

April 12, 2024

Rachid Rabbaa
Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

RE: Fine Parking Building 6 (#1771960)/Pre-Application Meeting held January 4, 2024

Dear Mr. Rabbaa,

Thank you for the comments on January 10th, 2024, for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the Site Plan and Preliminary Drainage Report, we have summarized your comments and our responses below.

KEY ISSUES:

- Master Plan Compliance: This project is subject to the Fine Point Business Park Master Plan which is the guiding document establishing requirements for planning areas and land use, design standards, public improvements, open space and circulation and similar.
 - *Response: Understood, thank you.*
- Parking: Off-street parking is required at one space per peak-time employee for Light Manufacturing use, and one space per 1000 GFA for Distribution use. No more than 60% of the lot frontage on 56th Avenue to a depth of 60 feet shall be occupied by surface parking. This regulation applies to all collector and arterial frontages. According to Northeast Area Transportation Study (NEATS), Powhatan Road is planned as a collector street at this location and would also be subject to this requirement.
 - *Response: See parking table on Cover Sheet for required and provided parking by building use. No parking is proposed within 60' of the 56th Avenue lot frontage. Parking along the Powhatan Road lot frontage has been broken up with landscape islands such that no more than 60% of the lot frontage to a depth of 60 feet is occupied by surface parking.*
- Operations Plan: Please provide a Letter of Introduction and an Operations Plan including hours of operation, number of employees, truck circulation, and any other relevant information.
 - *Response: A Letter of Introduction has been provided. Since this is a speculative industrial development, user-specific items such as hours of operation, and number of employees are unknown at this time. Truck circulation exhibits have been provided.*
- Site Design: The Site Plan needs to include an outdoor amenity area for use by employees at a main building entrance and include benches, tables, and shade structures. The expectation is this patio space is at least 250 square feet with a minimum dimension of 10 feet. Show vehicle circulation patterns and delivery stacking plans. The site must maintain two points of vehicle entry. Provide screening of dock

doors as well as perimeter fencing. Screening of any dock doors can be done with opaque walls, berming, landscaping, fencing, or a combination of these. The access onto 56th Avenue shall align with the opposing Phase 1 access to ensure safe turning movements. Onsite and offsite fire hydrants are required for this project.

- *Response: Outdoor amenity area has been provided south of the building and is shown on the Site Plan and Landscape Plans. Vehicle circulation exhibits have been provided. Dock screening is provided by a combination of natural site grades and landscaping. Two points of vehicle entry are provided via 58th Avenue and Powhaton Road. The access onto 58th avenue has been aligned with the opposing Phase 1 access. Hydrants shown on utility plan.*

- Plugged and Abandoned Wells: The Colorado Energy & Carbon Management Commission (ECMC) maps indicate there are plugged and abandoned (P&A) wells within proximity of the proposed development. The applicant is responsible for locating the abandoned wells and to ensure adequate measures are taken to secure/buffer their locations during construction. See Page 13 for more information.

- *Response: Understood, thank you.*

- Aurora Water: Water and sanitary main extensions are required across the building frontage to provide service to the building. Main extensions shall comply with the approved Fine Point Business Park MUS (at the time of writing, this MUS is under review with the city, RSN 1693086). An MUS conformance letter shall be submitted with the Site Plan. The fire line shall be tapped from a looped main. No other connections are allowed between the tap at the main to the building connection. The private fire line, water main and hydrants shall be designed, constructed and tested according to Aurora Water standards.

- *Response: A looped main has been provided internal to the site, with two points of connection at proposed main extensions in Powhaton Road and 58th Avenue. The private fire line, fire hydrants, domestic and irrigation services will be tapped from this loop main.*

- Traffic: A traffic letter of conformance to the Fine Point Business Park Master Traffic Impact Study (dated September 2023) will be required for this development. 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. The intersection of 56th Avenue and Powhaton Road is a potential candidate for a future traffic signal if and when signal warrants are met. As an adjacent landowner/developer, you must participate in the cost of the traffic signal installation. See Page 18 for the note you'll need to add to your site plan.

- *Response: Understood, thank you. A traffic letter of conformance has been provided.*

- Public Improvements: Public improvements shall be provided in conformance with the approved Public Improvement Plan (PIP). This site plan is proposed within PA-2. The required improvements for PA-2 include 58th Avenue, 56th Avenue, and Powhaton Road. The full section of 58th is required along the PA-2 boundary and the half sections of 56th and Powhaton Road are required along PA-2. If the PIP is amended in order

to revise the public improvement requirements, the amendment shall be approved prior to the approval of this site plan.

- *Response: Understood, thank you.*

STEP I – PLANNING PHASE

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

Standards and Issues:

1. Zoning and Placetype

A. 1A. Zoning

The Airport District is intended to take advantage of the nearby regional and national transportation hubs and infrastructure, to expand employment opportunities created by the strategic location of these lands near the airports operating in or near Aurora, and to ensure that development is located and designed to be consistent with the continued efficient operation of those airports. Industry hubs and a variety of commercial, light manufacturing (e.g., assembly and technology centers), distribution uses (e.g., freight forwarders, warehousing/distribution), and research and development campuses are anticipated to be developed in this classification. Development is encouraged that will take advantage of the multi-modal transportation opportunities in this district. Limited and supporting retail and service uses are also allowed in this district but are not intended to be regional draws or the driving force for economic development. Residential uses are not permitted in this district. Other uses permitted in this district are as shown in Table 3.2-1 (Permitted Use Table).

This area is within Subarea C, which generally includes rolling, semi-arid, largely undeveloped lands with large open fields of prairie grass in northeast Aurora and mostly developed newer developments in southeast Aurora. It currently includes expanding residential developments, industrial parks and areas of City-owned open spaces and parks. In addition to various design standards in Article 4, this use includes Use-Specific Standards in UDO Section 146-3.3.5.X for outdoor storage.

- *Response: Understood, thank you.*

B. 1B. Overlay Districts

Avigation Easements

Because the property is within the Airport Influence District surrounding Denver International Airport, 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 Jeffrey Moore at 303. 739.7676 or jsmoore@auroragov.org with any questions you may have.

- *Response: Understood, thank you.*

C. 1C. Placetype

The Industry Hub includes areas typically dedicated to manufacturing, warehousing, distribution, fulfillment centers, freight operations and renewable energy enterprises. This placetype plays an important role in the city's employment base and economy but can sometimes create outdoor activity and should be appropriately buffered from residential and commercial areas. It can generate high volumes of traffic from both its employees and associated truck traffic. Adjoining roadways should accommodate traffic without negatively impacting quieter placetypes or traffic on local streets serving residential areas.

- *Response: Understood, thank you.*

D. 1D. Master Plan

This project is subject to the Fine Point Business Park Master Plan. This is a guiding document establishing requirements for planning areas and land use, design standards, public improvements, open space and circulation and similar.

- *Response: Understood, thank you.*

E. 1E. Operations Plan/Letter of Introduction

Please provide a Letter of Introduction and an Operations Plan including hours of operation, number of employees, truck circulation, and any other relevant information.

- *Response: A Letter of Introduction has been provided. Since this is a speculative industrial development, user-specific items such as hours of operation, and number of employees are unknown at this time. Truck circulation exhibits have been provided.*

2. Development Standards

A. 2A. Dimensional Standards

The Master Plan outlines requirements for buffers and general landscaping. Please see the Landscaping requirements below. A 25 ft setback is required on all sides of the site and the maximum height of the primary structure is 100 ft. See Section 146-4.2.2 Table 4.2-4 in the UDO for details.

- *Response: Understood, thank you. This site complies with setback and maximum building height requirements.*

B. 2B. Common Space and Amenities

The Site Plan needs to include an outdoor amenity area for use by employees at a main building entrance and include benches, tables, and shade structures. The amenity spaces should be well integrated into the pedestrian circulation of the site and intentionally placed so that they may be easily accessed. The expectation is this patio space is at least 250 square feet with a minimum dimension of 10 feet.

- *Response: Outdoor amenity area has been provided south of the building and is shown on the Site Plan and Landscape Plans.*

C. 2C. Access and Connectivity

Please show vehicle circulation patterns and delivery stacking plans. The site must maintain two points of vehicle entry. Direct pedestrian connectivity from all building entrances to the sidewalk along 58th Avenue and Powhatan Road by use of sidewalk paving and crosswalks is required. There should also be direct and unobstructed pedestrian and bicycle access from this site to the regional open space path.

The expectation is for the development of detached sidewalk, and curbside landscaping and street trees located between the back of curb and the sidewalk along 56th and 58th Avenues as well as Powhatan Road.

- *Response: Truck circulation exhibits have been provided. Two points of vehicle entry are provided from 58th Avenue and Powhatan Road. Accessible pedestrian routes and bicycle access / storage (racks) provided.*

D. 2D. Parking, Loading, and Stacking

Off-street parking is required by Section 146-4.6. For Light Manufacturing, one (1) space per peak-time employee is required and for Distribution, one (1) space per 1000 gfa. Parking alternatives listed in Section 146-4.6.4 may reduce parking requirements. In addition to vehicle parking, the development is required to provide bicycle parking spaces. Bicycle spaces must comply with Section 146-4.6.3.F.2 including providing a design that includes 2 points of contact with each bicycle. Each inverted “U” rack counts as two bicycle parking spaces. Place any bicycle parking in a convenient, paved, and well-lit location.

Section 146-4.6.5 details requirements for the design and placement of parking areas. Generally, parking areas should be located and designed to provide for adequate vehicle circulation, safe pedestrian connections, screening from adjacent sites and streets, and to avoid abutting significant stretches of adjacent streets. No more than 60 percent of the lot frontage on 56th Avenue to a depth of 60 feet shall be occupied by surface parking. This regulation applies to all collector and arterial frontages. According to Northeast Area Transportation Study (NEATS), Powhatan Road is planned as a collector street at this location and would also be subject to this requirement.

- *Response: Parking has been provided in accordance with Section 146-4.6. A table outlining required and provided parking by each building use is included on the cover sheet. Bicycle parking has been provided and will be inverted “U” style. No more than 60% of the lot frontage along 56th Avenue and Powhatan Road (to a depth of 60 feet) is occupied by surface parking.*

E. 2E. Landscape, Water Conservation, Stormwater Management

General Landscape Plan Comments.

Prepare your landscape plans in accordance with the landscape requirements found in the Unified Development Ordinance (UDO), the Fine Parking – Master Plan Amendment currently in technical review as well as the Landscape Reference Manual. All of these documents are available on line. The landscape requirements within the UDO should follow Section 146-4.7 Landscape, Water Conservation, Stormwater Management. Please ensure that the landscape architect or designer has a copy of these documents as well as our project specific comments.

- *Response: Understood, thank you.*

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 submitted with a site plan or redevelopment plan are used by the city to determine compliance with the landscape standards and for code enforcement purposes.

- *Response: Note added to sheets, thank you.*

Landscape plans submitted during the Development Application submittal process must be prepared on 24" x 36" sheets and have plant symbols, plant labels with quantities and a plant schedule upon first submission or a complete review will not be possible and may result in additional submittals and ultimately delays in approval of the plan set.

- *Response: Understood, thank you.*

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: Understood, thank you.*

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

Street trees are required at a ratio of one street tree per 40 linear feet along all internal and external streets. Street trees shall be provided in the curbside landscape when a detached walk is provided or 4'-5' from behind the back of walk when an attached walk is provided. 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: Understood. Rock mulch varieties and required trees are being proposed within the curbside tree lawn.*

In addition to the street trees, the UDO requires plantings within the curbside landscape to vary depending upon the width required by the street cross section. The permitted plantings may be found in this section of the UDO. Turf is no longer permitted in the curbside landscape.

- *Response: No turf is being proposed in tree lawn / curbside landscaping. Rock mulch varieties with native seed proposed.*

Section 146-4.7.5 D. Street Frontage Landscape Buffers.

Provide a 25' wide street frontage landscape buffer along E. 56th Avenue and Powhatan Road. Buffers shall be measured from the back of walk. A reduction in the buffer width is not permitted for industrial developments adjacent to arterial streets.

- *Response: Understood, thank you.*

Provide a 10' wide street frontage buffer along E. 58th Avenue. A buffer reduction to six feet is possible depending upon the buffer reduction feature chosen as outlined in Table 4.7-2 Required Landscaping Buffer Widths and Allowed Reductions. Landscaping for all street frontages shall consist of one tree and ten shrubs per each forty linear feet of buffer length. Landscaping shall be installed along the exterior sides of proposed fencing or walls.

- *Response: 10' wide buffer of double row of shrubs provided along with trees. See code table for further information.*

Section 146-4.8.5 J. Building Perimeter Landscaping

Building perimeter landscaping is required when building elevations face public rights-of-way, residential neighborhoods, public open space, or whenever an entrance door is present.

- *Response: Perimeter landscaping is proposed.*

Landscaping shall consist of one tree or tree equivalent per each 40 linear feet of elevation length or per building face. Building perimeter landscaping provided within 20' of the building face may count towards the building perimeter landscaping requirements including landscaping provided within the parking lot. Depending upon the length of the building, landscaping may need to be pro-rated if less than 40 linear feet.

- *Response: Understood, thank you.*

Section 146-4.7.5 K. Parking Lot Landscaping

Both interior and exterior parking lot landscaping is required for all proposed parking lots. No parking row shall exceed 15 spaces without an intervening landscaped island, median or landscaped peninsula. All parking rows must terminate in a landscaped island. Provide and landscape each parking lot island with one tree and six five-gallon shrubs per 9' X 19' island and two trees and 12 shrubs per 9'X 38' island. Ornamental trees may be used as accents at the ends of parking rows but shall not be used as the primary shade tree within the parking lot.

- *Response: Understood, thank you.*

The perimeter of all parking lots shall be screened from public rights-of-way, public open space, and adjacent property with one or a combination of methods shown in this section. If required, street and non-street frontage landscape buffers may be combined with the parking lot screening requirements to satisfy both if the two requirements should overlap. City staff will determine whether the overlap exists once a formal site plan submittal is made.

- *Response: Understood, Thank you. Parking lot screening and frontage buffers have been combined within the first proposed. Please let us know if the overlap does not suffice.*

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. Dumpsters shall have a wall or opaque fence at least six feet in height on three sides and 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: Understood, thank you.*

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. Chain link fencing is not permitted for this purpose. If walls are used, they shall not exceed nine feet in height. Landscaping shall accompany all wall and fence screening on the exterior side. Landscaping shall consist of one tree and 10 shrubs per 40 linear feet.

- *Response: Understood, thank you.*

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 is often provided around any proposed signage and/or monumentation.

- *Response: Understood, thank you.*

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

All detention pond facility design shall be approved by Aurora Water. 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 and will be determined by staff once a formal site plan is submitted.

- *Response: Understood, thank you.*

Section 146-4.8.3. C. Irrigation

All developments shall install an automatic irrigation system for landscape areas. To assess irrigation tap fees, the Water Department will require the applicant divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the landscape submittal. A table summarizing the quantities along with a plan that clearly delineates these areas should be provided. Contact Timothy York at 303.739.8819 or tyork@auroragov.org regarding irrigation plan requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system.

- *Response: Understood, thank you.*

F. 2F. Building Design Standards

Section 146-4.8 of the UDO contains specific standards for the design of buildings. These standards include requirements for building orientation and spacing, breaking up the massing of building facades with articulation elements, four-sided building design, and permitted materials, among other things. Additionally, industrial structures are subject to the special design standards, such as varying parapet height requirements for tilt-up concrete buildings, found in Section 146-4.8.10. See the table above for applicable building design standards and ensure that the building elevations meet all applicable requirements. EIFS is not a permitted material.

Table 4.8-1
Building Design Standards Applicability by Building Type
 Adjustments for Affordable Housing Structures appear in Sections 146-4.8.5 and 146-4.8.6

Standard	Single-family detached or two-family dwellings	Single-family attached	Multifamily buildings	Single-story non-residential buildings	Multi-story mixed-use or non-residential buildings	Large-scale retail large format-over 75,000 sq. ft. gfa.
General building design standards						
Design variety	✓					
Distribution of masonry and architectural features	✓					
Windows	✓					
Building orientation and spacing			✓	✓	✓	✓
Massing and articulation						
Horizontal articulation		✓	✓	✓	✓	✓
Vertical articulation	✓		✓		✓	✓ [1]
Maximum building length			✓	✓	✓	✓
Building materials						
Primary building materials	✓		✓	✓	✓	✓
Masonry standards		✓	✓			
Four-sided building design						
Façade character elements			✓	✓	✓	✓
Entry design			✓	✓	✓	✓
Roof design						
Roof materials	✓		✓	✓	✓	✓
Roof form	✓		✓	✓	✓	✓
Screening of mechanical equipment						
Rooftop equipment	✓		✓	✓	✓	✓
Ground-mounted equipment	✓		✓	✓	✓	✓
Garbage storage areas			✓	✓	✓	✓

Notes:
 [1] Only applies when more than two stories or over 30 feet tall.

- *Response: Understood, thank you. Reference building elevations for compliance with standards.*

Code requires that you incorporate material changes and architectural features such as glazing, textured surfaces, projections, color, overhangs, and changes in parapet height to improve the façade and create an inviting and attractive street presence. Buildings must be designed to create a clear base, middle, and cap, with specific instructions and tips for how this can be achieved in Section 146-4.8.5.C. Ground floor designs should support a pedestrian-friendly environment, provide visual interest, and help to create an atmosphere that promotes foot traffic. Code also requires that you use changes in the wall planes, both horizontally and vertically, at specific intervals and provide a variety of durable materials to create visually interesting buildings. Architectural details shall be continued on all four sides of the buildings to prevent the back of house appearance. See the table below for applicable building design standards and ensure that the building elevations meet all applicable requirements.

- *Response: Understood, thank you.*

In addition to the standards set by the UDO, the Master Plan includes building design standards applicable to this property. The Master Plan describes allowed building forms, materials, and color for industrial uses. The Master Plan also sets forth standards for rooftop equipment and service area screening.

- *Response: Understood, thank you.*

G. 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. The Master Plan outlines additional lighting standards for parking lots, buildings, and other site features.

- *Response: Understood, thank you.*

H. 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. The Master Plan also contains approved designs for regional monumentation.

- *Response: Understood, thank you.*

I. 2I. Screening/Fencing

Please provide screening of dock doors as well as perimeter fencing. Screening of any dock doors can be done with opaque walls, berming, landscaping, fencing, or a combination of these. Section 146-4.7.9 of the UDO provides guidance on fencing/screening location, the permitted material and height restrictions.

- *Response: Understood, thank you. Dock screening is provided by a combination of natural site grades and landscaping.*

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: Understood, thank you.*

4. Submittal Reminders

A. 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: Understood, thank you.*

B. 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: Understood, thank you.*

C. 4C. Mineral Rights Notification

Please fill out the Mineral Rights Affidavit and supply this document to your Case Manager with the application submittal.

- *Response: Mineral Rights Affidavit has been provided.*

Pre-Submittal Meeting:

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

- *Response: Understood, thank you.*

Please note that a separate pre-submittal meeting is required with the Land Development Review Services Division for the Subdivision Plat prior to application submittal. Please contact them directly to schedule this meeting.

- *Response: Noted, thank you.*

Community Participation:

The City of Aurora promotes citizen participation in the development review process. One way to promote this participation is through a community meeting. 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. Occasionally, it will be necessary to hold a community meeting to discuss the application. Your Planning Case Manager can assist and inform you if a community meeting will be required.

- *Response: Understood, thank you.*

Community Meetings:

- Currently, the city is utilizing Kerri Drumm with Purpose Aligned Consulting to facilitate these meetings. Please work with your assigned Planning Case Manager to schedule these meetings.

- *Response: Understood, thank you.*

- These community meetings allow applicants an opportunity to present their proposal to adjacent neighborhoods and any impacted citizens. The meetings also allow residents to share their questions and opinions about the proposal to both the applicant and City staff.
 - *Response: Understood, 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 land use procedures can be properly addressed. The applicant will be expected to take meeting notes and include any project-related commitments that are made to the community at these meetings. After the meeting, please continue to work with the organizations that express interest in your project to address comments and mitigate concerns.
 - *Response: Understood, thank you.*

- Additional information about Community Meetings can be provided by reaching out to the Planning Case Manager for the application or by visiting the Planning and Development Services page of the city website.
 - *Response: Understood, thank you.*

- You can also find adjacent neighborhood groups associated with your site via this link: Aurora Registered Neighborhood Associations - HOAs (arcgis.com)
 - *Response: Understood, thank you.*

ENERGY AND ENVIRONMENT DEVELOPMENT

There are no existing or planned oil and gas surface facilities on your site or within 2,000' of 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 with providing additional information.

- *Response: Understood, thank you.*

The Colorado Energy & Carbon Management Commission (ECMC) maps indicate there are plugged and abandoned (P&A) wells within proximity of the proposed development. The applicant is responsible for locating the abandoned wells and to ensure adequate measures are taken to secure/buffer their locations during construction.

- *Response: Understood, thank you.*

Please note that while wells display on the ECMC map with a latitude and longitude, for older wells, values have been calculated from the footage references from section lines. They are likely close to the correct spot but may not be exact. The applicant is still responsible for physically locating such abandoned wells. The City will work with you to determine appropriate setbacks from various surface features once the wells have been located. The City recommends a permanent easement of 200 feet by 200 feet surrounding the P&A well, with no permanent structures within this easement.

- *Response: Understood, thank you.*

Plugged and Abandoned (P&A) wells did produce hydrocarbons during the life of the well. Wells plugged more recently should have clear records with ECMC of the existence of any flowlines connected to the wells, and how those flowlines were handled during final remediation. Some lines are removed, and some are left buried in place. Wells plugged further in the past may not have records at ECMC regarding flowlines. Note that some flowlines were asbestos-wrapped fiberglass instead of steel and may require special precautions if removal is necessary.

- *Response: Understood, thank you.*

In the future, a horizontal well may be drilled underneath your site. If so, the depth would be greater than 7,000 feet below the surface. At that depth, we do not expect any effects to be felt at the surface. 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.

- *Response: Understood, thank you.*

Additional information regarding oil and gas development can be found in the data and maps on the Colorado Energy & Carbon Management Commission (ECMC) website at ECMC Home (cogcc.state.co.us) and ECMC GISOnline (cogccmap.state.co.us).

- *Response: Understood, thank you.*

Should you have any questions about oil and gas development, please reach out to Jeffrey S. Moore, Manager of the Energy & Environment Division.

- *Response: Understood, thank you.*

**AURORA WATER
Utilities**

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.

- *Response: Understood, thank you.*

Key Issues:

- Water and sanitary main extensions are required across the building frontage to provide service to the building. Main extensions shall comply with the approved Fine Point Business Park MUS (at the time of writing, this MUS is under review with the city, RSN 1693086). A MUS conformance letter shall be submitted with the Site Plan.
- *Response: Water and sanitary main extensions have been provided in accordance with the MUS.*
- The fire line shall be tapped from a looped main. No other connections are allowed between the tap at the main to the building connection. The private fire line, water main and hydrants shall be designed, constructed and tested according to Aurora Water standards.

- *Response: Understood, thank you. A looped main has been provided.*
 - All outstanding sewer connection fees for this subdivision shall be paid prior to new connections.
- *Response: Understood, thank you.*
 - A fixture unit table shall be shown on the Civil Plan to verify the meter size.
- *Response: Understood, thank you.*
 - Meters shall be located in landscaped areas and covered by a pocket water easement if not located within the ROW.
- *Response: Understood, thank you. A pocket water easement has been provided at domestic and irrigation meter location.*
 - For meters 1.5 inches and larger: a Domestic Service Allocation Agreement (DSAA) shall be submitted with the Civil Plan package.
- *Response: Understood, thank you.*
 - A Stormwater Quality Discharge Permit is required. Submit a Stormwater Management Plan (SWMP) with the Civil Plan submittal.
- *Response: Understood, thank you.*

Utility Services Available:

- Water service may be provided per the MUS.
- Sanitary sewer service may be provided per the MUS.
- Project is located on the following Map Page: 95X
- *Response: Understood, thank you.*

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: Understood, thank you. Utilities noted above have been shown on site plan.*
- 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: Understood, thank you.*

- 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: Understood, thank you.*
- Please reference Ordinance No. 2022-46 pertaining to the use and restrictions of turf and ornamental water features.
- *Response: Understood, thank you.*

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: Understood, thank you.*
- 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: Understood, thank you.*
- 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: Understood, thank you.*
- 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: Understood, thank you. A separate irrigation system is proposed for this project.*

STORMWATER MANAGEMENT

Key Issues:

- A preliminary drainage report shall be submitted with the site plan. Detention and water quality/EURV shall be in conformance with the master drainage study. Ensure that the assumptions made for imperviousness in the master study are consistent with the proposed site. Downstream drainage facilities must be installed prior to on-site paving and must be accepted with an approved pond certificate prior to issuance of TCO/CO.
- *Response: Understood, thank you.*

- Detention, water quality and storm infrastructure shall be provided for all adjacent and required roadway improvements.
- *Response: Understood, thank you.*
- If a deferral is granted by public works for construction ROAD 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.
- *Response: Understood, thank you.*
- Public improvements shall be provided in conformance with the approved Public Improvement Plan (PIP).
- *Response: Understood, thank you.*
- Detention of storm drainage is supported by offsite ponds per the master plan. Since offsite ponds are supporting this development a pond certificate is required prior to TCO/CO. Include approved pond certificates or timing of the certificate submittals in the first submittal of the preliminary drainage report. The drainage map used in the design of the pond should be included and illustrate that this site is in compliance with the assumptions.
- *Response: Understood, thank you. This information has been included in the PDR.*
- A drainage report review checklist should be completed and signed by a professional engineer and uploaded with the report first review. The checklist can be located at: <https://www.auroragov.org/cms/One.aspx?portalId=16242704&pageId=16533628>
- *Response: Checklist has been completed / provided.*
- 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: Understood, thank you. Reference emergency overflow cross sections provided within the PDR for further information.*
- Note that for all preliminary drainage reports (PDR) that 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: Understood, thank you.*
- This site will be subject to Ordinance No. 2022-46 pertaining to the use of turf and water features.
- *Response: Understood, thank you.*
- The City of Aurora has an updated drainage criteria manual which should be used for this and all future submittals. It is highly encouraged that you read section 1.5

SIGNIFICANT UPDATES BY CHAPTER to determine changes in the city's criteria. The manual can be downloaded at: https://cdnsm5-hosted.civiclive.com/UserFiles/Servers/Server_1881137/File/Business%20Services/Development%20Center/Water%20&%20Other%20Utilities/2023/Storm%20Drainage/CoA%20Storm%20Drainage%20Criteria%2009NOV2023.pdf

- *Response: Understood, thank you.*
- Drainage references provided in these notes may not be an exhaustive list or include all potentially relevant existing or under-review documents. Please note that approved city documents before approximately the year 2000 are not available of the city website and must be requested by the design engineer from the Aurora Water Reviewer listed on the Pre-Application notes. Additionally, 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 under- review documents and coordinate designs.
 - *Response: Understood, thank you.*
- Refer to EDN's (223205 master plan) for supporting information related to your site.
 - *Response: Understood, thank you.*
- 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. Full spectrum detention is required for this project.
 - *Response: Understood, thank you. A PDR has been submitted with the Site Plan. Full spectrum detention is provided in offsite ponds. Applicable information has been included in the PDR.*
- The site is located within 10,000 feet of Denver International Airport. Pond drain times for sites adjacent to air operations areas are limited by FAA recommendations contained in Advisory Circular 150/5200-33C dated 2/21/2020 and by additional guidance specific to Denver International Airport. These drain time limitations are intended to minimize wildlife attractants and potential interference with air traffic. The drain time limitations preclude pond designers from obtaining the full drain times recommended by the Mile High Flood District (MHFD) for Water Quality Capture Volume (WQCV) and Excess Urban Runoff Volume (EURV). The total drain times for ponds within this area is 40 hours.
 - *Response: Understood, thank you.*
- 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 the City shall be initiated in such case at the master plan level or as soon as determined with any proposed development.

- *Response: Understood, thank you.*

- 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. 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: Understood, thank you.*

- Release rate for the detention pond shall be based upon Table 10-2 using simplified equations.
 - *Response: Understood, thank you.*

- 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: Understood, thank you.*

- 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: Understood, thank you. No concentrated discharge over sidewalks is proposed.*

- See section 3.20 EASEMENTS AND TRACTS for specific information for maintenance access for channels, ponds, and all other storm features.
 - *Response: Understood, thank you.*

- 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 the adjacent property in accordance with the approved master drainage study/preliminary drainage study for this development.
 - *Response: Storm sewer will be extended to the site with this development.*
- Stormwater Conveyance - Notification of Adjacent Property Owners link: https://cdnsm5-hosted.civiclive.com/UserFiles/Servers/Server_1881137/File/Business%20Services/Development%20Center/Water%20&%20Other%20Utilities/2023/Stormwater%20Conveyance%20-%20Notification%20of%20Adjacent%20Property%20Owners.pdf
 - *Response: Understood, thank you.*
- Digital files supporting this submittal should be uploaded at the time of first review, examples are MHFD Detention files.
 - *Response: Understood, thank you.*

PUBLIC WORKS DEPARTMENT

Key Issues:

- A traffic letter of conformance to the Fine Point Business Park Master Traffic Impact Study (dated September 2023) will be required for this development. See below for additional information.
 - If an interim roadway/access network is proposed, a traffic analysis for this condition would be required.
 - *Response: Understood, thank you. A traffic conformance letter has been provided.*
- 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.
 - *Response: Understood, thank you.*
 - Pull Box
 - Pull boxes shall be 30"x48"x24", with two-piece interlocking lids.
 - City conduit shall be installed into City Pull Boxes.
 - *Response: Understood, thank you.*
- Show all adjacent and opposing access points on the Site Plan.
 - *Response: Adjacent and opposing access points shown on the Site Plan.*

- The access onto 56th Avenue shall align with the opposing Phase 1 access to ensure safe turning movements.
 - *Response: 58th Avenue access has been aligned with the opposing Phase 1 access.*
- Label the access movements on the Site Plan.
 - *Response: Access movements have been labeled.*
- Provide vehicular turning templates for site access and internal site circulation.
 - *Response: Vehicular turning templates have been provided.*
- Provide delineation/signage for standard vehicle versus trucks access. The Powhaton access should be limited to employees and visitors and not trucks.
 - *Response: Understood, thank you. Truck access will be from 58th Avenue. Employee/Visitor vehicular access will be from Powhaton Road.*
- 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: Understood, thank you.*

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.*
- 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: Note has been added.*

ROW/Plat:

- Designate a Public Access Easement along 56th Avenue and Powhaton Road.
 - *Response: Public Access Easement designated.*

Traffic Signal Escrow:

- The intersection of 56th Avenue and Powhatan Road is a potential candidate for a future traffic signal if and when signal warrants are met. As an adjacent landowner/developer, you must participate in the cost of the traffic signal installation. Add the following note to the Site Plan:
 - (Applicant/owner name, address, phone) shall be responsible for payment of 25% of the traffic signalization costs for the intersection of 56th Avenue and Powhatan Road, 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 126-38 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: Note has been added.*

Traffic Impact Study:

- A traffic letter will be required documenting trip generation for this site, according to standard trip generation methodology as established by ITE in Trip Generation Manual, 11th Edition. If the daily and peak hour trips do not exceed 20% of the trips provided in the MTIS, then a full Traffic Impact Study will not be required. In the case that a full TIS is not 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 to/from the site.
 - Site Circulation Plan
- *Response: Traffic conformance letter has been provided.*

The Traffic Letter shall be prepared in accordance with the City of Aurora Traffic Impact Study Guidelines.

- *Response: Understood, thank you.*

Submitting the Traffic Letter:

- The Traffic Letter shall be sent directly to Dean Kaiser at djkaiser@auroragov.org 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: Understood, thank you.*
- Based on our review of the Traffic Letter, additional improvements may be required.
 - *Response: Understood, thank you.*

ENGINEERING DIVISION

Key Issues:

- Public improvements are required in conformance with the approved Public Improvement Plan. This site plan is proposed within PA-2. The required improvements for PA-2 include 58th, 56th, and Powhaton. The full section of 58th is required along the PA-2 boundary and the half sections of 56th and Powhaton are required along PA-2. If the PIP is amended in order to revise the public improvement requirements, the amendment shall be approved prior to the approval of this site plan.
 - *Response: Understood, thank you.*

- The updated Roadway Manual has been adopted as of February 1, 2023. The link to the updated Roadway Manual can be found below.
 - *Response: Understood, thank you.*

- 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: Understood, thank you.*

- 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: Understood, thank you.*

Improvements:

- Typical roadway sections are specified in the City Code and summarized in Section 4.08 with details shown in the Standard Detail S1.
 - *Response: Understood, thank you.*

- 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: Understood, thank you.*

- Curb ramps must be shown (located) on the plans at all curb returns, "T" intersections, and any other location of public necessity. Detailed grading of the curb ramps shall be included in the civil plans.
 - *Response: Understood, thank you.*

- 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: Understood, thank you.*
- 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: Understood, thank you. No Pedestrian Bicycle Railings are proposed with this project.*
- Retaining walls shown on plans shall indicate material type and a height range or indicate a maximum height. Where appropriate, guards or handrails may be required. Structural calculations are required with the first civil plan submittal for walls that fall under the specifications listed in Table 4.02.7.03 in the Roadway Manual. Please refer to Section 4.02 of the Roadway Manual for additional retaining wall requirements.
 - *Response: Understood, thank you. Retaining walls have been shown on the Site Plan.*
- 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: Understood, 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: Understood, thank you.*
- Streetlights are required along adjacent roadways. Please refer to the 2023 Roadway Manual for streetlight spacing, location, wattage, etc., information. Streetlights 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. Streetlight locations shown on the site plan are conceptual. The streetlighting plan shall be included with the Civil Plan submittal and will determine final street light locations based on a photometric analysis.
 - *Response: Understood, thank you.*

ROW/Easements/Plat:

- ROW dedication is required for public streets.
 - *Response: Understood, thank you.*
- The dedication of a 25-foot lot corner radius is required at the intersection of arterial roadways, a 20-foot lot corner radius is required at the intersection of collector roadways, and a 15-foot lot corner radius is required at the intersection of local roadways.
 - *Response: Understood, thank you.*

- 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. Please coordinate with Aurora Water for their alignment.
 - Utility easements shall be required for any proposed water/sanitary sewer/public storm sewer located outside of public right-of-way. Please coordinate with Aurora Water for their alignment.
 - 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: Understood, thank you.*

Fire/Life Safety Comments - Building Division

Key Issue:

- 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: Understood, thank you.*

Advisory Comment:

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 defer your inquiries to the Aurora Building Division Fire/Life Safety Group.

- *Response: Understood, thank you.*

Accessibility Requirements:

The City of Aurora reviews accessibility requirements based on 2021 IBC, Chapter 11, the 2017 ICC A117.1 and the revised 2003 Colorado State House Bill 03-1221, Article 5, Standards for Accessible Housing.

- *Response: Understood, thank you.*

The City of Aurora reviews accessibility requirements based on 2021 IBC, Chapter 11, the 2017 ICC/ANSI A117.1.

- Accessibility Requirements - Commercial
- *Response: Understood, thank you.*

An approved address directory shall be shown within the detail sheet of the site plan and/or civil plan sign package. Address Directory Signs must be installed at properties where 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: Understood, thank you.*

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 numbers in the manner provided in the Aurora City Code of Ordinance, Chapter 126 - Article VII - Numbering of Buildings.

- Based on the pre-application meeting discussions it appears that two independent uses for an apartment and hotel could be utilized within this site. This option of two independent uses would require two independent addresses, and the independent addresses would require independent utility services.
- *Response: Understood, thank you. Only commercial / industrial uses are proposed.*

Adopted Codes by the City of Aurora – Setbacks:

The site plan and civil plans must reflect the setback requirements of the 2015/2021 International Building and Fire Code for placement of the structure(s) in relation to adjacent buildings, property lines, public ways, accessible walkways, etc. To view the 2015/2021 International Codes please utilize the following hyperlink: ICC Codes Online.

- As of Jan. 8, 2022, the City of Aurora has adopted the 2021 International Codes and the 2023 National Electrical Code.
- *Response: Understood, thank you.*

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.

- Grading Plan
- Handicap Accessible Parking Signs
- Keep Drive Aisle Passable at All Times Signs
- Sign Package
- Signature Block
- Street Standards and Street Section Details
- Warehouse/Distribution Facilities Storing High-Piled Combustible Storage:
- *Response: Understood, thank you.*

Emergency Responder Communication Coverage:

The 2021 International Fire Code requires all buildings to be assessed for adequate emergency responder radio coverage.

- The 2021 International Fire Code (IFC) requires all buildings to be assessed for adequate Emergency Responder Radio Coverage (ERCC). At the time the structure is at final frame and final electrical inspections, the General Contractor (GC) will be required to hire an approved and qualified independent 3rd party to assess the radio frequency levels within the structure.

Once completed, the 3rd party will provide the results of the test to both the GC and the Aurora Building Division as to whether the structure passed or failed the preliminary radio surveillance. A structure that has passed this surveillance requires no further action by the GC. A failed radio surveillance will require a licensed contractor to submit plans to the aurora building division to obtain a building permit for the installation of an ERRC system prior to installation. This assessment and installation are at the owner or developer's expense. Future interior or exterior modifications to the structure after the original Certificate of Occupancy is issued will require a reassessment for adequate radio frequency coverage.

- *Response: Understood, thank you.*

- Core and shells structures will not require this assessment, but the tenant finish that follows and prior to issuance of the certificate of occupancy will be required to conduct this assessment, install a system where needed.

- *Response: Understood, thank you.*

Where required in new buildings:

- All building construction types will be assessed for adequate radio frequency levels.
 - Exception: Group R- 3 occupancies; single-family dwellings, townhomes.
- The total building area is 50,000 square feet or more without basements.
- The total (single level) basement area is 10,000 square feet or more.
- Buildings 4 stories in height or greater.
- Use of building products such as low-emission glass.
- Building is within the shadows of other buildings.
- High piled storage Systems.
- The fire code official determines that acceptable radio coverage is needed for the safety and effectiveness of emergency responders.

- *Response: Understood, thank you.*

Fire Department Access:

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

- Designated Fire Lane
 - *Response: Designated fire lane has been shown on Site Plan.*
- Fire Lane Easement
 - 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.
 - 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: Understood, thank you.*

- Outdoor Storage Yards
 - *Response:*

- Public Street Adjacent to Site
 - Structures greater than 30' in height and adjacent to a public street must provide a 26' wide fire area capable of accommodating aerial fire apparatus (ladder trucks). The intent is to establish a fire apparatus parking area no greater than 30' and no less than 15' from the exterior wall of the structure. This fire apparatus area must be posted as "No Parking-Tow Away Zone" to ensure availability for fire apparatus.
 - *Response: Understood, thank you.*

Fire Hydrants:

The number and spacing of fire hydrants are determined using the 2021 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.

- Onsite and offsite fire hydrants are required for this project.
 - *Response: Understood, thank you. See utility plan for hydrant locations.*

- Based on the proximity of the structure to existing fire hydrants, Fire/Life Safety is asking for additional offsite fire hydrants to support this site. Please show and label existing fire hydrants abutting this site on the site plan submitted to the Planning Department and Civil Plans submitted to Public Works.
 - *Response: See utility plan for hydrant locations.*

- Three lane roadways without medians require fire hydrants every 500' on alternating sides of the street. Please show any known site entry points to the north and south sites. Show and label any existing or proposed fire hydrants within 500' of this site development area. The fire/life safety group will assist in the placement of fire hydrants to ensure only the hydrants needed to support the site are provided.
 - *Response: Understood, thank you.*

- An onsite Public looped water supply will be needed where there are two or more fire appliances, such as fire hydrants and fire service lines supporting a fire sprinkled structure.
 - *Response: Understood – a public looped water supply has been provided through the site.*

- 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: Understood, thank you.*

- 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: See utility plan for hydrant locations.*

Fire Sprinkled Structures:

General Comments:

- Based on proposed structure(s) proximity to the adjacent streets a fire lane easement is typically not required for a site such as this one. The drive lane providing access to the fire department connection should reflect the ability to sustain an 85,000 lb.-imposed weight limit for a fire apparatus setting up adjacent to the fire department connection. This will ensure fire apparatus do not damage the road surface in this area.
 - *Response: Understood, thank you. A fire lane easement internal to the site has been provided. Paving within the fire lane will support imposed loads for fire apparatus.*
- Fire sprinkled structures will require fire apparatus access to the fire department connection (FDC). Where the FDC is located interior of the site a dedicated fire lane easement will be required to ensure fire apparatus the ability to access the FDC.
 - *Response: Understood, thank you.*
- 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: Understood, thank you.*

Gated Entry:

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.

- 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: Understood, thank you. No gating systems are proposed with the development at this time.*
- 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: Understood, thank you.*

High-piled Combustible Storage:

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: Understood, thank you.*

Knox Hardware:

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: Understood, thank you.*

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: Site plan legend included.*

Loading and Unloading Areas:

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 / unloading areas limited to truck dock areas west of the building, which do not encroach into the designated fire lane easement.*

Phasing Plans:

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

- *Response: No phasing is proposed with this development.*

Photometric Plan:

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: Note has been added.*
- Add the “accessible route” (heavy dashed line) to the photometric plan and verify minimum 1 foot- candle of illumination along its entire length.
 - *Response: Accessible route added to photometric plan.*

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. As each CSP and Plat are submitted, a possible land dedication for placement of a Whelen Siren system will be assessed.

- (Plat Note) If Plat Contains Fire Lane Easement
 - (Plat Note) If Plat Contains an Emergency Access Easement
 - (Site Plan Note) Access Control Gate or Barrier Systems
 - (Site Plan Note) Accessibility Note for Commercial Projects
 - (Site Plan Note) Addressing
 - (Site Plan Note) Aircraft Noise Reduction (LDN)
 - This area is within a LDN noise mitigation area. Sec. 22-425
 - (Site Plan Note) Americans with Disabilities Act
 - (Site Plan Note) Emergency Ingress and Egress
 - (Site Plan Note) Emergency Responder Radio Coverage
 - (Site Plan Note) Fire Lane Easements
 - (Site Plan Note) Fire Lane Signs
- *Response: Applicable notes have been added.*

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: Data block shown on 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 must be removed or relocated for any reason, the roadway must be replaced using the current specifications of the Public Works Department.
- *Response: Understood, thank you.*

- Access to within 150 feet of Each Structure
 - The fire code official is authorized to increase the dimension of 150 feet reach requirement where the building is fire sprinkled in accordance with the 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: Understood, thank you.*
 - 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: Understood, thank you.*
 - 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: Understood, thank you.*
- Fire Apparatus Access Road Specifications
 - 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: Understood, thank you.*
- License Agreement
 - 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 through Real Property.
 - *Response: Understood, thank you. No alternative surfacing methods are proposed.*
- No Parking is allowed within a Fire Lane Easement
 - *Response: Understood, thank you.*

Trash Enclosure:

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: Understood, thank you.*

LAND DEVELOPMENT REVIEW SERVICES DIVISION

Subdivision Plats:

- The property has never been platted and shall be subdivided at this time in order to obtain a building permit. Plats must be prepared using City of Aurora specifications provided in our most current Subdivision Plat Checklist. Plat review may run concurrently with your other Planning Department submittals.
 - *Response: Plat has been submitted with Site Plan package.*

- A presubmittal meeting with Land Development Review Services 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: Understood, thank you.*

Site Plans:

A Site Plan will be required by the Planning Department. Land Development Review Services has items that need to appear on that site plan above and beyond what other departments may require. These items are listed on the Land Development Review Services Subdivision Plat Checklist.

- *Response: Understood, thank you.*

Separate Documents:

- A separate document refers to a process to describe and record an encumbrance (easement, license etc.) or release of such on property when a subdivision plat already exists. The document usually consists of a legal description and drawing. Each are reviewed and approved by the city, signed by the property owner as well as the appropriate city officials and recorded with the county. It is the department's preference that all easements to be dedicated to the City be on the new Plat.
 - *Response: Understood, thank you.*

- 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: Understood, thank you.*

- 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 Land Development Review Services specifications which can be found in the Dedications Packet. Once complete and accurate easement dedication

information is submitted to Land Development Review Services, it takes about 8-10 weeks to complete the process. They must be complete and ready to record before Land Development Review Services will record the Plat and/or Site Plan.

- *Response: Understood, thank you.*

- 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 Land Development Review Services specifications and are available in the Easement Release Packet. Once complete and accurate easement release information is submitted to Land Development Review Services, it takes about 8-10 weeks to complete the process. They must be complete and ready to record before Land Development Review Services will record the Plat and/or Site Plan.

- *Response: Understood, thank you.*

- 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: Understood, thank you.*

- If in your proposed plans, there is an existing street right-of-way that needs to be vacated. Street vacations must go to City Council via ordinance. The process begins with the owner making application to the Planning Department. As part of that application, Land Development Review Services will need a legal description and exhibit for the portion of the street being vacated prepared to our specifications. The specifications on how to prepare the legal description and exhibit are available in the Dedications Packet.

- *Response: Understood, thank you.*

- Land Development Review Services may require a Monumented Field Survey, but we are unable to determine that until we make our first review.

- *Response: Understood, thank you.*

- 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: Understood, thank you.*

STEP II – CONSTRUCTION DOCUMENT PHASE

CIVIL ENGINEERING PLANS

- Civil Construction Plans are required for your project as proposed and shall be submitted electronically.
 - *Response: Understood, thank you.*

- Use of the Batch Standards Checker Tool is requested for this project.
 - *Response: Understood, thank you.*

Civil Plan Pre-Acceptance Process:

1. Prior to submittal of the electronic Civil Construction Plans, the civil consultant will submit the Submittal Form to the Permit Center via engineering@auroragov.org. If the Permit Center accepts the submittal form, the civil portal will be opened, and the applicant will upload the Civil Construction Plans.
 - *Response: Understood, thank you.*

 2. The Permit Center will evaluate the uploaded plans to check that all required documents have been uploaded. The Permit Center will either indicate if any documents are missing via email to the applicant, or they will progress the application to Pre-Acceptance.
 - *Response: Understood, thank you.*

 3. During Pre-Acceptance, the appropriate City departments will do a superficial review of the application within two business days after document check in for all the items listed in the City of Aurora Civil Plan Submittal & Review Pre-Acceptance Checklist. This review is only for completeness and does not constitute a full review.
 - *Response: Understood, thank you.*

 4. If one or more department(s) determines that the application is incomplete, the application will not be accepted in for 1st review and the applicant shall re-upload the revised, complete documents. If all the departments determine that the application is complete, the project submittal will enter the 1st formal review and follow our standard civil plan timelines.
 - *Response: Understood, thank you.*
-
- Civil Construction Document Plan Set generally includes the following plans:
 - Stormwater Management Plan
 - Final Drainage Plan/Report
 - Final Grading Plan
 - Utility Plan and Profiles
 - Street Plan and Profiles
 - Structural Calculations
 - Signing and Striping Plan

- Street Lighting Plan
- *Response: Understood, thank you.*
- Phasing shown on the Site Plan shall also be represented on the Civil Plan drawings.
- *Response: No phasing is proposed with this project.*

AURORA WATER

Utilities

General Requirements:

- Utility Plans will be required with the Civil Engineering Plans:
 - Utility Plans shall be prepared in accordance with the Utility Manual
 - *Response: Understood, thank you.*
 - Utility Plans must be approved prior to obtaining building permits.
 - *Response: Understood, thank you.*
 - Utility Plans must include:
 - Fixture Unit Table and Meter Sizing Tables
 - Water Service and Water Meter locations
 - Sanitary Sewer Service Lines
 - Resistivity Tests for any public water mains installation per Section 20 of the Utility Manual.
 - *Response: Understood, thank you.*
 - Cross Connection Control Devices are required for:
 - Fire Service Lines
 - Commercial and Domestic Water Service Lines.
 - These devices are required to be located within the building or within a heated and drained vault after the water meter.
 - *Response: Understood, thank you. Cross control devices to be located inside building.*
 - All service line construction information (horizontal and vertical information, lengths, slopes, etc.) must be provided on the Site Plan Utility Sheet.
 - *Response: Understood, thank you.*
 - Individual service line connections and fire line connections must be approved through Aurora Water. Include all applicable standard notes from Section 5.05.1 of the Utility Manual on the Site Plan Utility Sheet.
 - *Response: Understood, thank you.*

Construction Stormwater Quality Requirements:

- A Stormwater Quality Discharge Permit and Stormwater Management Plan and Report will be required for this project. See the latest revision of the City of Aurora Rules and Regulations Regarding Stormwater Discharges Associated with Construction Activities Manual (SWMP Manual) for more detailed requirements. A Colorado Discharge Permit System (CDPS) (CDPS) permit may be required by the State Health Department if a City of Aurora Stormwater Quality Discharge Permit is required.
 - *Response: Understood, thank you.*

- A Stormwater Quality Discharge Permit and Stormwater Management Plan and Report may be required for this project if an acre or more of disturbance is anticipated (which includes equipment and material storage areas). See the latest revision of the City of Aurora SWMP Manual for more detailed requirements. A CDPS permit may be required by the State Health Department if a City of Aurora Stormwater Quality Discharge Permit is required.
 - *Response: Understood, thank you.*

- CAD Data Submittal Standard: The City of Aurora has developed a CAD Data Submittal Standard for internal and external use to streamline the process of importing AutoCAD information into the city's Enterprise GIS. Digital Submission meeting the CAD Data Submittal Standard are required by consultants on development projects when submitting to the city for signature sets and on capital projects funded by the city. Details of the CAD Data Submittal Standard can be found on the CAD Standards web page.
 - *Response: Understood, thank you.*

STORMWATER MANAGEMENT

General Requirements:

- All new developments and redevelopments are required to develop and implement a permanent condition Stormwater Management Plan (SWMP) in conjunction with the overall drainage plan for the site. The SWMP shall be included in and become part of the preliminary and final drainage reports. The SWMP shall discuss and propose the solutions to permanently enhance the quality of stormwater runoff through the site.
 - *Response: Understood, thank you.*

- The SWMP shall be developed by applying the permanent water quality “best management practices” described in Volume 3 of the USDCM. The SWMP shall be shown in a separate section of the drainage report. Proposed permanent stormwater quality enhancement facilities shall be sized and located on the drainage map (see section 2.42, “Storm Drainage Design and Technical Criteria” manual). The development community is encouraged to use multiple BMPs in creative and non-traditional site design to achieve the water quality objectives.
 - *Response: Understood, thank you.*

- An Inspection and Maintenance Plan (I&M Plan) shall be developed concurrently with the design of the permanent BMP’s and submitted with the final drainage plan and report for approval. Refer to Section 5.09 of the Water, Sanitary Sewer, and Storm Drainage

Infrastructure Standards and Specifications as well as the 2010 Storm Drainage Design & Technical Criteria manual's appendices for direction on preparing an I&M Plan, including the Maintenance Agreement. A signed Maintenance Agreement shall be submitted with the signature set of civil plans and must be approved prior to approval of the Civil plans.

- *Response: Understood, thank you.*
- The civil plans will not be approved until the preliminary drainage report is approved and the plat is ready for recordation.
 - *Response: Understood, thank you.*

PUBLIC WORKS DEPARTMENT

Traffic Engineering

- The Construction Documents shall include an Interim and an Ultimate Signing and Striping Plan, and Traffic Control Plans. If lane closures are required per the Traffic Control Plans, occupancy fees will apply. The calculation for these fees is available on the City's website or in the Development Handbook.
 - *Response: Understood, thank you.*
- Critical Traffic Control Areas, as identified by the Traffic Manager during Civil Plan review, are circumstances that develop resulting from temporary modifications to the roadway network. Critical Traffic Control Areas can include, but are not limited to:
 - lane closures resulting in reduction in vehicles capacity greater than 50%,
 - proximity to intersections, access drives, rail lines,
 - locations with higher multimodal movements, or
 - other special circumstances

When identified, the contractor shall submit Traffic Control Plans (TCPs) to the city through the Public Improvement Permit Application process for the city's review as soon as possible or a minimum of four weeks in advance of construction. In addition, as part of the Public Improvement Permit and TCP, the contractor may be required to provide advance notice (minimum two weeks) to nearby impacted users. Notifications by the contractor may be required to neighboring residences, businesses, or impacted operations of emergency response entities (law enforcement, fire, and medical), transit, delivery companies, etc., as determined by the Traffic Manager at time of the TCP review.

- *Response: Understood, thank you.*
- Place a note on the Construction Site Plan or Grading Plan indicating all construction vehicles (including construction workers' vehicles) shall access the site from 56th Avenue via Monaghan Road and not through any adjacent residential neighborhood(s).
 - *Response: Note to be placed on construction site plan / grading plan.*

Engineering Division

Roadway Design and Construction Specifications:

- Roadway construction shall conform to the “City’s Roadway Design and Construction Specifications” latest edition. The city considers the burden on you (the developer) for not only your front footage, but also to construct all needed offsite transitions to match the existing roadway(s).
 - *Response: Understood, thank you.*

- This project is required to widen an existing street. Per Section 4.05.10 cores of the existing pavement are required. If the cores indicate the existing pavement is not adequate then this project is responsible for the removal and replacement of the existing pavement with a properly designed pavement section. A minimum of 24 feet of pavement or one-half of the street section, whichever is more, is required. Any construction beyond the street centerline to match existing grades to make a safe, drivable surface will also be this project’s responsibility.
 - *Response: Understood, thank you.*

- All road cuts or other roadway disturbances within the City of Aurora’s public right-of-way shall be repaired and restored according to the standards specified in Section 36 of the City’s Roadway Design and Construction Specifications, and any other requirements specified elsewhere. If more than 500 square feet of existing roadway is disturbed within one block, the construction area shall be milled and overlaid prior to the issuance of the Certificate of Occupancy.
 - *Response: Understood, thank you.*

- Fire lanes. All primary fire lanes shall be constructed to an improved pavement surface (concrete, asphalt, or pavers). Secondary accesses in landscaping and other areas, need to be designed in accordance with the City’s adopted Fire Code requirements, but may be permitted to utilize other materials and options. The proposed secondary access materials shall be approved by both Life Safety (Fire Marshal) and the City Engineer.
 - *Response: Understood, thank you. Only primary fire lanes are proposed with this project.*

STEP III – CONSTRUCTION PHASE

AURORA WATER

Utility Connection Fees:

- Water Service Connection Fee
- Metro Sanitary Sewer Connection Fee
- Sanitary Sewer Connection Fee

Fees may only be paid after issuance of building permit and must be paid prior to issuance of the Certificate of Occupancy. This is required for new services and when meter sizes are upsized.

- *Response: Understood, thank you.*
- Wet Tap Fees:
 - Apply when making connections to existing water mains for water line extensions, fire hydrant lines, and fire service lines.
 - *Response: Understood, thank you.*
- Irrigation Water Meter Fees:
 - Will be calculated in accordance with the City Ordinance for irrigated common areas in Single- Family Detached and Commercial areas.
 - *Response: Understood, thank you.*
 - The Landscape Plan must identify the “NON-WATER CONSERVING” and “WATER CONSERVING” areas used for the meter fee calculations.
 - *Response: Understood, thank you.*
 - For a full listing of Utility Fees, please see the Aurora Water Fee Schedule.
 - *Response: Understood, thank you.*

STORMWATER MANAGEMENT

- Pond cert required prior to TCO or CO.
 - *Response: Understood, thank you.*

PUBLIC WORKS DEPARTMENT

Engineering Division

- A geotechnical and pavement design report is not required for paving of new or existing private parking lots, fire lanes, driveways, and private streets (other than TODs and Urban Centers). The civil plans shall have the default pavement thickness, obtained from the Roadway Manual, labeled on the plans and a note indicating the type of soils within the project, unless the developer submits a pavement design for review and approval. A paving permit for this private infrastructure is not required. A Private Development Pavement certification shall be required to be submitted prior to issuing a Certificate of Occupancy. See Section 5.01.2.02 for more information. The developer/contractor is responsible for the required testing, backfill, and compaction for all wet utilities prior to paving. It is the developer/contractor’s risk to begin paving without the initial acceptance of the wet utilities.
 - *Response: Understood, thank you.*

Public streets are required to have geotechnical and pavement design reports approved before a paving permit will be issued. Please note the requirement for composite pavement sections

in Section 5.00. Also, streets are required to have French drains (for concrete pavements and bituminous composite pavement sections) at the back of curb at low points in the streets and be extended 100-feet on both sides of the low point, unless the geotechnical pavement design report indicates the presence of high ground water. Then, the French drains shall be extended in accordance with the recommendations of the pavement design report.

- *Response: Understood, thank you.*

- A new Certificate of Occupancy needs to be issued for this site. Aurora City Code requires all public improvements (see definition below) be completed, escrowed for, a deferral granted, or have a Public Improvement Plan (PIP), indicating when the improvements will be installed, in place prior to issuance of the Certificate of Occupancy.

- *Response: Understood, thank you.*

- Public improvements shall mean and include, but not by way of limitation, the construction, reconstruction, and improvement of the following:

- major and minor arterials
- collector streets
- one-half of all streets abutting subdivided or platted land, including any required offsite transitions back to existing street sections
- fire lanes
- bike paths
- parkways
- alleys
- culverts
- bridges
- overpasses and underpasses
- curbs, gutters, curb ramps, and sidewalks
- monuments and range boxes
- sanitary sewer mains, including laterals to each lot line
- storm drainage
- detention and water quality facilities, including necessary structures
- street lighting
- median construction
- water mains, hydrants, and valves
- tree plantings and landscaping
- repairs and replacements thereof necessitated by construction activity pursuant to issuance of a City of Aurora certificate of occupancy.

- *Response: Understood, thank you.*

Building Division

Key Issue:

- Once the building permit is issued it is recommended that the General Contractor (GC) schedule a pre- construction meeting with the Office of Development Assistance Project Manager. The meeting will consist of the Public Improvement Supervisor, Building Division Inspector Supervisors, and a Fire/Life Safety Supervisor. These

meetings are highly beneficial to both the GC and city staff in addressing inspection requirements that assist in obtaining a TCO or CO in a timely manner.

- *Response: Understood, thank you.*

Construction Permits:

Please click on the link provided for a listing of required construction permits.

- *Response: Understood, thank you.*

Fire Safety during Construction, Alteration or Demolition of a Building:

Utilize the requirements of the 2021 IFC, Chapter 33 for both construction and demolition of any structure within your site. To obtain a full copy for fire department access and water supplies to a construction site, please call the Building Department by calling 303.739.7420.

- *Response: Understood, thank you.*

Access Roadways during Construction:

Please click on the "link" provided for requirements for fire department access during construction.

- *Response: Understood, thank you.*

We appreciate your review and approval of these plans. Please contact me at 303-974-3625 or Brad.Cooney@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Brad Cooney, P.E.
Project Manager