



TO: COA Development Services Department

FROM: Mike Beach

DATE: December 11, 2024

SUBJECT: Aurora ABC Supply Co. Pre-Application Meeting Comments

PROJECT No.: (#1808714) 2024 2441319 000 00 PRE

Dear COA Development Services Department,

The following is our response to your letter, dated July 11th, 2024, regarding the above referenced project in Aurora, Colorado. Below are the responses to the comments applicable to the COA Development Services Department. Our responses are given in order of the comments listed in these documents. COA Development Services Department comments are shown in standard font and Ridgetop's responses are shown in red.

Key Issue Comments:

1. Gateway Park Master Plan: The site is located within Gateway Park II and is subject to the Gateway Park Design Review Requirements. The Gateway Park Design Review Committee (GPDRC) will receive a referral of this application, but coordination should be directly with them. Contact Rebecca Taladay with questions or to get a copy of the Gateway Park Design Standards. If there is a conflict between the UDO and the Gateway Park Design Standards, the more restrictive requirements will apply.
RESPONSE: Email coordination has been made with the GPDRC and their standards will also be taken into consideration when creating this parking/ storage area.
2. Touch Rule: The Touch Rule is triggered due to the expansion of an existing use, and not the construction of a new primary building. This project is required to bring the property into compliance with the Unified Development Ordinance (UDO) standards for parking design and location, off-street loading areas, drive-through stacking areas, landscape, water conservation, stormwater management, building design standards, and exterior lighting.
RESPONSE: Acknowledged for development.
3. Operations Plan: Please provide a detailed operations plan that includes the hours of operation, number of employees and any other relevant information regarding how the proposal functions. This is a critical component to your application to establish that the primary use is the permitted "Home Building Supplies" and not

“Outdoor Storage,” which is not permitted within one-quarter mile of I-70 right-of-way.

RESPONSE: Acknowledged. Site has been deemed as home building supplies.

4. Fencing: All service, loading and storage areas visible from residences, public or private streets, public open spaces or trails shall be screened by fences, walls, berms, or any combination of those items with landscaping. The proposed 8-foot chain link fence with barbed wire is not permitted due to its proximity to the High Line Canal and Tower Road being a collector street.

RESPONSE: Barbed wire has been removed from the site.

5. Special Landscape Buffer: A 25-foot-wide special landscape buffer is required for any development adjacent to public parks, open space and trails, per Section 146-4.7.5.H of the UDO. Please coordinate with Parks, Recreation, and Open Space (PROS) on appropriate plantings and/or other landscape materials for the canal buffer.

RESPONSE: 25' landscape buffer has been included in our designs.

6. Utilities: When improving any sidewalks along Tower Road, please keep in mind that there is an existing sanitary sewer service roughly under the existing walk. The existing water meter is partially located within a parking stall with bollards. If improvements to the site are undertaken, the meter is to remain in a landscaped area. This can be wood or rock mulch, and planting must be 3-feet from the meter lid.

RESPONSE: Acknowledged.

7. High Line Canal: This site is not permitted to discharge into the High Line Canal. An Infiltration based Stormwater Control Measure, such as bioretention or a sand filter should be considered in addition to the potential release onto Tower Road per the approved Preliminary Drainage Report for the site. Additionally, the High Line Canal in this area has been transferred to Arapahoe County. While the City cannot allow stormwater releases into the Canal based upon current direction, there may be options including the potential for Emergency Overflow discharge. See page 14 for more information.

RESPONSE: Acknowledged. Onsite detention is to be used.

8. Site Access: The eastern site access as shown on 28th Avenue is too close to Tower Road, as it does not meet the 150' minimum access spacing. This access should be removed, and the new access onto 28th shall align with the opposing access to the southeast of where it is shown. See page 16 for more information.

RESPONSE: East site access is called out to be removed.

9. Public Improvements: The public improvements for this site are numerous; see page 17 for details. Provide a 25' lot corner radius at the northwest corner of the Tower Road and East 28th Avenue intersection. Any areas that will be accessed by wheeled vehicles are required to be paved.

RESPONSE: 25' corner lot is to be dedicated.

Energy and Environment Development Comments:

1. 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 at this time. There may be existing underground pipelines in rights-of-way. If you have questions or concerns about this, the Energy & Environment Division can assist by providing additional information.

RESPONSE: Acknowledged.

2. The City of Aurora has no authority or control over subsurface well equipment or operations. Contact the Colorado Energy & Carbon Management Commission (ECMC) for more information. Should you have any questions about oil and gas development, please reach out to Jeffrey S. Moore, Manager of the Energy & Environment Division.

RESPONSE: Acknowledged.

PROS Comments:

1. Section 146-4.7.5.H of the UDO requires special landscape buffers adjacent to public parks, open space and trails. A 25-foot-wide buffer shall be required, and plantings shall not encroach past the property line into the designated public use property. Buffer width reductions are not permitted. Landscaping shall include one tree and 10 shrubs per 25 linear feet of frontage when the site contains industrial development. Please coordinate with PROS on appropriate plantings and/or other landscape materials for the canal buffer. Stormwater drainage into High Line Canal shall not be permitted, nor shall a barbed or chain link fence. Please coordinate with Planning on the appropriate fence type to meeting screening requirements.

RESPONSE: 25' landscape buffer has been provided along side of property adjacent to open space. Barbed wire has been removed.

Aurora Water - Utility Comments:

1. A fixture unit table is required with the civil plans to verify the existing meter is properly sized.

RESPONSE: Acknowledged for civil set.

2. A new Domestic Service Allocation Agreement (DSAA) is required to establish the new service scenario.

RESPONSE: Acknowledged for submittals.

3. When improving any sidewalks along Tower Road, please keep in mind that there is an existing sanitary sewer service roughly under the existing walk.

RESPONSE: Acknowledged.

4. The existing water meter is partially located within a parking stall with bollards. If improvements to the site are undertaken, the meter is to remain in a landscaped

area. This can be wood or rock mulch, and planting must be 3-feet from the meter lid.

RESPONSE: Water meter has been relocated north into a proposed landscaped area.

5. Water service may be provided from: Existing Service.

RESPONSE: Acknowledged.

6. Sanitary sewer service may be provided from: Existing Service.

RESPONSE: Acknowledged.

7. Project is located on the following Map Pages: 02M.

RESPONSE: Acknowledged.

8. 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 are necessary to service your development.
- All utility connections in the arterial roadway are required to be bores.

RESPONSE: All available existing utilities are shown.

9. 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: Acknowledged for development.

10. All commercial and industrial users that discharge wastewater to the City of Aurora are to meet Metro Water Recovery's Industrial Pre-Treatment Program. Applicants are encouraged to reach out to Metro Water Recovery early in the planning process to learn more about the program requirements.

RESPONSE: Ridgetop does not intend on modifying sanitary services. Sanitary manholes within the sidewalk have been given callouts.

11. Note that Aurora Water reserves the right to enact certain restrictions that may include curtailment of water taps or usage of non-functional turf as established by City Ordinance.

RESPONSE: Acknowledged.

12. Please reference Ordinance No. 2022-46 pertaining to the use and restrictions of turf and ornamental water features.

RESPONSE: Acknowledged for landscape design.

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

RESPONSE: Acknowledged for submittals.

14. 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: Acknowledged for submittals.

15. For a full listing of Utility Fees, please see the Aurora Water Fee Schedules. Connection fees should be paid prior to December 31st which are subject to increases as approved by City Council.

RESPONSE: Acknowledged for submittals.

16. Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

RESPONSE: Acknowledged for submittals.

Aurora Water – Stormwater Management Comments:

1. A Preliminary Drainage Report shall be submitted with the site plan. Note that a Final Drainage Report shall be submitted with the Civil Plans. The Preliminary Drainage Report shall be submitted at the time of Planning Department application submittal. Refer to Sections 2.4.3 & 2.4.4 for submittal requirements. A review fee shall be paid to the City prior to acceptance of the Preliminary Drainage Report.

RESPONSE: Drainage report has been provided with first submittal.

2. Project Narrative states that “No changes are proposed to the access locations” but the submitted Site Plan shows the addition of a new access location on 28th Avenue. The PDR and Site Plan will need to clarify this statement.

RESPONSE: See drainage report & site plan.

3. Detention and Water Quality shall be provided for all internal, perimeter, and any other roadways required by Public Works as a part of this development.

o 1. If a deferral is granted by public works for construction at a later date the site would need to provide the design for the storm infrastructure (inlets, storm drain) and include water quality and detention for the improvements.

o 2. If the deferral is for both design and construction for the road improvements the onsite pond must provide the future volume needed for water quality and detention for the improvements as part of the deferral.

o This site should be in compliance with the new impervious values.

RESPONSE: See drainage report & site plan.

4. On-site Detention and Water Quality/EURV pond is required for sites larger than 2 acres of impervious area. The pond shall be in place prior to paving, and it shall be accepted prior to the issuance of Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO). The site is not permitted to discharge into the High Line Canal. An Infiltration based Stormwater Control Measure, such as bioretention or a sand filter should be considered in addition to the potential release onto Tower Road per the approved Preliminary Drainage Report for the site (see subsequent notes).

RESPONSE: Underground detention is to be used on this site.

5. The High Line Canal in this area has been transferred to Arapahoe County. While the City cannot allow stormwater releases into the Canal based upon current direction, there may be options including the potential for Emergency Overflow discharge. Should that be the option proposed, versus infiltration based Full Spectrum Detention, prior to submittal schedule a meeting with Brian Green from City of Aurora PROS (bcbgreen@auroragov.org), Lisa Knerr from Arapahoe County, (lkknerr@arapahoegov.com), Sam Scorza from Aurora Water (sscorza@auroragov.org), and a representative from Denver Water, presumed to be Drew Randall (Drew.Randall@denverwater.org). The applicant will be expected to chair the meeting and establish any agenda items.

RESPONSE: Acknowledged for storm drain design.

6. A Drainage Report Review Checklist should be completed and signed by a professional engineer and uploaded with the Report for the first review. The Checklist can be located at the following link: Design Standards and Checklists.

RESPONSE: Checklist has been included in first submittal.

7. The lowest point of entry (LPE) shall be minimum one-foot above all Emergency Overflow Elevations and all 100-year ponding and flow depths.

RESPONSE: Acknowledged for development.

8. Note that Preliminary Drainage Report (PDR) review fees will be limited to the first three reviews. If additional reviews are required, fourth and greater, then new fees will be required.

RESPONSE: Acknowledged for submittals.

9. The City of Aurora has an updated Drainage Criteria Manual which should be used for this and all future submittals. You are highly encouraged to read section 1.5 SIGNIFICANT UPDATES BY CHAPTER for a summary of the changes in the City's Criteria. The Manual can be downloaded at the following link: Aurora Water SDDTC 11-2023.

RESPONSE: Acknowledged.

10. Important reference materials can be accessed via the City's GIS tools.

RESPONSE: Acknowledged.

11. Drainage references provided in these notes may not be an exhaustive list or include all potentially relevant existing or under-review documents. Approved reports and plans can be found via the City's Property Map. Please note that approved City documents before approximately the year 2000 are generally not available on the City's website and must be requested by the Design Engineer from Aurora Water. The City can only provide copies of approved Master Drainage, Preliminary Drainage, Final Drainage, and Civil Plan documents. In cases where City review of these documents is on-going and they may have some impact on the project, it is the Design Engineer's responsibility to contact the Designers of the documents under-review and coordinate designs.

RESPONSE: Acknowledged.

12. Refer to Electronic Drawing Numbers (EDNs) (C8-2-1815) for supporting information related to your site.

RESPONSE: Acknowledged.

13. The Engineer is responsible for researching and determining if a study by Mile High Flood District (MHFD) has been completed proposing improvements within or adjacent to the Engineer's proposed development. Any such improvements may be required to be constructed as a part of that project. Coordination with the City shall be initiated in those instances at the Master Plan Level or as soon as determined with any proposed development.

RESPONSE: Acknowledged for development.

14. 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 State's web portal. Aurora Water will verify the information matches the final drainage report. Notification must be made before Civil Plans will be approved or Stormwater Permits will be issued.

RESPONSE: Acknowledged for development.

15. Per City of Aurora Storm Drainage Design and Technical Criteria Section 10.11, underground detention may be used only as a last resort and must be approved by variance, when all other alternatives are exhausted. If a development chooses to propose underground detention, they are doing so at-risk of significant redesign if the underground detention is not approved. A variance, with supporting documentation, in the preliminary drainage report for underground detention will be evaluated on a case-by-case basis.

RESPONSE: Acknowledged.

16. Release rate for the detention pond shall be based upon the Storm Drainage Design and Technical Criteria Manual, latest revision.

RESPONSE: Acknowledged.

17. Per the 2023 Roadway Design Manual: The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Swales used for this purpose shall be sloped a minimum of two (2) percent. In no condition shall the bottom of the swale at its highest point be less than Submittal Requirements and Procedures 2-32 2023 six inches below the grade at the foundation of any adjacent structure. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building.

RESPONSE: Acknowledged.

18. Per the 2023 Roadway Design Manual: Storm water from concentrated points of discharge from a 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: Acknowledged for development.

19. See section 3.20 EASEMENTS AND TRACTS for specific information for maintenance access for channels, ponds, and all other storm features.

RESPONSE: Acknowledged for development.

20. Storm sewer system does not extend to this site.

- Extend storm sewer to this site, including inlets, pipes, manholes, etc.; or
- Discharge onto the street through a chase; or
- Discharge onto Tower Road in accordance with the approved preliminary drainage study for this development. Unlike the approved PDR, Full Spectrum Detention will still be required and the PDR will need to analyze Flow Depths in and the Capacity of Tower Road, as well as an analysis of the sump inlets in Tower Road (on the north side of the High Line Canal) and downstream infrastructure to confirm sufficient capacity for the proposed flows released from the site.

RESPONSE: Storm utilities have been added to the site.

21. Stormwater Conveyance - Notification of Adjacent Property Owners link: Stormwater Conveyance - Notification of Adjacent Property Owners.

RESPONSE: Acknowledged for development.

Public Works Department Comments:

1. Pending something unforeseen, such as public comment, Traffic Engineering will not require a Traffic Study at this time.

RESPONSE: Acknowledged.

2. Gates are required to be setback from public road flowline a minimum of 45-feet, longest expected vehicle or at least the 95th percentile queue. If the gating system swings, it shall swing into the site.

RESPONSE: Gates have been moved back.

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

RESPONSE: All relevant access points can be seen on the plans.

4. Site access shown onto 28th Avenue is too close to Tower Road. Remove this access, as it doesn't meet the 150' minimum access spacing. See crossed out access below to see which one to remove.

RESPONSE: Access has been removed.

5. The new access onto 28th shall align with the opposing access to the southeast of where it is shown.

RESPONSE: Access has been aligned with opposing site. It's not feasible to line up the center access on 28th with the one across the street, their access points are too close together and would not allow for truck traffic into the yard.

6. Label the access movements on the Site Plan.

RESPONSE: See site plan and fire exhibit sheets.

7. Provide plans for truck turning template into the site will be needed. The truck will need to enter the site without crossing the road toward oncoming traffic.
RESPONSE: See truck turning exhibit sheet.
8. Show ADA pedestrian route from building to public row on plans.
RESPONSE: ADA pedestrian route has been shown on the site plan and called out in that sheet's legend.
9. Objects and structures shall not impede vision within the sight triangles. Show sight triangles on the site plan and landscaping plan at all access points in accordance with City of Aurora Standard Traffic Detail TE-13. In addition, street trees shall be set back from Stop signs and other Regulatory signs as detailed in City of Aurora Standard Traffic Detail TE-13.3.
RESPONSE: Sight triangles have been added to the set.
10. 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: See landscape sheet.
11. Show existing stop signs and street name signs or the installation of new stop signs and street name signs by developer at the site access points onto public streets. Add the following note to the Site Plan:
 - 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: Proposed signs and requested note have been added to the site plan.**
12. Provide public improvements for Tower Road including but not limited to a 10' detached sidewalk (starting on the south side of the existing access off Tower Road) to match the typical arterial section, public streetlights and any required ROW dedication or sidewalk easements that comply with the 2023 Roadway Manual requirements adjacent to the development.
 - The existing 5' wide detached sidewalk along the existing parking lot frontage (south of the existing access off Tower Road) is sufficient, but we would like a sidewalk easement and/or any required ROW be dedicated at this time.**RESPONSE: 10' detached sidewalk has been added along Tower Rd. Due to the existing grades and the existing building, the sidewalk will need to be placed as shown on the plans.**
13. Provide a 25' lot corner radius at the northwest corner of the Tower Road and E 28th Avenue intersection.
 - Evaluate and provide ADA compliant curb ramps at the southwest, northwest and northeast corners of the intersection that are directional and comply with the requirements of the 2023 Roadway Manual. Also ensure that the curb ramps direct users outside of the existing crosspans.**RESPONSE: 25' corner lot radii is to be dedicated prior to final submittal. This has been reflected on the Site Plan.**
14. Provide public improvements for E 28th Avenue including but not limited to a 5.5' detached sidewalk, public streetlights and any required ROW dedication or

sidewalk easements that comply with the 2023 Roadway Manual requirements adjacent to the development.

RESPONSE: 5.5' detached sidewalk has been added along E 28th Ave.

15. Any areas that will be accessed by wheeled vehicles are required to be paved.

RESPONSE: Acknowledged.

16. Provide curb returns and ADA compliant curb ramps at all existing or proposed accesses that are directional and compliant with the 2023 Roadway Manual requirements.

RESPONSE: ADA-compliant curb ramps are to be at either side of all accesses on this site.

17. The updated Roadway Manual has been adopted as of February 1, 2023. The link to the updated Roadway Manual can be found below.

RESPONSE: Acknowledged for development.

18. The City has updated its civil plan submittal intake process which became effective June 26, 2023. A civil plan pre-submittal is no longer required. Please review the new submittal instructions here.

RESPONSE: Acknowledged for submittals.

19. Previously approved plans and reports can be found on the City's website. Instructions can be found here: Getting to Engineering Documents Online. Older documents can be provided upon request.

RESPONSE: Acknowledged for submittals.

Fire/Life Safety Comments:

1. Please review the 2021 IFC, Chapter 11 for Construction Requirements for Existing Buildings. The provisions of this chapter shall apply to existing buildings constructed prior to the adoption of this code.

RESPONSE: Acknowledged for development.

2. The Aurora Building Division currently utilizes the adopted 2021 International Codes Series except for the 2023 NEC. This includes the International Existing Building Code (IEBC).

RESPONSE: Acknowledged.

3. On behalf of the Aurora Fire Department, all plan reviews, permits, and inspection associated to site plans, civil plans, platting documents, the International Fire Code and fire protection systems are conducted by the Aurora Building Division's Fire/Life Safety Group. Please avoid contacting Aurora Fire Rescue or the Fire Prevention Bureau with associated questions since they will only differ your inquiries to the Aurora Building Division Fire/Life Safety Group.

RESPONSE: Acknowledged for development.

4. Plans must show the location of Electric Vehicle (EV) charging stations and parking spaces.

RESPONSE: Please provide code section requiring this site to have EV chargers.

5. Buildings less than 30' in height require only a 23' wide fire lane easement with 29' inside and 52' outside turning radii. Buildings greater than 30' in height require a 26' wide fire lane easement with a 26' inside and 49' outside turning radii.

RESPONSE: The existing building has a max height of 30'.

6. Buildings greater than 30' in height are regulated by the 2021 IFC Section D105 and require both a 26' Fire Lane Easement and two points of emergency access. Typically, the 26' fire lane easement is located on the front main entry side of the structure within a minimum of 15' and a maximum of 30' from the exterior wall of the building. Structures greater than 30' in height also require a second point of emergency access.

RESPONSE: Existing documents state the building has a max height of 30'. A fire lane width of 30-ft is provided along the front of the building.

7. Existing fire hydrants are sufficient and satisfy Fire and Life Safety requirements. However, if changes are made to the site from the current proposal, additional onsite/offsite fire hydrants may be required.

RESPONSE: Acknowledged for development.

8. Please show the location of all fire hydrants within 400' of this site. Where fire hydrants are outside the boundaries of the site plan you can indicate the distance using a fire hydrant label or symbol with an arrow and distance.

RESPONSE: Fire hydrants have been called out on the set.

9. A fire department connection will be required at the front main entry side of the structure. A fire hydrant will be required within 100' of the fire department connection.

RESPONSE: Fire hydrants have been called out on the set.

10. The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief.

RESPONSE: Acknowledged for development.

11. If a gating system is to be installed at a site access point, it must be set back from the flow line of the street at least 35 feet or one design vehicle length, whichever is larger, and be approved by the City of Aurora's Fire and Life Safety department. Gating systems located within close proximity to public right-of-way (ROW) may also be assessed by the City of Aurora Traffic Manager or designee and could require a traffic analysis to determine the appropriate distance of gating system to said flow line of ROW. Where a gating system crosses a dedicated or designated fire access roadway, please reference the Security Gates section of the latest edition of the International Fire Code (IFC). The installation of security gates across a fire apparatus access road shall be approved by the designated Fire Code representative within the Aurora Building Division.

RESPONSE: Gates have been moved back.

12. A separate building permit is required for the installation of any gating system that may obstruct fire department access to the internal areas of a site. Prior to

construction, please submit plans and specifications of your proposed gating system to the Aurora Building Division. If you have any questions, please contact a Fire/Life Safety representative by calling 303-739-7420.

RESPONSE: Acknowledged for submittals.

13. Per the 2021, IFC Chapter 50 – A permit through the Aurora Building Division is required to for the prevention, control and mitigation of dangerous conditions related to storage, dispensing, use and handling of hazardous materials. To download a copy of the hazardous materials inventory statement checklists please visit our web site by clicking on the hyperlink provided.

RESPONSE: Acknowledged for submittals.

14. For submittal requirements to the Aurora Building Codes Division please visit our website to download a copy of the 2021 High-Piled Combustible Storage Checklist by clicking on the hyperlink provided.

- Per the 2021 IFC, Section 3206.6 Building access. Where building access is required by Table 3206.2, fire apparatus access roads in accordance with Section 503 shall be provided within 150 feet (45 720 mm) of all portions of the exterior walls of buildings used for high-piled storage.

RESPONSE: Existing building has been called out at 30' in previous documents. No additional height will be added to the existing building with this development.

15. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for lifesaving of fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an accessible location.

- Approved Knox Hardware is required for new and existing buildings at the main entry of the structure, at the exterior door of a fire riser/fire pump room and at the fire department connections (caps/plugs). Please label and show these Knox devices on the site plan submitted to the Planning & Development Service Department.

RESPONSE: Due to building existing, knox box location will most likely remain.

16. The site plan must show the location of the loading and unloading areas. These areas must not encroach into the dedicated or designated fire lane easement.

RESPONSE: Loading areas have been called out on the site plan.

17. Add the following note to the Photometric Site Plan:

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".

RESPONSE: Existing site and building lighting is to remain.

18. Add the "accessible route" (heavy dashed line) to the photometric plan and verify minimum 1 foot-candle of illumination along its entire length.

RESPONSE: Existing site and building lighting is to remain.

19. If an existing fire lane or public street must be removed or relocated for any reason, the roadway must be replaced using the current specifications of the Public Works Department.

RESPONSE: Acknowledged.

20. The fire code official is authorized to increase the dimension of 150 feet reach requirement where the building is fire sprinkled in accordance with the 2021 IFC, Section 503.1.1. If granted approval, a fire sprinkled structure may utilize 200-foot reach criteria in place of the 150-foot standard requirement.

RESPONSE: Building is existing.

21. Where fire hydrants and fire department connections are provided adjacent to vehicular access drive aisles, they will need to be dedicated as fire lane easements in order to provide emergency access to them.

RESPONSE: Acknowledged for relocation of hydrants.

22. See the 2021 IFC, Section 503.1.1 that discusses fire access requirements to within 150' of "facilities" such as your outdoor storage yard.

RESPONSE: Acknowledged for development.

23. If an existing fire lane or public roadway must be removed or relocated for any reason, the portion replaced must follow the current specifications of the Public Works Department.

RESPONSE: Acknowledged.

24. Construction of fire lanes using alternative surfacing materials other than asphalt and concrete and/or installations of gating systems crossing a dedicated fire lane easement will require a license agreement though Real Property.

RESPONSE: Acknowledged.

25. Per the 2021 International Fire Code, Section 304.3.3, dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings, or combustible roof eave lines.

RESPONSE: Acknowledged.