



December 05, 2023

Planning & Development Services
City of Aurora
15151 E. Alameda Pkwy, 2nd Floor
Aurora, CO 80012

LETTER OF INTRODUCTION & DETAIL OPERATIONS

The subject property is located at 17500 E. 22nd Ave, east of N. Airport Blvd and west of N. Tower Rd. The subject is Block 1, Lot 2 of Optima Batteries Inc. Subdivision Filing No. 1. Lot 2 is located on the east side of the subdivision and its zoning is APZ II-N (Accident Potential Zone II North). The Lot area for the subject is 14.1 acres and its current use is the manufacturing and storage of glass.

The proposed project would be for Manko Window Systems Inc, in which the owner would like to build to two new building additions on the west/south-west side and east side of the existing building. The business provides the manufacturing and distribution of aluminum windows, aluminum entrances, storefront, curtain wall, and glass products. The two new building additions would be providing more enclosed storage to the warehouse.

Hours of operation are 8:00am-5:00pm, Monday-Friday. Daily activities would include morning employee arrival of 12 office employees and 78 manufacturing employees. All employees would park their personal vehicles on site and work within the warehouse. Manko's delivery trucks would arrive, be loaded/unloaded and depart on the west side of the building throughout the day. Employee vehicles will remain on site for the day as staff work in the warehouse, the facility would be warehouse-based manufacturing and distribution by staff and not open to the general public.

At the end of the day, employees will depart in their personal vehicles leaving an anticipated overnight parking of a company van, trailers, and outside storage in the parking lots overnight.

Stormwater retention is currently handled through 3 detention ponds on the lot sized for the current site. Two of the detention ponds are located on the west side of the site and one is located next to the south-east corner of the warehouse, in the south-east corner of the site.

Landscaping along E. 22nd Ave. is intended to follow the existing site conditions except for a new sidewalk being implemented along the entire north side of the lot. The two new building additions will not be affecting any major landscaping save for some field grass

on the south-west side of the warehouse. The proposed sidewalk will cause the removal of 5 trees along E. 22nd Ave.

The exterior finishes of the warehouse and proposed additions will be metal. This is in conformance with the existing conditions of the site. The site is surrounded by chain link fences on the west, east and south sides.

It is our understanding that no other permits for the site need to be applied for, due to the proposed additions not adding any significant amount of new impervious area to the site or any other items of interest. No changes to the city's infrastructure will be made as the proposed storage additions will not require it.

Please feel free to contact me with any questions or concerns regarding this letter.

Sincerely,

Brett Louk, PE
SMH Consultants