



Planning Division
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Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

July 1, 2024

Adam Yee
102 E 1st Street Suite 250
Loveland, CO 80537

Re: Initial Submission Review: MFH Environmental
Case Numbers: 2022-6002-02

Dear Adam Yee:

Thank you for your initial submission, which we started to process on June 20, 2024. We have reviewed your plans and attached our comments along with this cover letter.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Sincerely,

Rachid Rabbaa,
Planner II
Planning & Business Services Department

cc: Adam Yee
Ten-O-Nine-LLC
Filed: K:\Dept\Planning and Dev Serv\ZDR\\$MA\2024 MAs\2022-6002-02 - MFH Environmental\Rev1



Initial Submission Review

1. Planning – (Rachid Rabbaa / 303-739-7541 / rrabbaa@auroragov.org / Comments in teal)

- 1A. Please Add new building information to the site data block. - Pg 2. Sheet A1.0
- 1B. Please Update parking information. - Pg 3. Sheet 3 Grading Plan
- 1C. Update accessible parking. - Pg 3. Sheet 3 Grading Plan
- 1D. Please add elevation sheets for the new building - Pg 35 & 36. A9.1 & A9.2
- 1E. Add dimensions to site plan showing that you are meeting all required setbacks - Pg 1. Sheet A2.1
- 1F. Add maximum building height to data block. - Pg 2. Sheet A1.0

2. Landscaping Issues (Ariana Muca / 303-739-7259 / amuca@auroragov.org / Comments in bright teal)

- 2A. Please include the parking lot stalls and parking lot island landscape on this sheet. - Pg 31. Sheet 9.5
- 2B. Building entrances are located internal to the site therefore building perimeter landscaping is required. The side walk and parking stalls will need to be pushed west to make room for the building perimeter landscape. - Pg 31. Sheet 9.5
- 2C. Landscape schedule should be updated to reflect new planting. - Pg 32. Sheet 9.6
- 2D. Requirements. Building perimeter landscaping is required for all non-residential buildings in Subareas A (excluding the MU-OA zone district), B and C when said building elevations face public streets, transportation corridors, public open space, residential neighborhoods, or - Pg 31. Sheet 9.5 whenever an entrance door is present. Applicants shall provide one tree or tree equivalent for each 40 linear feet of elevation length. Measurements are not cumulative but shall be measured per side of the building. Please review section <https://aurora.municipal.codes/UDO/146-4.7.5.J.2>
- 2E. There are additional parking stalls located on the west of the site please update the planting plan. - Pg 31. Sheet 9.5
- 2F. Update the plant schedule to display additional planting. - Pg 32. Sheet 9.6

3. Civil Engineering (Christopher Eravelly / 303-739-7457 / ceravell@auroragov.org / Comments in green)

- 3A. No Comments.

4. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

- 4A. Update to 2021 IBC - Pg 2. Sheet A1.0
- 4B. Update to 2017 ICC 117.1a - Pg 2. Sheet A1.0
- 4C. Add new building information to the site data block. - Pg 2. Sheet A1.0
- 4D. Remove, redundant note. - Pg 2. Sheet A1.0
- 4E. Add this note: THE 2021 INTERNATIONAL FIRE CODE, SECTION 510, 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 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. - Pg 2. Sheet A1.0



any time and in such a manner as it deems necessary or convenient. Architectural features such as bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

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- 4F. Extend the fire lane easement as shown to be in compliance with the 2021 IFC chapter 5 hose pull/reach requirements of 150' for a non-fire sprinkled building. - Pg 3. Sheet 3 Grading Plan
- 4G. This gate can not encroach into the fire lane easement. Provide spring loaded / self-closing hinges to ensure trash enclosure gates will not be left opened into the fire lane easement for extended period of time. - Pg 3. Sheet 3 Grading Plan
- 4H. Provide spot elevations at corners of the accessible isle and parking space. - Pg 3. Sheet 3 Grading Plan
- 4I. Start the Fire lane easement dedication process with Land Development Review Services. - Pg 3. Sheet 3 Grading Plan
- 4J. Show accessible parking sign location. - Pg 3. Sheet 3 Grading Plan
- 4K. Provide and show the Knox box at the main entrance. - Pg 3. Sheet 3 Grading Plan

5. Aurora Water (Steven Dekoski / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

- 5A. Please contact Steve DeKoskie for questions regarding Water's comments in RED.sdekoski@auroragov.org
- 5B. The existing water meter pit appears to be behind the ROW limits. The water meter must be meet current standards. Move water meter pit to ROW tree lawn to accommodate the normal sidewalk section. The service line should cross perpendicular to the sidewalk, and then turn towards the building. - Pg 4. Sheet 4
- 5C. Double sweep clean outs required on the sewer service line, outside of the building. Clean outs required every 100' and at all bends. - Pg 4. Sheet 4
- 5D. Sand/oil waste line should connect to sewer service line after the sand/oil interceptor. There should only be one point of connection to the sanitary sewer main. Sand/oil interceptor sizing and location to be included with the building plans. - Pg 4. Sheet 4
- 5E. There should only be a single water meter serving this lot. The second building can be served as accessory use. Include water fixture unit table with civil plans.

6. Land Development Services (Rebecca Westerfield / 303-739-7294 / rwesterf@auroragov.org / Comments in magenta)

- 6A. ADD THESE NOTES: All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient. Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane. - Pg 32. Sheet 5