

June 14, 2022

Cesarina Dancy  
15151 E Alameda Parkway, Suite 5200  
Aurora, CO 80012

RE: Eastridge Plaza (#1511224) Pre-Application Meeting Responses

Dear Ms. Dancy,

Enclosed are our itemized response to the pre-application comments from the pre-application meeting held on January 14, 2022

## **Planning Comments**

### *Standards and Issues:*

#### **1. Zoning and Placetype**

##### *1A. Zoning*

Your property is zoned MU-C Mixed Use - Corridor District. The intent of the MU-C district is to provide retail goods and services to satisfy the household and personal needs of the residents of nearby residential neighborhoods, those traveling on adjacent collector and arterial corridors, and to allow for higher intensity general business and service activities. The MU-C district is designed to allow for access by pedestrians, bicyclists, and public transportation, in addition to automobiles. In Subarea A, the MU-C district is intended to promote sustainable infill redevelopment of older commercial sites, while mitigating the impacts of redevelopment on surrounding areas.

**Response: Noted.**

##### *1B. Subarea*

Your property is within Subarea A, which includes a mix of industrial, residential and commercial developments. Future development will occur as mainly infill as well as redevelopment of existing sites and structures.

**Response: Noted.**

##### *1C. Placetype*

This area is designated as a City Corridor Placetype by the Aurora Places Comprehensive Plan. City Corridors are centered along the city's major roadways, home to a wide range of uses, including commercial, retail, institutional, service and some residential. Recommended practices for City Corridors include:

- Accommodating pedestrians through amenities such as common greens, sidewalks, crosswalks, benches, and pedestrian-scale lighting
- Developing a complete access network for connection with urban districts and adjacent residential neighborhoods, including gridded urban blocks
- Promoting shared parking opportunities

**Response: Noted.**

#### **2. Land Use**

##### *2A. Historic Land Use*



The purpose of these adaptive reuse standards is to encourage and facilitate the reuse of existing buildings that are underutilized or underperforming by modifying site development standards that would otherwise make the reuse of existing buildings, structures and sites impracticable. Enhancements to the exterior of an adaptive reuse building should focus on elements that improve ground floor design of the building. Ground floor designs should support a pedestrian-friendly environment, define the main entry, provide visual interest and enhance the public realm.

**Response: We believe the attached submittal achieve the stated goals.**

### **3. Development Standards**

#### *3A. Adaptive Re-use Standards*

The redevelopment/reuse of the project site shall comply with the standards in (Section 146-5.4.3.B.3.a.i.e)

- a. Setbacks: Any additions or facade changes involving greater than 25 continuous linear feet of exterior wall facing a public right-of-way shall comply with zoning setbacks in (Table 4.2-1) Dimensional Standards.
- b. Building Design Standards: When an adaptive reuse project includes the alteration, reconstruction or remodeling of the exterior walls or facades of a building, the building design standards in Section 146-4.8.6.c shall apply to the facades being altered or reconstructed to the maximum extent practicable.

**Response: The proposed façade changes meet the standards.**

#### *3B. Access and Connectivity*

- a. Existing access points and driveways may remain in use.
- b. Sidewalks adjacent to an adaptive reuse project shall be improved to the maximum extent practicable.
- c. Adaptive reuse projects shall provide site furnishings, landscaping, screening and lighting to the maximum extent practicable. Staff recommends improvements to the north access on Peoria to make the access point more visible and consistent with the rest of the frontage.

**Response: The existing sidewalks adjacent to the site will be widened to meet the current City standards.**

#### *3C. Parking, Loading, and Stacking*

Additional parking spaces are not required for an adaptive reuse project, provided that any existing on-site parking spaces are not removed, or unless the existing parking spaces to be removed are not needed to meet the minimum parking standards of Section 146-4.6.

**Response: None of the existing on-site parking spaces will be removed with this project.**

#### *3D. Landscape, Water Conservation, Stormwater Management*

General Landscape Plan Comments:

The proposed facade improvements do not necessitate compliance with the landscaping standards as required for new developments. A landscape plan for the Eastridge Shopping Center was approved in the 1970's and is not being met. This plan includes street trees along both S Peoria Street and E Dartmouth Avenue as well as the installation of shrubs along the south side of the building. The owner of the shopping center is obligated to bring the site into compliance with the current plan to avoid code violations.

Given the applicant's desire to increase security, create a development that leverages new tenant spaces and becomes a focal point, consideration should not only be given to making improvements to the facade, but increasing visibility to the center with landscaping thereby giving the center a completely fresh new look. Recent landscape improvements were installed on the property to the south that could be carried through to this development thereby unifying the streetscape. See image

below.

Landscaping would consist of the installation of street trees as well as shrubs to screen the vast parking lot frontage. Trees would be installed at a ratio of one tree per 40 linear feet of street frontage.

**Response: The proposed landscape plan exceeds the prior approved plan and address the city's standards within the site constraints.**

*3E. 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: Lighting changes are not part of the proposed modifications.**

*3F. Buildings Design*

Current building design standards should be met to the extent practical. Please review UDO Section 4.8. The increased levels of fenestration and additional detail features such as awnings and enhanced corner treatments are positive improvements. Staff also strongly supports the inclusion of outdoor seating and planters shown in the concepts.

**Response: The proposed elevations provide additional corner treatments within the adaptive reuse criteria.**

*3G. Signs*

Section 146-410 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.

**Response: The site signage is included on the building elevations drawing. Tenant signage is existing and any modifications to signage will be submitted separately for approval.**

**4. 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: There are not any requested adjustments at this time.**

**5. Submittal Reminders**

*5A. 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.**

*5B. 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.**

*5C. Mineral Rights Notification*

Please fill out the [Mineral Rights Affidavit](#) and supply this document to your Case Manager with the application submittal.

**Response: This site is a redevelopment of a previously platted and developed lot, so a Mineral Rights Affidavit is not required.**

**Parks, Recreation & Open Space Comments**

No comments from this department

**Forestry Division**

Since Public Works will require the widening of the sidewalk along S Peoria Street, there could be one or two trees that are impacted. If it is possible to work around the trees that may be impacted using ADA guidelines, that is Forestry's preference.

**Response: Noted. We plan to work around any existing trees.**

***Tree Mitigation Requirements:***

Trees on site that are 4" or greater in caliper that will be impacted by development require tree preservation or mitigation. The intention of the Tree Preservation Policy is to preserve trees that are in good condition and of high value during the process of development. Mitigation for trees removed from the property can be accomplished by trees being planted back onto the site through the landscape plan, payment made into the Tree Planting Fund, or a combination of the two. If trees are planted on the site, the mitigation requirement is an inch-for-inch replacement. This is in addition to the regular landscape requirements. For example, if a 10" tree is removed, 10 caliper inches must be replaced back onto the site. The use of tree equivalents are not acceptable for tree mitigation.

***Forestry's Role in Site Plan Review:***

- When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. Forestry Division staff will conduct a tree assessment after the initial submittal, which includes species, size, condition, and location factors. If there is interest in determining mitigation requirements before your submittal, there is the option of hiring a consulting arborist; a list can be obtained from Forestry upon request. Forestry would require a meeting with the arborist selected to make sure that we are in agreement on the appraisal.
- Once Forestry Staff conducts the tree assessment, a spreadsheet will be provided showing the dollar value of the trees that will be removed as well as the number of inches required for replacement back onto the site. In most cases, the mitigation inches can be replaced on the site through upgrades to the landscape plan. If there is not room to replace the number of inches that will be lost, payment can be made into the Tree Planting Fund based on the dollar value associated with tree loss.
- Civil and SWMP plans will not be approved by Aurora Forestry until tree mitigation has been approved through the Site Plan Process.

- Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at [Parks, Recreation & Open Space Dedication and Development Criteria manual](#).

***Ash Trees Prohibited:***

Due to the invasive Emerald Ash Borer that has been infesting trees along the Front Range, all species of Ash are prohibited from planting within the City of Aurora – please be sure that your Landscape Architect is aware of this new requirement.

**Response: Noted.**

**Aurora Water**

***Key Issues:***

- ▶ Fixture unit table is required to determine if existing water meter is correctly sized.

**Response: We plan to provide a fixture unit table with the construction documents once there is a better understanding of the future tenants.**

- ▶ Grease interceptors are required for commercial kitchens. This is in the event of a new restaurant being proposed.

**Response: Noted. If a new restaurant is proposed, we will provide a grease interceptor with the construction documents.**

- ▶ A domestic allocation agreement will be required for connections 2” and larger.

**Response: Noted. There will not be any new connections.**

***Utility Services Available:***

- Water service may be provided from: Existing Service
- Sanitary sewer service may be provided from: Existing Service
- Project is located on Map Page 15D.

***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
  - Sand/Oil Interceptors are required for vehicle maintenance facilities
  - All utility connections in the arterial roadway are required to be bores.

**Response: All existing and proposed utilities are shown in the 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: Noted.**

**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.
- 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.
- For a full listing of Utility Fees, please see the [Aurora Water Fee Schedules](#).

**Response: Noted.**

**Public Works Department**

Traffic Engineering will receive a referral of the Site Plan, Subdivision Plat, and Civils for review and comment.

**Key Issues:**

- ▶ A Traffic Letter will be required with this development. See below for additional information.

**Response: Included in the submittal.**

- ▶ The existing access location are not proposed to be changed.

**Response: That is correct. The existing access locations will remain.**

- Existing access points shall be modified to current city standards (curb returns, ramps updates).

**Response: Ramps and an ADA path of travel has been added behind the existing driveway access points; however, curb returns are not feasible due to the grade constraints on the site and the existing drainage patterns of the adjacent roadways. The driveways currently provide 0.5' of depth in the adjacent roadways conveying flows downstream, and revising these to curb returns would lose approximately 4" of depth and introduce additional flows into the site that were not originally accounted for. This has been discussed in detail in the Preliminary Drainage Letter.**

- Striping shall be provided to clearly define movements adjacent to parking adjacent to Peoria St. on furthest north access point to Peoria Street.

**Response: Lot 1 will be processed as a separate Site Plan in the future, so the north access to Peoria Street is not included in this Site Plan.**

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

**Response: All adjacent and opposing access points have been shown.**

- Label the access movements on the Site Plan.

**Response: The access movements have been labeled.**

- Objects and structures shall not impede vision within these 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](#).

**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: The note is included on the attached landscape plan.**

- 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 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: Stop signs are shown on the Site Plan and the requested note has been added.**

**ROW/Plat:**

- Designate a Public Access Easement along internal shared access.

**Response: A cross access and parking agreement exists between the properties.**

- A private cross-access agreement is recommended for maintenance and snow removal. The developer is responsible for establishing this agreement with the adjacent property owner.

**Response: A cross access and parking agreement exists between the properties.**

- A traffic signal easement shall be required at the intersection of Cornell Ave and Peoria St to accommodate future modification to traffic signal pole, underground conduits, pull boxes and signal control cabinet.

**Response: A separate easement can be provided if required. Additional detailed information will be necessary to evaluate the request.**

**Traffic Letter:**

- A full Traffic Impact Study will not be 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 from the site.
  - Site Circulation Plan
  - 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.

The Traffic Study shall be prepared in accordance with the [City of Aurora Traffic Impact Study Guidelines](#).

Submitting the Traffic Study:

- The Traffic Study shall be sent directly to *Steve Gomez* at [segomez@auroragov.org](mailto:segomez@auroragov.org) as soon as possible.
- The Traffic Study shall also be uploaded with the rest of the submittal.
- Previously approved Traffic Impact Studies/Letters are available through this [link](#).

**Response: The attached traffic letter addresses the above comments.**

## **Engineering Division**

The Engineering Division reviews the drainage and public improvement components of your project plans.

Engineering reviews referrals

### ***Key Issues:***

- ▶ Public improvements for this development include widening the sidewalk on South Peoria Street to 10' where needed without impacting existing trees, adding street lights along the frontage, and updating curb ramps at each intersection to meet current standards. The sidewalk on East Cornell Avenue and East Dartmouth Avenue shall be widened to the current standard 5.5', but if there are conflicts to a minimum of 5'. The existing access points shall be updated to curb returns with curb ramps.

**Response: The adjacent sidewalks along Peoria and Dartmouth will be widened, and curb ramps with an ADA path of travel have been provided behind the existing driveways. However, curb returns are not feasible due to the grade constraints on the site and the existing drainage patterns of the adjacent roadways. The driveways currently provide 0.5' of depth in the adjacent roadways conveying flows downstream, and revising these to curb returns would lose approximately 4" of depth and introduce additional flows into the site that were not originally accounted for. This has been discussed in detail in the Preliminary Drainage Letter.**

- ▶ A preliminary drainage letter is required with this development. It shall address existing site conditions.

**Response: A preliminary drainage letter has been provided.**

- ▶ 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: Noted.**

### ***Improvements:***

*Sections and details referenced in the Improvements section refer to the City's [Roadway Design and Construction Specifications \(Roadway Manual\)](#).*

- 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.**

- 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: Curb ramps have been shown.**

- 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: Curb returns are not feasible due to the grade constraints on the site and the existing drainage patterns of the adjacent roadways. The driveways currently provide 0.5' of depth in the adjacent roadways conveying flows downstream, and revising these to curb returns would lose approximately 4" of depth and introduce additional flows into the site that were not originally accounted for. This has been discussed in detail in the Preliminary Drainage Letter.**

- 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. There are no proposed pedestrian areas that meet these requirements.**

- 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: No walls are proposed.**

- 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.**

- Street lights are required along adjacent roadways. Please refer to the Draft Lighting Standards for street light spacing, location, wattage, etc., information. Street 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: Street lighting will be addressed by the property to the north at a future time.**

***ROW/Easements/Plat:***

- 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.
  - Utility easements shall be required for any proposed water/sanitary sewer/public storm sewer located outside of public right-of-way.
  - 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: A plat is not required. Separate easements are addressed above.**

***Drainage:***

*Drainage design standards can be found in the City's "[Storm Drainage Design and Technical Criteria](#)".*

- A preliminary drainage letter may be submitted in lieu of a preliminary drainage study. It should state the approved drainage patterns will not be altered and address any changes in imperviousness from the approved drainage study covering this development. The letter shall include calculations for onsite improvements, compare peak flows to the previously approved report, and include any relevant sheets from said report. A drainage plan sized no larger than 11" x 17", shall be included, as well as a comparison of the proposed drainage plan to the previously approved plan, with the proposed area highlighted. Additional information may be requested from the reviewing engineer to ensure adequate analysis. It will need to be signed and stamped by a Professional Engineer licensed in the State of Colorado. The letter shall be submitted to Engineering at the time of the Planning Department application submittal. A review fee shall be paid to the city prior to acceptance of the letter. The site plan will not be approved until the preliminary drainage letter is approved.

**Response: Noted.**

- 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.**

- 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.**

**Fire/Life Safety – Building Division**

***Key Issues:***

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.

**Response: Noted.**

- ▶ 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.

**Response: Noted.**

**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: No change to the current building numbering is contemplated.**

**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.**

***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.

- [Dead-End Fire Lane Detail](#)
- [Fire Lane Sign Detail](#)
- [Grading Plan](#)
- [Handicap Accessible Parking Signs](#)
- [Sign Package](#)
- [Signature Block](#)

**Response: Noted. These items will be included in the Civil Plans.**

***Emergency Responder Radio Coverage:***

The 2015 International Fire Code requires all buildings to be assessed for adequate emergency responder radio coverage.

- The 2015/2021 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 are 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.
- 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.  
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.**

**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:

- [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. Building greater than 30' in height require a 26' wide fire lane easement with a 26' inside and 49' outside turning radii..

**Response: Noted. There is an existing fire lane in place along the building frontage.**

**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 includes both internal site areas and abutting public street systems.

- 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.**

**Fire Sprinkled Structures:**

The requirements for the installation of a fire sprinkler system are provided within the Chapter 9 of the 2015/2021 IFC and IBC.

- Commercial Cooking Equipment utilizing a Type I Hood will require a kitchen hood suppression system.

**Accessibility Requirements:**

The City of Aurora reviews accessibility requirements based on 2015 IBC, Chapter 11, the 2009 ICC/ANSI A1 17.1.

- Commercial
- Restriping of the existing parking lot will require an update to the accessible parking spaces per the 2015 IBC, Chapter 11, Section 607.

**Response: Noted. These items will be addressed in the building permit process.**

**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.

- A Knox box will be required at each fire riser room door. Please label and show these Knox boxes on the site plan amendment submitting to the Planning Department.
- Approved Knox Hardware is required for 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 boxes on the site plan amendment submitting to the Planning Department.

**Response: Noted. This will be addressed in the building permit process.**

**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. Legends have been included on each sheet in the Site Plan.**

**Phasing Plans:**

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

**Response: Due to the minimal proposed site improvements, a Phasing Plan is not necessary for this project.**

***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.

- [\(Plat Note\) If Plat Contains Fire Lane Easement](#)
- [\(Site Plan Note\) Access Control Gate or Barrier Systems](#)
- [\(Site Plan Note\) Accessibility Note for Commercial Projects](#)
- [\(Site Plan Note\) Addressing](#)
- [\(Site Plan Note\) 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: Noted.**

**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.**

**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 has to be removed or relocated for any reason, the roadway must be replaced using the current specifications of the Public Works Department.

**Response: Noted.**

- [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 2015 IFC, Section 503.1.1 where allowed by code. If granted approval, a fire sprinkled structure may utilize 200-foot reach criteria in place of the 150-foot standard requirement.
- 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. Construction of Fire Lane Easements and Emergency Access Easement
- [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 be in compliance with the current specifications of the Public Works Department.
- [Combined Fire Lane, Public Access and Utility Easements](#)
- [Construction of Fire Lane Easements and Emergency Access Easement](#)
- [Dead-end Fire Apparatus Access Roadways](#)

- [Encroachment into Emergency Access or Fire Lane Easements are Prohibited](#)
- [Grade](#)
- [Labeling of Easements on the Site Plan, Plat and Civil Plans](#)
- [No Parking is allowed within a Fire Lane Easement](#)
- [Public Street Systems Adjacent to Site](#)
- [Speed Bumps](#)
- [Snow Removal Storage Areas](#)
- [Width and Turning Radius](#)

**Response: Noted.**

**Trash Enclosure:**

Per the 2015/2021 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: The containers are located on the exterior of non-combustible walls.**

**Real Property**

**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.**

**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.

**Response: Noted.**

- 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 that may 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: Noted.**

- 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 4-6 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.**

- 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 4-6 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.**

- No portion of any roofed structure may encroach into any easement. However, you may have items that encroach into city-owned property or easements (i.e. retaining walls, medians, monument signs, 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.**

- 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.**

Sincerely,