

February 28, 2023

Henry Schoenhoff  
City of Aurora



Dear Henry,

Please see the responses to the comments below. Feel free to reach out with any questions or clarifications you may have.

**Planning:**

1. Zoning and Placetype

- A. Zoning. The Original Aurora General subdistrict shall promote an urban, mixed-use environment along key corridors and retail streets within the neighborhood that contains entertainment, commercial, office and residential uses. The subdistrict supports attractive architectural design and promotes pedestrian activities while also allowing for higher density, vertical development that takes advantage of the significant mountain views.

**Response: Noted.**

- B. Placetype The project site is located within the Original Aurora Placetype. Original Aurora is the city's first neighborhood, characterized by a street grid, commercial corridors, established residential areas and an active arts district. As a placetype, it represents traditional neighborhood development, and includes East Colfax Avenue, a major commercial and transit corridor connecting the Anschutz campus to central Denver, and the emerging Westerly Creek area, anchored by the Stanley Marketplace. The city seeks to maintain and strengthen the traditional character of Original Aurora, while accommodating targeted reinvestment through infill, redevelopment and adaptive reuse.

**Response: Noted.**

2. Development Standards

- A. Dimensional Standards Dimensional Standards for the Original Aurora zone districts are defined in Section 146-2.4.4. Table 2.4-5. For the OA-G zone there is no maximum building height, however there is a minimum building parapet height of 19 feet which must be met. Front setbacks in the OA district are required to be between 0 and 12 feet depending on the context of the site. For this site, the provision is a 16-footwide urban sidewalk section along Colfax Avenue and the 14-foot urban sidewalk along Macon Street. The building may be placed at the minimum front setback necessary to still allow the required sidewalk widths.

**Response: A 16' sidewalk on Colfax and a 14' sidewalk along Macon and lima have been provided.**

- B. Common Space and Amenities Any primary building constructed after the Effective Date shall provide on-site outdoor space in an amount equal to at least five percent of the building footprint plus an additional one percent of building footprint for each story of the building greater than two stories. For this proposal, a patio area with seating would

satisfy this requirement. This outdoor public space should be placed towards a street side of the building, preferably along Colfax Avenue and integrated with the required public streetscape. Another suggested amenity for the proposed coffee shop use would be a walk-up order window facing a street.

**Response: An outdoor space between the two buildings has been provided.**

- C. **Parking, Loading, and Stacking** Off-street parking is required by Section 146-4.6. Based on the information provided, 22 parking spaces, including at least 1 accessible parking space will be required. Parking alternatives listed in Section 146-4.6.4 may reduce parking requirements. In addition to vehicle parking, the development is required to provide 2 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. There are additional requirements detailed in the Original Aurora standards in Section 146-2.4.4. which apply in situations of inconsistency. One district specific requirement is that no more than 50% of the lot frontage on a street is permitted to be surface parking. Consider this requirement in the placement and dimensions of your building. Wherever surface parking does abut a street it must be screened and landscaped in accordance with landscape standards. 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.

**Response: 39 parking spaces are provided to meet the parking requirements for the proposed medical office use. Additionally 2 U shaped bike racks are proposed for a total of 4 bicycle parking spaces.**

- D. **2D. Landscape, Water Conservation, Stormwater Management** General Landscape Plan Comments Prepare your landscape plans in accordance with the Landscape Reference Manual and the Unified Development Ordinance. Specifically, Sections (146-2.4.4 Mixed Use – Original Aurora District (MU-OA) and 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.
- i. Landscape plans must be prepared on 24" x 36" sheets. Plans shall have plant symbols, plant labels with quantities, and a plant schedule upon first submission or a complete review will not be possible. Landscape plans shall include the necessary landscape tables for each of the required landscape treatments (i.e. standard right-of-way landscaping, street and non-street frontage buffers, building perimeter landscape tables etc.) to demonstrate compliance with code

requirements. Should any of the above information be missing, it may result in additional submittals and ultimately delays in approval of the plan set.

**Response:** Noted.

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

**Response:** Sight triangles per roadway design manual are shown.

- iii. Original Aurora Landscape Requirements. The city rezoned properties within the northwest area of the city referred to as Original Aurora. Based upon the new zoning designations, the property identified for development is subject to the following zoning classification: Original Aurora General MU-OA-G. The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within this section of the ordinance. The applicant is responsible for reviewing this section and determining all applicable landscape conditions.

**Response:** Noted.

- iv. Streetscape (Table 2.4-6 MU-OA District Streetscape Standards). As part of the redevelopment of this property, applicants are requested to improve the street frontage. Improvements in the streetscape create an environment that is visually pleasing, encourages safe pedestrian passage and integrates the streetscape into the overall site layout. The applicant shall be required to provide a minimum sidewalk width of 16' along E. Colfax Avenue and a minimum 14' width along Macon Street. Street trees shall be required in tree openings along both streets that are 5'x15'. Street trees shall be provided at a ratio of one tree every 35 linear feet. Tree grates may be used as an alternative, however adequate space below grade shall be provided to ensure proper tree growth and survivability. Tree openings are preferred as they increase the viability of the trees and provide for a more pleasing aesthetic curb appeal with understory plantings of ornamental grasses, flowers and potentially some shrubs.

**Response:** Frontage has been designed per standards listed.

- v. Setbacks/Landscape Buffers Table 2.4-5 (MU-OA District Dimensional Standards) Minimum front, side and rear landscape setbacks are determined based upon the context of the site and range from 0'-12'. Setbacks are measured from the property line. The city is in favor of buildings fronting the street and while this has been provided, the building is encroaching within the front setback along E. Colfax Avenue. This should be shifted to provide the required 16' wide sidewalk that has been requested. In addition, the side setback provided along the western boundary may be reduced to five feet. This would comply with the minimum interior buffer depth and would remove the parking lot from encroaching within this buffer. Parking, drive aisles, buildings, portions of

buildings sidewalks dumpsters etc. may not encroach into the required minimum buffer/setbacks.

**Response: Buildings have been arranged as close to Colfax as possible while still meeting 16' walk requirement.**

- vi. Section 146-2.4.4 I. (Parking). The visual impact of parking should be minimized by locating to the rear or side of a site or block. Parking lots shall be screened from street frontages by a low wall, landscape hedge or ornamental fence. A landscape hedge that shall attain a height of 3' shall be used when fencing or a low wall is used. Landscaped parking lot islands with curbs shall be used to define the ends of all rows of parking and to help define the primary internal drives.

**Response: Parking has been arranged primarily in the rear of the site. All parking proposed parking is screened from street frontages by proposed landscaping.**

- vii. Section 146-4.7 (Landscape, Water Conservation, Stormwater Management) The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within this section. The applicant is responsible for reviewing this section of the UDO and determining all applicable landscape conditions.

**Response: Noted.**

- viii. 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. 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. When not integrated as part of a required buffer, a minimum four-foot planting bed shall be provided around the perimeter of the parking lot. Parking lot screening shall consist of a berm between three to four-foot tall with a maximum slope of 3:1 in combination with evergreen and deciduous trees and shrubs. Screening should be integrated with streetscape plantings whenever possible. If berms are not practical, then one of the following options shall provide equivalent screening:

1. A low continuous hedge between three to four-foot tall planted in a double row at three feet on center in a triangular pattern or;
2. A decorative masonry wall between three to four-foot tall in combination with landscaping.

Shrubs must reach a height of three feet at maturity and at least 50% of the shrub material shall be flowering species. Large shade and evergreen tree species and/or small tree or large shrub species shall be used as accents

throughout the screen planting in conjunction with buffer and street frontage plantings to offset the horizontal lines of a typical shrub bed. Ornamental grasses are not permitted to screen parking lots.

Also 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: Planting has been laid out according to Parking Lot Landscaping standards.**

- ix. 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 with residential or commercial uses. Service areas visible from streets or residences shall be screened by fences, walls, landscaping, berms or any combination of items. Fencing and wall screening shall be accompanied by landscaping on the exterior side to soften the appearance of the wall and/or fence. Evergreen plantings are required along the exterior.

**Response: A 12 foot buffer with landscape screening has been provided.**

- x. Section 146-4.7.3 M. Detention and Water Quality Ponds To meet water quality objectives, the city encourages applicants to utilize Low Impact Development (LID) techniques as permanent best management practices (BMPs). Many of the LID practices have an integrated vegetative component which supports the treatment, evapotranspiration and infiltration functions so that storm water is treated at the source. With the implementation of LID techniques, property owners can benefit from the environmental quality and aesthetics of the area in which they live and work. Some examples of LID techniques are depicted in the images below and include permeable pavements, vegetative swales and rain gardens. Applicants may propose their own BMPs or work Aurora Water/Public Works. Aurora Water has a manual titled "Low Impact Development Techniques for Urban Redevelopment in Aurora" that may be helpful. To obtain a copy, please contact Vern Adam at [vadam@auroragov.org](mailto:vadam@auroragov.org). The applicant may also wish to review the Ultra-Urban Green Infrastructure Guidelines published by the City and County of Denver.

All detention pond facilities shall not exceed six feet in depth. The area within the tract surrounding the pond shall contain a minimum of one tree and 10 shrubs or the approved tree and shrub equivalents per 4000 square feet above the 100-year water surface elevation. When overlapping landscape standards occur such as when buffers, detention/water quality and parking lot landscape requirements fall within the buffer, they may be counted towards meeting the buffer requirements, however the most restrictive requirements shall be met

**Response: A combination of pervious pavers and an extended detention basin are used to provide the required stormwater treatment and storage.**

- xi. Section 146-4.7.3. C. (Irrigation) All developments shall install an automatic irrigation system for landscape areas. To assess irrigation tap fees, Aurora Water requires that the applicant divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the landscape submittal. A table summarizing these areas shall also be provided. Contact Timothy York at 303.326.8819 regarding irrigation plan requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system.

**Response: An automatic irrigation system has been provided.**

- E. Building Design Standards. Original Aurora defines specific standards for commercial building design in Section 146-2.4.4.H of the UDO. These standards include requirements for building massing, orientation and spacing, breaking up the massing of building facades with articulation elements, four-sided building design, and permitted materials, among other things. Please review the provisions of this chapter fully when designing the building to ensure compliance.

In general, the expectation is the building will include a functional primary entrance from the public sidewalk. The entrance may be coordinated with the required patio space. The facades facing streets need to include "storefront" windows and architectural enhancements such as awnings.

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. Primary building entries must directly face a street and be clearly defined by a sheltering element such as an awning, arcade, or overhang. 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. The provision of a tower feature or similar raised parapet height would satisfy the minimum building height requirement. Architectural details shall be continued on all four sides of the buildings to prevent the back of house appearance.

Additionally, this proposal must adhere to the pre-approved Colfax Color Palette. The portion of the building that is to remain should be painted to match the Color Palette. See approved color palette, which can be used to select primary and accent colors.

**Response: Noted.** The only material to be painted is the stucco. The stucco is painted with an approved paint color according to the Colfax Color Palette. Refer to sheet A-205 for chosen paint color and color palette.

- F. Exterior Lighting. Standards for exterior lighting are found in Section 146-4.9. Show typical details of lighting on the plan and on building elevations.

**Response: Noted.**

- G. Signs. Section 146-4.10.10.B contains signage standards specific to the OA-MS and OA-G zone districts. This section governs specific requirements for design, style, lighting, and placement of signs in these districts. Please review this section for complete details, specifically Table 4.10-4. Show the location of any monument signs on the plans and indicate the location of wall-mounted signs on the building elevations.

**Response: Location of future tenant signage shown on elevations. Maximum signage areas stated on elevations.**

- 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: Noted.**

- 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: Noted.**

- 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: Noted.**

- 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: Included with submittal**

**Parks, Recreation & Open Space Department (PROS):**

1. No comments from this department.

**Aurora Water.**

1. A stormwater permit will be required for the demolition of the building.  
**Response: Noted.**
2. Fixture Unit table to be completed to ensure adequate meter size.  
**Response: Noted.**
3. The site has an existing 5/8-inch meter. Credit will be given should the site require a larger meter than currently present.  
**Response: Noted.**
4. New water service connections are to be made by boring under Colfax Avenue or extending water main in Macon Street to building frontage.  
**Response: Water connection is proposed from the Lima frontage.**
5. A domestic allocation agreement will be required for connections 2" and larger.  
**Response: Noted.**
6. Water service may be provided from: 12-inch PVC main in E. Colfax Avenue and 6-inch PVC water main in Macon Street.  
**Response: Water connection is proposed from the Lima frontage.**
7. Sanitary sewer service may be provided from: 8-inch VCP main in E Colfax Avenue or 8-inch VCP main in Macon Street.  
**Response: Noted.**
8. The project is located on Map Page 05D.  
**Response: Noted.**
9. A Site Plan is required for this project and must show existing and proposed utilities including:
  - a. Public/Private Mains
  - b. Service Lines
  - c. Water Meters
  - d. Fire Suppression Lines
  - e. Fire Hydrants necessary to service your development
  - f. Grease Interceptors are required for commercial kitchens
  - g. All utility connections in the arterial roadway are required to be bores.**Response: Noted**
10. General utility design criteria can be found in Section 5 of the Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure (Utility Manual).



**Response: Noted.**

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

**Response: Noted.**

12. The Water Transmission Development Fee and the Sanitary Sewer Interceptor Fee have been combined into the water connection fee and are required to be paid after issuance of building permit and prior to issuance of the Certificate of Occupancy.

**Response: Noted.**

13. For a full listing of Utility Fees, please see the Aurora Water Fee Schedules.

**Response: Noted.**

### **Public works Department**

1. A Detailed Traffic Impact Study will be required with this development. See below for additional information.
  - a. Discussion of Urgent Care using ½ of the square footage, other ½ would be either a different medical use or coffee shop.
  - b. Based on the size of this lot, layout and proximity to Colfax Avenue, Traffic Engineering does not support a coffee shop drive thru.

**Response: An updated traffic report has been provided.**

2. Colfax Avenue is a state highway. Approval and access permits will need to be obtained from the Colorado Department of Transportation (CDOT). Please contact Marilyn Cross at CDOT, phone number 303.512.4266. Developers/applicants are encouraged to contact CDOT early in the review process to determine the feasibility of the proposed access and any specific CDOT requirements. In order to insure CDOT will allow access as shown, provide a letter from CDOT indicating they have reviewed the proposed access(es). This email/letter must be received 10 days prior to the Planning Commission hearing.
  - a. Construction should only occur after obtaining the State Highway Access permits and the Notice to Proceed from CDOT. State Highway Access permitting is a two-step process. First obtaining the access permit and then obtaining the Notice to Proceed with the construction documents, Certificate of Insurance, and Traffic Control Plan. Having approval from Aurora for construction of the store did not mean you had approval for construction of the accesses in the State Highway right-of-way.

**Response: Driveway access to Colfax is longer proposed**

3. A minimum of 50' is required from the flowline of Colfax Avenue before the first head-in parking stall.

**Response: Driveway access to Colfax is longer proposed**

4. A minimum of 25' is required from the flowline of Macon Street before the first head-in parking stall
- Response: 25' flowline setback from Macon and lima has been provided to parking.**

5. Access as proposed on Macon Street will be required to include turning templates from the opposing access point to ensure no turning movement conflicts are present (specifically left turn into each site). Potential left-in to your site on Macon Street may be prohibited.

**Response:** See traffic study for site traffic analyses

6. Access on Colfax Avenue is anticipated to be right-in/right-out only.

**Response:** Access is no longer proposed.

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

**Response:** Noted.

8. Label the access movements on the Site Plan.

**Response:** Both access are proposed as full access.

9. Objects and structures shall not impede vision within the sight triangles. Landscaping shall be restricted to less than 26-inches in the sight triangles. Show sight triangles on the site plan and landscaping plan at all access points in accordance with City of Aurora Standard Traffic Detail TE-13. In addition, street trees shall be set back from Stop signs and other Regulatory signs as detailed in City of Aurora Standard Traffic Detail TE-13.3

**Response:** This requirement is in direct conflict with city streetscape requirements along Colfax, please advise best course of action.

10. Add the following note landscape plans: 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'

**Response:** Note has been added to plans.

11. Show existing stop signs and street name signs or the installation of new stop signs and street name signs by developer at the site access points onto public streets. Add the following not to the Site Plan: The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards and shown on the signing and striping plan for the development.

**Response:** Noted.

12. ROW/PLAT Designate a Public Access Easement along access drive.

**Response:** No access on Colfax is proposed and a public access easement is no longer anticipated.

13. Improvements: A Traffic Impact Study will be required for this site which will include addressing the following specific items:

- a. Existing, buildout and 2040 average daily traffic counts. The City can provide some historic count data, but the city has also taken pre-post COVID19 count data that can support scaling of counts taken during this time. Coordinate, via email, with Brianna Medema on this item.
- b. Include detailed analysis of: a) All site access points. b) Intersection of Colfax Avenue and Macon Street.
- c. Discussion of the application of elements from the Traffic Calming Toolbox and countermeasures applicable from the FHA Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations (July 2018) to address any concerns for speeding, pedestrian

- crossings, etc. Techniques in the Traffic Calming Toolbox include: Advanced Yield Lines, Enhanced Crosswalk, High-Visibility Signs and Markings, In-Street Pedestrian Crossing Signs, Enhanced Pedestrian Crossing Sign Devices (HAWK or RFB), Mid-Block Lane Narrowing, Curb Extension, Angled Parking, Pedestrian Safety Island, Staggered Pedestrian Safety Island, Lane Narrowing, Mini Roundabout, Speed Cushions and Chicane. Details of Enhanced Crosswalk, compact roundabout, speed cushions and chicane may be made available if requested.
- d. The Traffic Study shall be prepared in accordance with the City of Aurora Traffic Impact Study Guidelines.

**Response: An updated Traffic Report has been provided.**

### Engineering Division

1. Public improvements required for this development include providing an Urban Section for the sidewalk improvements on Colfax Avenue and Macon Street. This consists of a 16' hardscape with tree openings and pedestrian lights. Additionally, the curb ramps at the corner of Colfax and Macon shall be updated to meet current standards. This includes the ramp on the east side of Macon Street. A 25' lot corner radius shall be dedicated at the corner of Colfax and Macon, with an additional 5' of right of way dedicated on Macon.

**Response: Site plan includes improvements for Macon St, S Colfax and Lima Street Frontages.**

2. A preliminary drainage report shall be submitted with the site plan. Detention shall be addressed in the report and water quality shall be provided for the site.

**Response: Noted.**

3. Typical roadway sections are specified in the City Code and summarized in Section 4.08 with details shown in the Standard Detail S1.

**Response: Noted.**

4. Curb ramps must be shown (located) on the plans at all curb returns and any other location of public necessity. Refer to Standard Detail S9. Any street grades in excess of three percent will require detailed grading of the curb ramps.

**Response: Noted.**

5. Flared curb cuts, Standard Detail S7.4, are not permitted for commercial/industrial or residential driveways where traffic movements would be substantial. When the number of parking spaces exceeds 20, curb returns are required, and the curb return radii shall be labeled on the plan.

**Response: Noted, radius curb returns are proposed.**

6. Pedestrian Bicycle Railings will be required at and continuous along vertical separations of 30 inches, or greater, or on slopes greater than or equal to 3:1 adjacent to pedestrian areas. See Standard Detail S18.

**Response: Noted.**

7. Retaining walls shown on plans shall indicate material type and a height range or indicate a maximum height. Where appropriate, guard or hand rails may be required.

**Response: Noted**

8. The maximum private access drive slope may be 4% (non-residential) when sloping down toward the public street and up to 6% maximum when sloping up toward the public street.

**Response: Noted**

9. 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: No gates are proposed.**

10. Pedestrian lights are required along adjacent roadways. Please refer to the Draft Lighting Standards for light spacing, location, wattage, etc., information. Pedestrian lights along public right-of-way shall become city-owned and maintained once they have been installed and the final acceptance letter for the lights has been issued. Street light locations shown on the site plan are conceptual. The street lighting plan shall be included with the Civil Plan submittal and will determine final street light locations based on a photometric analysis.

**Response: Pedestrian light are shown conceptually on photometric plan.**

11. This site must dedicate an additional 5' of right-of way on Macon Street.

**Response: This dedication is shown on site plan drawings.**

12. The dedication of a 25-foot lot corner radius is required at the intersection of Colfax Avenue and Macon Street.

**Response: This dedication is shown on site plan drawings.**

13. 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.

**Response: This dedication is being coordinated with the replat process.**

14. 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.

**Response: Noted Easements are being coordinated through the replat process.**

15. Utility easements shall be required for any proposed water/sanitary sewer/public storm sewer located outside of public right-of-way.

**Response: No public water sanitary or storm sewer mains are proposed.**

16. Public access/fire lane easement shall be required for fire lanes outside of public right-of-way. Please coordinate with Life Safety for their alignment.

**Response: Noted Easements are being coordinated through the replat process.**

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

**Response: Noted preliminary drainage plan and report is included in site plan submittal.**

18. The engineer is responsible for researching and determining if there has been a study by Mile High Flood District (MHFD) proposing improvements within or adjacent to said development. Any such

improvements may be required to be constructed with the subject development. Coordination with MHFD and the city shall be initiated in such case at the master plan level or as soon as determined with any proposed development.

**Response: Noted no study has been located adjacent to the development.**

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

**Response: Noted.**

20. A public storm sewer system appears to be located near this site. Please have your Engineer or Surveyor verify and tie your site drainage into it.

**Response: A connection to the existing storm main is proposed for the drainage outfall.**

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

**Response: Noted.**

#### **Fire/Life Safety Comments – Building Division**

1. Please review the 2015 IFC, Chapter 11 for Construction Requirements for Existing Buildings. The provisions of this chapter shall apply to existing buildings constructed prior to the adoption of this code.
2. The Aurora Building Division currently utilizes the adopted 2015 International Codes Series except for the 2020 NEC. Our next code adoption cycle will be for the 2021 International Code Series.

**3. Response: Noted.**

4. Addressing Requirements: All buildings or structures, except accessory buildings, shall display the proper building number in the manner provided in this article. It shall be the responsibility of the owner, occupant or any person obtaining a building permit to place such number in the manner provided in the Aurora City Code of Ordinance, Chapter 126 - Article VII - Numbering of Buildings.

**Response: Noted.**

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

**Response: Noted.**

6. 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.
  - a. • Grading Plan
  - b. • Accessible Parking Signs
  - c. • Sign Package
  - d. • Signature Block

**Response: Noted.**

7. Emergency Responder Radio Coverage: The 2015 International Fire Code requires all buildings to be assessed for adequate emergency responder radio coverage.
- a. The 2015 International Fire Code (IFC), requires all buildings to be assessed for adequate Emergency Responder Radio Coverage (ERRC). 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 is at the owner or developers 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.
  - b. 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.
  - c. New additions to existing structures will require a full radio frequency survey of both the addition and the existing structure. (See Chapter 11 of the 2015 IFC)

**Response: Noted.**

8. Fire Department Access: Based on the information presented so far, the type(s) of fire apparatus access road(s) needed for this particular site is:
- a. Fire Lane Easement - The abutting public/private streets adjacent to this site are sufficient to provide emergency apparatus access, no additional fire lane easement is being required internally within this site.

**Response: Noted.**

9. Fire Hydrants: The number and spacing of fire hydrants are determined using the 2015 IFC, Appendix B & C. As indicated in the previously stated code sections, fire hydrant coverage requirements include both internal site areas and abutting public street systems.
- a. Based on the proximity of the structure to existing fire hydrants, Fire/Life Safety is not asking for additional 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: Noted.**

10. Fire Sprinkled Structures: The requirements for the installation of a fire sprinkler system are provided within the Chapter 9 of the 2015 IFC and IBC.
- a. 2015 IFC, Section 903.2.2 Group B ambulatory health care facilities. An automatic sprinkler system shall be installed throughout all fire areas containing a Group B ambulatory health care facility occupancy when either of the following conditions exists at any time:
    - i. Four or more care recipients are incapable of self-preservation.

- ii. One or more care recipients who are incapable of self-preservation are located at other than the level of exit discharge serving such an occupancy.

**Response: Noted.**

#### **Accessibility Requirements:**

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

**Response: Noted.**

2. Hazardous Materials: Per the 2015, IFC Chapter 50 – A permit through the Aurora Building Division is required to for the prevention, control and mitigation of dangerous conditions related to storage, dispensing, use and handling of hazardous materials. To download a copy of the hazardous materials inventory statement checklists please visit our web site by clicking on the hyperlink provided.

**Response: Noted.**

3. 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 life-saving of fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an accessible location.

**Response: Noted.**

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

**Response: Noted.**

5. 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: Noted.**

6. Photometric Plan:

- a. Add the following note to the Photometric Site Plan: ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 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: Noted.**

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

**Response: Noted.**

7. 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.

- a. (Plat Note) If Plat does not contain a Dedicated Fire Lane Easement
- b. (Site Plan Note) Accessibility Note for Commercial Projects



- c. (Site Plan Note) Addressing
- d. (Site Plan Note) Americans with Disabilities Act
- e. (Site Plan Note) Emergency Ingress and Egress
- f. (Site Plan Note) Emergency Responder Radio Coverage

**Response: Noted.**

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

**Response: Noted. Link provided in preapp is no longer valid please provide for subsequent reviews.**

9. Trash Enclosure: Per the 2015 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: Noted.**

#### **Real Property Division:**

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

**Response: Noted.**

2. Separate Documents:

- a. 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.

**Response: Noted.**

- b. 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:

- i. Dedications Packet
- ii. Easement Release
- iii. License Agreement Packet

**Response: Noted.**

- c. If there are existing easements that are no longer needed, the city will require the developer to make application to the city to release those easements. Easement release documents must be prepared using Real Property specifications and are available in the Easement Release Packet. Once complete and accurate easement release information is submitted to



Real Property, it takes about 8-10 weeks to complete the process. They must be complete and ready to record before Real Property will record the Plat and/or Site Plan.

**Response: Noted.**

- d. The developer may need to dedicate new easements and/or street right-of-way on the site. Since a new subdivision plat is not required, these dedications must be done by separate legal document. These legal documents must be prepared using Real Property specifications which are found in the Dedications Packet. Once complete and accurate easement dedication information is submitted to Real Property, it takes about 8-10 weeks to complete the process. They must be complete and ready to record before Real Property will record the Plat and/or Site Plan.

**Response: To be included in subdivision process.**

- e. You may have items that encroach into city-owned property or easements (i.e. retaining walls, medians, stairs, etc.). If allowed, these types of encroachments require a License Agreement. Requirements can be found in the License Agreement Packet. It takes 8-10 weeks to complete the process after submittal. The License Agreement must be completed before the Site Plan is recorded.

**Response: Noted.**

- f. Real Property may require a Monumented Field Survey, but we are unable to determine that until we make our first review.

**Response: Noted.**

- g. If a requirement for new street lighting is identified during the review process, this may be an opportunity to partner with cell carrier providers. New technology allows these providers to incorporate their technology with street lighting. These carriers are willing to take on the cost of purchasing and installing a light with qualifying projects. Please contact Leslie Gaylord at 303.739.7901 for additional details and contact information.

**Response: Noted.**

Phase 2 CDs and Phase 3 construction comments not included in this letter.

Sincerely,

Michael White, PE,