

June 10, 2020

Hello Dan:

The proposed development is an infill site and partially located within the Accident Potential Zone District II North (APZ II-N). I am requesting two minor adjustments per Section 146-4.2.2, Table 4.2-1 of the City of Aurora Unified Development Ordinance for this proposed development. The first minor adjustment is the side yard setback. Per Section 146-4.2.2, Table 4.2-1, The minimum side yard setback is 5 ft. I am requesting an adjustment such that the minimum side yard setback for this development is 4.5 ft. This is a 10% reduction from the required standard. The second minor adjustment is the minimum rear lot setback. Per Section 146-4.2.2, Table 4.2-1, The minimum rear lot setback is 20 ft. I am requesting an adjustment such that the minimum rear lot setback for this development is 18 ft. This is a 10% reduction from the required standard.

I provided my answers in red and yellow highlight on the letter attached.

Thank you for you and your team's assistance in bringing our development into construction.

German Aldana, Owner

GCSA LLC

PO BOX 5

Watkins, CO 80137

303-435-3021

gcsallc1978@gmail.com



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No community questions, comments or concerns were submitted during development review. Please see the Xcel Energy referral response at the end of this letter.

Noted.

2. Completeness and Clarity of the Application

- 2A. All AutoCAD SHX text files must not appear on this plan set. Please ensure these text files are turned off or flattened in the 2nd submission.
AutoCAD SHX text files have been removed from the plan set.
- 2B. Modify the notes section per the redlined comments from Civil Engineering, Traffic Engineering and Life Safety. The full list of Site Plan notes can be found at the end of this letter.
The notes have been updated.
- 2C. Please do not include the detail sheet from the Roadway Manual. Either draft the typical sections in AutoCAD or clip the image. Also, the size of the diagram is too small to read when printed to halfsize.
The roadway sections have been drafted and enlarged.
- 2D. Do not include utilities on the Site Plan sheet. These should only appear on the utility and grading plan.
The utilities have been removed from the site plan sheet.
- 2E. Required Site Plan notes should be shown on the cover sheet. They should be titled “Required Notes”.
These notes have been added to the cover sheet and titled correctly.
- 2F. Include the proposed elevation as part of this plan set, as well as the landscape plans.
The elevations and landscape plan have been added to the set.
- 2G. The vicinity map should not be in color (mylars are printed in black and white) and the subject property should be clouded or hatched for clarity.
These changes have been made to the cover sheet.
- 2H. Increase the size of the signature block.
The size of the signature block has been increased.
- 2I. The data block must include the full list of items. Please see the typical data block at the end of this letter.
The typical data block has been added.
- 2J. The curve radii for C1, C2, C11, C10, and C9 must be provided on this plan.
This information has been added to the site plan.

3. Zoning and Land Use Comments

- 3A. Show a lot typical on sheet 2. This should show general building setbacks and easements for a “typical” lot within this subdivision. The minimum requirements are as follows:
- Front: 25-feet
 - Side: 5-feet
 - Side (Corner or facing a Street): 12.5-feet
 - Rear: 20-feet
- A typical lot has been added to sheet 2.
- 3B. Many of the setbacks shown on this plan do not meet the required setbacks above. A reduction in a required setback that is more than 10-percent of the requirement will require a major adjustment. Major adjustment requests must be listed and justified on the cover sheet of this plan and within the letter of introduction.
The minor adjustment request has been added to the cover sheet of the plans and is described near the beginning of this letter.

4. Environmental Issues

4A. Accident Potential Zone District

A portion of this property is located in the Accident Potential Zone District II North (APZ II-N). Residential uses in this area are permitted at a maximum density of one unit per acre. The proposed one-acre lot in this application is compliant with Section 3.3.2J of the UDO. **NOTED**

4B. Buckley Airport Influence District

Because this property is located within the Airport Influence Overlay (AIO) of Buckley Air Force Base (BAFB), the applicant must assure that an avigation easement has been conveyed to the City of Aurora for this parcel and that this easement has been recorded with the Arapahoe County Clerk and Recorder along with the first plat in accordance with Section 146-2.6.2B.2 of the UDO.

To streamline this process, the City of Aurora will record the avigation easement for the applicant. The applicant is responsible for the following:



- Completing the easement form
- Obtaining the property owner's signature
- Notarizing the document
- Including a legal description of the property
- Including a survey of the property

The completed easement form can be dropped off or e-mailed to Porter Ingram at pingrum@auroragov.org. It may also be e-mailed to the case manager. The easement form is available on the city website at www.auroragov.org, Business Services, Development Center, Development Process, Forms & Applications.

Development in the AIO shall comply with height restrictions in the underlying zone district, which do not intrude into 14 CFR 77 surfaces for military airports. Vendors of real property located within the Airport Influence Overlay are required to provide notice to prospective purchasers in accordance with Section 146-2.6.2B.3. The notice will state that the property may be subject to some of the annoyances or inconveniences associated with proximity to an airport including noise, vibration, and odors. Please contact Porter Ingram at 303-739-7227 with any additional questions regarding the AIO. **HAS BEEN FILED**

4C. 55 LDN Subarea

The property is located within the 55 LDN. The 55 LDN Subarea permits new residential uses or structures but they must include noise reduction measures in the design and construction in accordance with Chapter 22 of the Aurora City Code. Please contact the Building Division at 303-739-7240 regarding the specific construction requirements for building in the 55 LDN Subarea. **NOTED**

5. Architectural and Urban Design Issues

- 5A. Please provide masonry calculations for each elevation. **UPDATED AND BUBBLED**.
- 5B. Include the architectural points table for each elevation. Each elevation must obtain at least 20 architectural points. **DEVELOPMENT CHECKLIST IS ATTACHED**
- 5C. Provide dimensions for various lengths of the front elevation. At a minimum the garage door and overall width of the home must be shown. **UPDATED AND BUBBLED**

6. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

- 6A. Generally: A Landscape Plan review was not completed as no landscape plan was provided. Please provide a landscape plan in the 2nd review. The landscape plan should include the following:
 - Street trees for the internal roads as well as E. 12th Avenue; **Street trees have been provided along the E. 12th avenue right of way.**
 - Typical landscape plan for the front yards. If the applicant is pursuing the xeric front yard rebate through Aurora Water, then the xeric front yard standards apply as found in the Unified Development Ordinance; **The typical landscape plans for each individual lots provided by the City of Aurora as provided in this pan set for reference.**
 - Include the required standard landscape notes as found in the Landscape Reference Manual. **All required standard landscape notes per the City of Aurora have been added to the sheet set.**
 - Plant schedule: **A plant schedule has been provided.**
 - Plant call outs on the landscape plan; and, **A plan call outs are provided within the landscape plan.**
 - Landscaping for the curbside landscape area adjacent to E. 12th Avenue. **Curbside landscaping has been provided per City of Aurora code.**

7. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 7A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the

parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided is in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our



GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

A .dwg file is included with this resubmittal.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

- 8A. The preliminary plat will not be approved by Public Works until the preliminary drainage letter/report is approved.

NOTED

- 8B. There are missing standard Site Plan notes. Please see the list attached to the end of this letter.

The site plan notes have been updated.

- 8C. Add the note listed on the sheet 2 redlines.

The redlined notes have been added to sheet S2.

- 8D. Please do not include the detail sheet from the Roadway Manual. Either draft the typical sections in AutoCAD or clip the image. Also, the size of the diagram is too small to read when printed to halfsize.

The roadway sections have been drafted and enlarged.

- 8E. Street lights are required for E. 12th Avenue. Please refer to the draft lighting standards for lighting requirements. A street light is required at the intersection of 12th and Kittredge. The remaining street lights will be located based on photometric analysis submitted with the civil plans, but conceptual locations should be shown on this plan set.

Street light locations have been added to the plans.

- 8F. For legibility, please do not include utilities on the overall site plan sheet.

The utilities have been removed from the overall site plan.

- 8G. Directional curb ramps are required. Please refer to Standard Detail S9 in the Roadway Manual.

Direction curb ramps have been shown on the site plan.

- 8H. Unless curve data is provided on this sheet, please remove the labels as shown on the redlines.

Curve data has been added to the plan.

- 8I. The minimum centerline radius required for a local type 2 street is 150-feet. **DONE**

- 8J. Label the flowline radius as well in the location shown in the redlines.

These labels have been added to the plans.

- 8K. How is the water quality provided for the new development if the inlets do not drain to the pond, and the pond then outfalls to the existing storm sewer. **A water quality pond will not be utilized for the updated drainage design.**

- 8L. Any water quality pond is required to be graded and meet the detention pond requirements listed in the Storm Drainage Criteria manual. A drainage easement is also required for the pond and must connect to the public right-of-way with an access easement. **Noted. A water quality pond will not be utilized for the updated drainage design.**

- 8M. Show and label the proposed street lights on all plan sheets.

Street light locations have been added to the plans.

- 8N. Label the slopes on the utility and grading plan.

Slopes have been added to the utility and grading plan.

- 8O. PLAT COMMENT: Show and label the drainage easement and access easement for the water quality pond.

IT HAS BEEN REMOVED.

- 8P. PLAT COMMENT: the minimum centerline radius required for a local type 2 street is 150-feet. **DONE**

2. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

- 9A. Revise the standard roadway section diagram per the redlined comments.

The roadway sections have been revised, drafted, and enlarged.

- 9B. Add the note shown on sheet 2 redlines.

The note on the sheet 2 redlines has been added.

- 9C. Remove the 30'x30' triangles and replace them with sight triangles compliant with COA STD TE-13.1 (Page 637 of the Roadway Design & Construction Specifications).
The site distance triangles have been revised and updated per the code.
- 9D. Replace the stop icon with a sign post and label. Please see the MUTCD for placement requirements.
The stop sign have been revised and updated per the code.
- 9E. Show and label the existing intersection control signage (stop signs).
The existing stop sign has been added to the plans.
- 9F. Notes 5 and 6 should be shown on sheet 2, remove them from sheet 3.
These notes have been removed from sheet 3 and shown on sheet 2.

10. Fire / Life Safety (Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

- 10A. Please expand on the data block. This should include but not limited to: the 2015 Construction Type of structure(s) and Occupancy Classification, actual height of the structures, and if the structures are to be sprinklered or non-sprinklered.
The title block has been updated per the example that was received.
- 10B. Modify the notes on sheet 2 as shown in the redlined comments.
These noted have been revised per the redline comments.
- 10C. The fire hydrant shown on sheet 4 shall be placed between 3'-6" and 8'-0" from the edge of the public way. Also, the fire hydrant must be placed at least one foot in front or behind a sidewalk while still meeting the minimum back of curb clearance requirements. Please relocated the fire hydrant to the area shown on the redlines. This must be changed on all applicable sheets.
The fire hydrant location has been updated on all sheets.
- 10D. Will there be a mail kiosk amenity for these residents? If so, please provide an accessible route to the mail



kiosks and details.

The mail kiosk has been shown on the plans. A detail has been added to sheet 2. All residences are able to access the mail kiosk via sidewalk.

- 10E. ELEVATION COMMENTS: show and label the location and size of the addresses being placed on these structures. **UPDATED AND BUBBLED**

11. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

- 11A. Please show where the hydrant is to be located.
The fire hydrant location is now shown on the plans.
- 11B. Label the proposed STM.
The proposed storm sewer has been labeled.
- 11C. When sanitary is installed please verify that the main is deep enough for water services to cross the overdrop of the sanitary services with one foot of clearance while maintaining 4.5-feet of cover.
Noted. This will be verified.
- 11D. The legend provided and shown on sheet 4 does not match the plans. Please revise.
The legend has been revised.

12. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

- 12A. There will be trees affected by development. Due to the location, size and condition of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. And tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund. **Upsized all street trees to 3" and added (3) 2.5" trees to balance out the mitigation. With this approach I will not have to pay into the tree fund**
- 12B. 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. Please update species and sizes of trees that will be removed, a table has been provided below. **Please refer to the tree mitigation plan.**
- 12C. 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. [Parks, Recreation & Open Space Dedication and Development Criteria manual](#). These notes shall be added to the plan.
No trees will be preserved on site.
- 12D. Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation. **Please refer to the tree mitigation plan.**
- 12E. The caliper inches that will be lost are 102", but only 25" would be required for planting back onto the site. The mitigation value is \$4,720.00. **Upsized all street trees to 3" and added (3) 2.5" trees to balance out the mitigation. With this approach I will not have to pay into the tree fund**

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Green Ash	20	\$968.63		6
2	Green Ash	7	\$125.06		2
3	Green Ash	14	\$478.35		4
4	Green Ash	42	\$2,519.49		8
5	Honeylocust	6	\$0.00	No mitigation mostly dead	0
6	Honeylocust	13	\$632.68		4

Total		102	\$4,724.20		25
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NOTE: Mitigation values based on International Society of Arboriculture’s Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

13. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

13A. Please make the corrections as noted on the redlined final plat. **Have been filed and updated.**

13B. Fdas

**14. Revenue** (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

14A. Storm Drainage Development Fees are due: 1.96/acre x \$1,242.00/acre = **\$2,434.32**. Will be paid once permit is issued.

15. Park, Recreation and Open Space (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in purple)**15A.** Project Characterization

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

- This proposal includes 7 single-family detached homes. There is an existing home on the parent parcel for this development.
- This proposed site is considered infill and therefore requires no open space land dedication.

15B. Population Impact

For purposes of calculating the projected population, credit shall be given for the population attributed to the existing residential unit. For single-family homes, population calculations for the project are based on an average household size multiplier of 2.65 persons per unit, resulting in an overall projected population of 16 persons residing in 6 new homes.

15C. Land Dedication

To ensure that adequate park land and open space areas are available to meet the needs of the population introduced into the city by the new dwelling units, Section 147-48(b) of City Code specifies that land shall either be dedicated on-site within the project's limits or a cash payment in-lieu of land dedication shall be paid. The required dedication acreage is computed by applying the following standards to the projected population for the project:

- 3.0 acres for neighborhood park purposes per 1,000 persons
- 1.1 acres for community park purposes per 1,000 persons

The resulting acreage required is as follows:

Neighborhood Park Land	0.05 acres
Community Park Land	0.02 acres
Total Land Dedication	0.07 acres

15D. Cash-in-Lieu Payment

Given the small overall acreage of park land impact generated by the population increase and the fact that the subject development is not conducive to on-site dedication due to minimum park size criteria, the land dedication shall be satisfied by a cash-in-lieu payment prior to subdivision plat/replat. The amount of the payment is computed by multiplying the dedication acreage by the estimated market value for the land. Being an infill development, this project is able to take advantage of a less-than-market-rate value which the city offers to reduce the financial burden of PROS' requirements for infill. The current per-acre value of \$50,900 multiplied by the dedication acreage results in the following cash-in-lieu payment:
\$3,563.00

Please add a note somewhere on the site plan to acknowledge the above land dedication requirement and how it is proposed to be satisfied.

A note has been added to the site plan stating that the land dedication requirement will be satisfied with a cash-in-lieu payment.

15E. 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 \$1,923.45 would apply if permits for construction of the residential units are pulled in 2020, and the total paid would be as follows:
\$11,540.70 **NOTED**



15F. 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. **NOTED**



SINGLE-FAMILY DETACHED, TWO-FAMILY, AND SINGLE-FAMILY

Attached Duplex Homes Development Checklist

15151 E. Alameda Parkway, Ste 2300 • Aurora, CO 80012 • 303-739-7250

To be attached as part of the application or included on the disk in conjunction with Building Department's City of Aurora Single Family Master Plan Review – Plan Submittal Check List and Worksheet - 2013

Complete the following:

Project Name		Altura Farms	
Builder/Architect Address		Four Mile Construction	
Date	Reviewed by		
Subdivision	Altura Farms	Building Dept. RSN #	
Address or General Location			
12th and Kittridge St			
Zoning District		Builder/Architect	
R-1 Low Density Residential district & accident potential zone II(APZ) -NORTH		Four Mile Construction	
Contact		Phone	
Andrew Cladis		720-641-5149	
Fax	Email		
	andrew@fourmileconstruction.com		

Exterior Elevation Review Checklist for Paper and Digital Submittals. To be checked at the Building Department. Incorrect or incomplete submittals will be rejected.

24"X36" sheet size, show the following on the plans:

- ☐ Standard, optional, and required enhanced (distinct) elevations, 4.8.3(D)2 Distribution of Masonry and Architectural Features.
- ☐ Roof Slope, Materials and Guarantee, 4.8.8 Roof Design.
- ☐ Masonry Calculations, Table 4.8-6 Masonry Standards For Single-Family Attached and Multi-Family.
- ☐ Garage Door Coverage (%), 4.6.5(C) Single-Family Detached and Two-Family Lots (9) Garage Doors as a Percentage of Front Facades.
- ☐ Durable Siding Materials List, 4.8.3(C) Durability
- ☐ Architectural Features, 4.8.3(F) Architectural Features

Each application submitted for approval shall be evaluated on its own merits. Models and Elevations approved for other subdivisions/developments must be re-submitted.

1. Special Features – Architectural, Conservation, and indoor air quality features are implemented with a weighted point system. Each will be assigned points. All residential design shall:

- Meet a minimum score of 17 points from Table 4.8-2.

SUMMARY

This request is for an architectural review for 7 single family detached home models with A-C elevations located in Altura Farms Subdivision Filing No. 2

1. Show the total number of lots in the subdivision 7

2. List each model and their corresponding elevations: lot 1 model G1800 elevation b
lot 2 model G1800 elevation a lot 3 model G1800 elevation b
lot 4 model G1800 elevation c lot 5 model G1800 3 car garage elevation b
lot 6 model G1800 elevation c lot 7 model G1800 elevation a

3. Acknowledge compliance with Aurora City Code, Article 146-4.8.3

4. Show general description of homes, e.g. one and two story, attached one, two, and three car garages, etc. 6 homes are 2 story with crawl space 2 car garage siding and stone exterior

1 house 2 story with crawl space 3 car garage siding and stone exterior

5. List current and applicable FDP/GDP documents with architectural design requirements and masonry standards. _____

Show items in bold on the plans.

The following is a summary of the required elements from Sec. 146-1302 Design Standards for Single-Family Detached, Two-Family, and Single-Family Attached Duplex Homes.

- **Roofing Materials.** Show approved roofing materials and warranty. (at least 25 years)
- **Side-specific-Enhanced Design.** Show side-specific enhanced design elevations on the plans. Homes with side and/or elevations adjacent to streets, parks, golf courses, or open space shall distribute architectural features and materials so as to achieve side-specific-design for those elevations.
- **Recessed and Alternate Load Garages.** At least 50% of the total number of lots in a subdivision must have recessed garages, alternate-load garages or any combination of either.
- **Masonry Requirement.** Show masonry requirements on the plans. See sample masonry calculations below: An average of not less than 15% of the net façade area of all residential design plans within a subdivision plan shall consist of masonry. Show the percentages of masonry provided per each elevation and include an up-dated spreadsheet showing that you are in compliance with the 15% requirement. The following should be placed on elevation sheets on the building master plan.

Sample Masonry Calculations for Single Family Development:

Front Elevation:	25%
Left Side At-grade Elevation	15%
Right Side At-grade Elevation	10%
Rear At-grade Elevation	10%
Total Façade (At-grade Basement)	15%
Front Elevation:	25%
Left Side Garden Level Elevation	0%
Right Side Garden Level Elevation	10%
Rear Side Garden Level Elevation	15%
Total Façade (Garden Level Basement)	15%
Front Elevation:	35%
Left Side Walkout Elevation	10%
Right Side Walkout Elevation	10%
Rear Side Walkout Elevation	25%
Total Façade (Walkout Basement)	20%

- **Garages.** Every single-family detached, two-family and single-family attached duplex dwelling for which a building permit is issued after November 1, 2012, shall include a garage structure large enough to fully enclose at least one off-street parking space per dwelling on the same lot as the residential structure.
- **Garage Door Coverage.** Show garage coverage percentage for each elevation. The garage door or doors shall not cover more than 47% for a two-car garage or 55% for a three-car garage of the total width of the front elevation. All three-car garages shall have a minimum two feet off set between the single and double garage doors, or between two single doors if three single doors are provided.
- **Garage Door Windows.** The garage shall include at least four square feet of window area, including any window areas located within overhead or swinging doors. Such window areas shall admit light, but may be either transparent or translucent.
- **Adjacent Setbacks.** For homes on adjacent lots a front yard stager shall vary by a minimum of 2 feet. Front yard staggers are MEASURED FROM THE LONGEST FOUNDATION WALL IN THE FRONT PLANE OF THE HOME TO THE FRONT PROPERTY LINE. e.g. If a home has a front yard setback of 22 feet adjacent homes must have setbacks of 20 feet or 24 feet minimum. See item #8 Alternative Design below. Show setback/s on plot plans submitted with building permit.
- **Durable Materials.** Show a list of durable materials provided per each elevation. A minimum 25 year written manufactured limited warranty on durable siding material is required.
- **Alternative Design.** No model elevation shall be repeated more than once every four lots. No identical model home elevation shall be repeated directly across the street.


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- **Repetitive Design - Distinct Elevations.** In order to be considered a distinct elevation, an elevation shall incorporate at least four of the following items on the front façade elevation:
 - Windows and doors to include at least a two-foot vertical or horizontal variation in size or location
 - Use of different materials
 - 2 foot difference in width
 - Front porch locations and proportions must differ substantially
 - Front plane variations
 - Roof dormers
 - Window shapes that are substantially different
 - Variation in building types: such as Ranch and Two-story
 - **Roof Variation.** 30% of the model/elevation combinations must have variation in the roof line.
 - **Architectural Features Credits – 17 points min. from Table 4.8-2.** List architectural features credits for each model/elevation.
 - **Windows.** There shall be no windowless elevations.

TABLE 4.8-2. SCORING SYSTEMS FOR ARCHITECTURAL FEATURES

FEATURE	POINTS			
A ELEVATION				
WINDOWS	3	2	1	TOTAL
One full height, two-story bay window (for a one-story residential design plan, one full height bay window)	X			
One bay window		X		
One or more roof window dormers		X		2
Two or more clerestory windows or windows with transoms above the main window		X		
Window mullion patterns on 75% of windows			X	
Front door with one or more sidelights, transom window or double door			X	1
Ribbon windows with two or more horizontal rows of windows containing at least three windows each.			X	
Decorative shutters on at least two street facing windows			X	
At least two special, decorative window heads or window sills on street facing elevations			X	
Four or more square feet of windows in the garage that are not on the door			X	1
Garage door(s) with windows			X	
ROOFS	3	2	1	TOTAL
Clay, or concrete tile, cement, or standing seam metal roof	X			
16-Inch roof overhang on all sides	X			
Change in highest roof plane or ridgeline or at least one vertical foot	X			
Decorative roofing elements (e.g., Copper above a bay window)		X		
Dimensional roof shingles with a 30-year warranty (previously no specified warranty length)			X	1
ARCHITECTURAL DETAILS/STYLES	3	2	1	TOTAL
Plan/elevation with 30% or greater masonry	X			
Porte-cochere over driveway	X			
Garage not visible on front elevation	X			
Plan/elevation with 20-29% masonry		X		2
Functioning or simulated chimney		X		
Change in siding style between home and roof gable ends		X		2
Ranch plan offered		X		
Decorative material on at least one gable end facing a street (e.g., Decorative vents, lentils, etc.)			X	1
Provide wide fascia at least four inches (nominal) - materials around doors, windows and porches			X	1
PORCHES, STOOPS AND ENHANCEMENTS	3	2	1	TOTAL
Covered porch of at least 50 square feet on the front elevation	X			3
Wraparound porch, at least six feet deep	X			
Second story porch (at least 25 square feet)	X			
Public view - landscape enhancements in yards that face streets, parks, golf courses, <i>or</i> open space	X			
Porch of at least 50 square feet on the front elevation		X		
Walk out back covered patio of at least 50 square feet.		X		2
Porch or balcony railings		X		
Eight-inch wide columns, as measured at the base of the column, on front or side porch			X	1
TOTAL				17

TABLE 4.8-2. SCORING SYSTEMS FOR ARCHITECTURAL FEATURES

FEATURE	POINTS			
B ELEVATION				
WINDOWS	3	2	1	TOTAL
One full height, two-story bay window (for a one-story residential design plan, one full height bay window)	X			
One bay window		X		
One or more roof window dormers		X		2
Two or more clerestory windows or windows with transoms above the main window		X		
Window mullion patterns on 75% of windows			X	
Front door with one or more sidelights, transom window or double door			X	1
Ribbon windows with two or more horizontal rows of windows containing at least three windows each.			X	
Decorative shutters on at least two street facing windows			X	
At least two special, decorative window heads or window sills on street facing elevations			X	
Four or more square feet of windows in the garage that are not on the door			X	1
Garage door(s) with windows			X	
ROOFS	3	2	1	TOTAL
Clay, or concrete tile, cement, or standing seam metal roof	X			
16-Inch roof overhang on all sides	X			
Change in highest roof plane or ridgeline or at least one vertical foot	X			
Decorative roofing elements (e.g., Copper above a bay window)		X		
Dimensional roof shingles with a 30-year warranty (previously no specified warranty length)			X	1
ARCHITECTURAL DETAILS/STYLES	3	2	1	TOTAL
Plan/elevation with 30% or greater masonry	X			
Porte-cochere over driveway	X			
Garage not visible on front elevation	X			
Plan/elevation with 20-29% masonry		X		2
Functioning or simulated chimney		X		
Change in siding style between home and roof gable ends		X		2
Ranch plan offered		X		
Decorative material on at least one gable end facing a street (e.g., Decorative vents, lentils, etc.)			X	1
Provide wide fascia at least four inches (nominal) - materials around doors, windows and porches			X	1
PORCHES, STOOPS AND ENHANCEMENTS	3	2	1	TOTAL
Covered porch of at least 50 square feet on the front elevation	X			3
Wraparound porch, at least six feet deep	X			
Second story porch (at least 25 square feet)	X			
Public view - landscape enhancements in yards that face streets, parks, golf courses, or open space	X			
Porch of at least 50 square feet on the front elevation		X		
Walk out back covered patio of at least 50 square feet.		X		2
Porch or balcony railings		X		
Eight-inch wide columns, as measured at the base of the column, on front or side porch			X	1
TOTAL				17

TABLE 4.8-2. SCORING SYSTEMS FOR ARCHITECTURAL FEATURES

FEATURE

POINTS

C ELEVATION

WINDOWS	3	2	1	TOTAL
One full height, two-story bay window (for a one-story residential design plan, one full height bay window)	X			
One bay window		X		
One or more roof window dormers		X		2
Two or more clerestory windows or windows with transoms above the main window		X		
Window mullion patterns on 75% of windows			X	
Front door with one or more sidelights, transom window or double door			X	1
Ribbon windows with two or more horizontal rows of windows containing at least three windows each.			X	
Decorative shutters on at least two street facing windows			X	
At least two special, decorative window heads or window sills on street facing elevations			X	
Four or more square feet of windows in the garage that are not on the door			X	1
Garage door(s) with windows			X	
ROOFS	3	2	1	TOTAL
Clay, or concrete tile, cement, or standing seam metal roof	X			
16-Inch roof overhang on all sides	X			
Change in highest roof plane or ridgeline or at least one vertical foot	X			
Decorative roofing elements (e.g., Copper above a bay window)		X		
Dimensional roof shingles with a 30-year warranty (previously no specified warranty length)			X	1
ARCHITECTURAL DETAILS/STYLES	3	2	1	TOTAL
Plan/elevation with 30% or greater masonry	X			
Porte-cochere over driveway	X			
Garage not visible on front elevation	X			
Plan/elevation with 20-29% masonry		X		2
Functioning or simulated chimney		X		
Change in siding style between home and roof gable ends		X		2
Ranch plan offered		X		
Decorative material on at least one gable end facing a street (e.g., Decorative vents, lentils, etc.)			X	1
Provide wide fascia at least four inches (nominal) - materials around doors, windows and porches			X	1
PORCHES, STOOPS AND ENHANCEMENTS	3	2	1	TOTAL
Covered porch of at least 50 square feet on the front elevation	X			3
Wraparound porch, at least six feet deep	X			
Second story porch (at least 25 square feet)	X			
Public view - landscape enhancements in yards that face streets, parks, golf courses, or open space	X			
Porch of at least 50 square feet on the front elevation		X		
Walk out back covered patio of at least 50 square feet.		X		2
Porch or balcony railings		X		
Eight-inch wide columns, as measured at the base of the column, on front or side porch			X	1
TOTAL				17

TABLE 4.8-2. SCORING SYSTEMS FOR ARCHITECTURAL FEATURES

FEATURE

POINTS

B ELEVATION 3 CAR GARAGE

WINDOWS	3	2	1	TOTAL
One full height, two-story bay window (for a one-story residential design plan, one full height bay window)	X			
One bay window		X		
One or more roof window dormers		X		2
Two or more clerestory windows or windows with transoms above the main window		X		
Window mullion patterns on 75% of windows			X	
Front door with one or more sidelights, transom window or double door			X	1
Ribbon windows with two or more horizontal rows of windows containing at least three windows each.			X	
Decorative shutters on at least two street facing windows			X	
At least two special, decorative window heads or window sills on street facing elevations			X	
Four or more square feet of windows in the garage that are not on the door			X	1
Garage door(s) with windows			X	
ROOFS	3	2	1	TOTAL
Clay, or concrete tile, cement, or standing seam metal roof	X			
16-Inch roof overhang on all sides	X			
Change in highest roof plane or ridgeline or at least one vertical foot	X			
Decorative roofing elements (e.g., Copper above a bay window)		X		
Dimensional roof shingles with a 30-year warranty (previously no specified warranty length)			X	1
ARCHITECTURAL DETAILS/STYLES	3	2	1	TOTAL
Plan/elevation with 30% or greater masonry	X			
Porte-cochere over driveway	X			
Garage not visible on front elevation	X			
Plan/elevation with 20-29% masonry		X		2
Functioning or simulated chimney		X		
Change in siding style between home and roof gable ends		X		2
Ranch plan offered		X		
Decorative material on at least one gable end facing a street (e.g., Decorative vents, lentils, etc.)			X	1
Provide wide fascia at least four inches (nominal) - materials around doors, windows and porches			X	1
PORCHES, STOOPS AND ENHANCEMENTS	3	2	1	TOTAL
Covered porch of at least 50 square feet on the front elevation	X			3
Wraparound porch, at least six feet deep	X			
Second story porch (at least 25 square feet)	X			
Public view - landscape enhancements in yards that face streets, parks, golf courses, <i>or</i> open space	X			
Porch of at least 50 square feet on the front elevation		X		
Walk out back covered patio of at least 50 square feet.		X		2
Porch or balcony railings		X		
Eight-inch wide columns, as measured at the base of the column, on front or side porch			X	1
TOTAL				17

TABLE 4.8-6. MASONRY STANDARDS

(A) TYPE OF STRUCTURE	(B) MINIMUM PERCENTAGE OF MASONRY ON NET FAÇADE AREA (see note 1)
1. Single-family attached townhomes	EITHER <ul style="list-style-type: none"> • 50 Percent shall be clad in brick or stone; or • 75 Percent shall be clad in stucco; or • 75 Percent shall be clad in a combination of stucco and brick, or stucco and stone.
2. Small, medium, and large multiple family residential	EITHER: <ul style="list-style-type: none"> • 60 Percent shall be clad in brick or stone; or • 80 Percent shall be clad in stucco; or • 80 Percent shall be clad in a combination of stucco and brick, or stucco and stone.

NOTE 1. The required minimum percentage of masonry applies to the total net façade area, rather than to each elevation separately.

FOR CITY OF AURORA USE ONLY

Approval Information:

Type of Approval: _____

Authorized Signature: _____, Date _____
Planner

Attachments:

- ☐ Exhibit A – Permit Application
- ☐ Exhibit B – Plans - Architectural Elevations and required information found herein. See pg. 1 Exterior Elevation Review

Check List for paper and digital submittals

- ☐ Exhibit C – Copy of Table 13.1 Architectural Features, and Table 13.2 Conservation Features provided herein.