are proposed.

- 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 public storm sewer system is being tied into for the site drainage.

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

Response: Storm sewer facilities are proposed throughout the site.

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 signpackage. Address Directory Signs must be installed at properties were 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.

Response: Noted.

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.

- ▶ 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.

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 accessible ways, walkways, etc. To view the 2015 International Codes please utilize the following hyperlink; [ICCCodes Online](#).

Response: Noted.

Civil Plans:

Based on the discussion within the pre-application meeting the following information must be reflected within the Civil Plan package submitted to Public Works Department.

- [Dead-End Fire Lane Detail](#)
- [Fire Lane Sign Detail](#)
- [Grading Plan](#)
- [Sign Package](#)
- [Signature Block](#)
- [Street Standards and Street Section Details](#)

Response: Noted.

Fire Department Access:

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

- [Fire Lane Easement](#)

Response: Noted.

Fire Hydrants:

The number and spacing of fire hydrants are determined using the 2015 IFC, Appendix B & C. As indicated in the previously stated code sections, fire hydrant coverage requirements include both internal site areas and abutting public street systems.

- 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.

- As indicated by the opening code section, the applicant is also required to provide fire hydrants along abutting streets.

Response: Noted, fire hydrants are proposed within the site.

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.

Response: Comment noted. Thank you.

Accessibility Requirements:

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

- Commercial

Response: Comment noted. This application does not include commercial land uses.

Legend:

The cover sheet must include a "Site Plan Legend" reflecting both existing and/or proposed site elements that are existing or proposed within site.

Response: Noted, each sheet has its own legend that pertains to that sheet only.

Phasing Plans:

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

Response: Noted, will be submitted with the Civil Plans if deemed necessary.

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
- (Site Plan Note) Self Service Storage Restrictions

Response: Noted.

Site Plan Data Block:

The site plan must include a "Data Block" on the cover sheet that reflects all items indicated within the "link" that apply to your project.

Response: Noted, has been added to the cover sheet.

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
 - If an existing fire lane or public roadway has to be removed or relocated for any reason, the portion replaced must be in compliance with the current specifications of the Public Works Department.
- 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
- 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
- Single Point of Access through an Adjacent Jurisdiction
- Speed Bumps
- Snow Removal Storage Areas
- Two points of Emergency Access
- Width and Turning Radius

Response: Noted.

Real Property Division

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

Subdivision Plats:

- The property is currently platted; however, due to your proposed use, it will need to be resubdivided (replatted) at this time in order to obtain a building permit. Plats must be prepared using City of Aurora specifications provided in the most current Subdivision Plat Checklist. Plat reviews may run concurrently with your other Planning Dept. submittals.

Response: Noted.

- A **pre-submittal meeting** with Real Property is required on all plat submittals so our team may verify that basic elements have been addressed before they are submitted to Planning. This 30-minute meeting is for the 1st submittal of plats only and is by appointment only. Call *Darren*

Akrie at 303.739.7300 to schedule your appointment. The person preparing the plat and your project manager should attend the meeting. Please bring two sets of the plat.

Response: Noted.

Site Plans:

A Site Plan will be required by the Planning Department. Real Property has items that need to appear on that site plan above and beyond what other departments may require. These items are listed on the Real Property [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:

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

Response: Noted.

- **Offsite easement dedications** may be required to make your project work. It's up to the developer to obtain these easements for the city, pay compensation, etc. Dedication documents must be prepared using Real Property specifications which can be found in the [Dedications Packet](#). Once complete and accurate easement dedication information is submitted to Real Property, it takes **about 8-10 weeks** to complete the process. They must be complete and ready to record before Real Property will record the Plat and/or Site Plan.

Response: Noted.

- If there are existing easements that are no longer needed, the city will require the developer to make application to the city to release those easements. Easement release documents must be prepared using Real Property specifications and are available in the [Easement Release Packet](#). Once complete and accurate easement release information is submitted to Real Property, it takes about **8-10 weeks** to complete the process. They must be complete and ready to record before Real Property will record the Plat and/or Site Plan.

Response: Noted.

- 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.