



April 9, 2024

Jazmine Marte, Project Manager
City of Aurora Office of Development Assistance
15151 E. Alameda Parkway, Ste. 5200
Aurora, Colorado 80012

**RE: AdventHealth Aurora Highlands (#1778218)
NW Corner Main Street and Warm Springs, Aurora, CO
Pre-Application Meeting Notes Comment Response Letter**

Dear Ms. Marte,

Thank you for the Pre-Application Meeting Notes from the Pre-Application Meeting for the above-mentioned project held on February 1, 2024. In an effort to address your comments concisely and simplify your review of the Site Plan, we have summarized your comments and our responses below.

STEP I – PLANNING PHASE

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning comments are numbered. When submitting an application, please include a letter of introduction responding to each of the numbered comments, including key issues from other departments.

■ *Response: Acknowledged. Responses to each comment is provided below.*

Key Issues:

- Phasing and Interim Conditions
- Pedestrian Connectivity
- Landscape Buffers
- Master Plan Updates for Non-Residential Design Standards

Project Overview:

- Zoning: MU-R (Mixed Use-Regional)
- Character Area: Subarea C
- Proposed Use: Medical Office, Emergency Facility, Outpatient Clinic and Helipad
- Permitted Use: Yes

Type of Application:

- Master Plan Amendment (Subarea C)
- Site Plan (Subarea C)

Procedures:

- A Summary Table of Procedures can be found in Section 146-5.2, Table 5.2-1.
- The application can be reviewed and approved administratively by the Planning Director. Please note that if any Major Adjustments are requested as part of the application, a public hearing before the Planning and Zoning Commission will be required. The application will be reviewed in a [12-13-week, 17-18 week] timeframe and will be processed electronically through our development review website, found in the links below.

■ *Response: Acknowledged. No Major Adjustments are currently proposed with the project.*

Important Links:

- Unified Development Ordinance (UDO)
- Aurora Places Comprehensive Plan
- CAD Data Submittal Standard
- Landscape Reference Manual
- Development Review Website
- Online Application and Plan Submittal Guide
- Transportation Studies & Plans
- Pre-Submittal Checklist
- Forms and Applications
- Aurora Map Gallery
- Adams County Assessor Map
- Site Plan Manual
- Preliminary Drainage Report (PDR) Review Checklist
- Civil (Utility) Plan Pre-Acceptance Review Checklist

Standards and Issues:

1. Zoning and Place type

A. Zoning

The MU-R district is intended to serve “image making” areas in Aurora such as gateways, major arterial street and highway intersections, and regional activity centers. The MU-R district allows for regional commercial uses and a mix of medium- to high-density residential, as well as other uses as shown in Table 3.2-1 (Permitted Use Table). The MU-R district intends to promote a distinctive, unified character and to ensure high quality development. Specific design standards are outlined in Section 146-2.4.7 and shall serve as a guide for the site layout and character.

- *Response: Acknowledged. Rezoning is not proposed with this project.*

It is our understanding the Walkable Main Street will be provided in another location within The Aurora Highlands, however, that other design standards such as building massing, architectural features, and common open space with a network of walkways shall be incorporated.

- *Response: Acknowledged. See site plan package for proposed implementation of the design standards.*

B. Place type

City Corridors are a place type that will contribute to the economic and fiscal success of the 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. This place type is generally auto oriented, but should also accommodate pedestrians, bicyclists and transit service. City Corridors should include amenities such as sidewalks, crosswalks, benches, pedestrian-scale lighting and landscaping that make it easy for pedestrians to safely and comfortably navigate the area.

- *Response: Acknowledged. See site plan package for proposed implementation of both auto and pedestrian oriented amenities.*

The City Corridor Place Type supports the existing MU-R zoning. Compliance with this place type will need to be demonstrated through a variety of uses and multimodal access between uses in the zone district. Retail and other supporting uses should be included in and around this location to support the large institutional use of a hospital.

- *Response: Acknowledged. Retail and other supporting uses are planned north and south of the Project per the FDP.*

C. Master Plan

The site is guided by The Aurora Highlands Master Plan, which establishes the design standards, public art locations, infrastructure requirements, and identifies proposed uses for the overall development. An amendment to the Master Plan is currently being processed to include design standards for non-residential uses. The Master Plan Amendment must be completed prior to or concurrent with the proposed Site Plan.

- *Response: Acknowledged. The FDP Amendment approval is being completed by others. The AdventHealth team requests support of the City on progressing this approval to prevent delays with approval of this project.*

2. Land Use

A. Proposed Land Use

The proposed medical office space, emergency facility and clinic proposed with this project are uses permitted within the MU-R District.

- *Response: Acknowledged. No other uses in addition to the above are planned for this project.*

B. Phasing

Please identify any proposed phasing of development for the hospital and medical office buildings. On the Site Plan, delineate proposed phases and identify in a phasing plan how infrastructure, utilities, access, and parking will be provided to support each phase of development.

- *Response: See Phasing Plan included with the Site Plan.*

C. ("2D.") Operations Plan

Include an operations plan with your Letter of Introduction that outlines the proposed uses and the hours for each, the number of employees per shift, as well as describe the circulation route(s) for visitors, patients, employees and ambulances. Any additional information relating to the use of the helipad would also be helpful.

- *Response: Information has been included with our letter of introduction.*

3. Development Standards

A. Dimensional Standards

The expectation is the Site Plan and any amendment to the Master Plan will meet the requirements in the UDO.

- *Response: Acknowledged.*

For setbacks in the MU-R zone district, the maximum front setback along the MU-R defined "main street" is 15 feet. Otherwise, the front setback along all other roads is 10 feet minimum. Side and rear setbacks are determined by Section 146-4.7.5.F which discusses minimum buffering with landscaping features.

- *Response: Setbacks and buffers are shown on the Site Plan.*

The maximum height in the MU-R zone district is 100 feet unless this site is identified as the focal point by the Master Plan Amendment.

- *Response: Maximum height of building is 69'-2" to the highest roof peak.*

B. Subdivision Standards

A subdivision plat has been approved for the subject property. Any amendments or replats can be processed concurrently with a site plan application and will be administratively approved.

- *Response: Acknowledged. A replat is not being pursued for this project. Any easement dedications will be by separate documents with Real Property.*

C. Neighborhood Protection Standards

The maximum height of the primary structure on this lot cannot exceed a height of 38 feet while within 100 feet of the R-2 zone district across Main Street. Any secondary structures within 100 feet of the R-2 district cannot exceed 24 feet. Lighting cannot exceed a height of 15 feet within 100 feet of the R-2 district (Section 146-4.4).

- *Response: No structures are planned within 100' of the R-2 district.*

All development shall comply with additional buffering and screening requirements in Section 1464.7 and the noise level measured at the property line of each Protected Lot must not exceed 55 decibels (dBA) from 7:00 a.m. until 9:00 p.m. of the same day and may not exceed 45 dBA from 9:00 p.m. until 7:00 a.m. of the next day.

- *Response: Understood that development must comply with section 1464.7 and the noise level requirements.*

D. Common Space and Amenities

At least 25 percent of the land area within each non-residential development site shall be outdoor common area, which shall be located and landscaped to connect with adjacent public spaces. This can be implemented in multiple ways at the site level. The expectation is public entrances should open onto patio/courtyard space. This space should be furnished and is typically a minimum of 400 square feet with a minimum dimension of 12 feet.

- *Response: The minimum area has been met. There is a large pedestrian area at the main entrance, as well as a large landscape area in the center of the drop off drive.*

A larger outdoor amenity should be planned to serve the entire medical/hospital campus. It should be centrally located, serve all phases of development and connect with each proposed building.

- *Response: A large pedestrian area is provided at the main entrance for the emergency department; however, it is not anticipated to be a large outdoor amenity with this phase. The outdoor amenity will be provided with the full buildout of the hospital.*

E. Access and Connectivity

All public and private streets shall comply with the Aurora Roadway Design and Construction Specifications Manual standards. For internal drives the expectation is they will be designed to meet a local street standard with detached sidewalks and street trees.

- *Response: All access driveways within the development are private and have been designed to be applicable standards.*

All buildings and parking areas shall be connected by a system of sidewalks that directly connect to the public street. Accessible routes meeting the standards of the Americans with Disabilities Act shall be provided from all building or site entries to any designated handicap parking space and to a public or private street.

- *Response: Sidewalks for pedestrian circulation to/from accessible parking, buildings, and right-of-way are proposed with the project. The accessible route will meet applicable codes.*

F. Parking, Loading, and Stacking

Off-street parking is required by Section 146-4.6. The proposed medical office use requires 4 spaces per 1,000 square feet and the medical clinic/emergency room requires 2.5 spaces per 1,000 square feet. Accessible parking spaces will be required in accordance with Table 4.6-2. Parking alternatives listed in Section 146-4.6.4 may reduce parking requirements. If valet parking is proposed, please address queuing at the building entrance(s).

- *Response: See site data table for parking information.*

In addition to vehicle parking, the development is required to provide bicycle parking spaces equivalent to 5% of the total parking requirement. Bicycle spaces must comply with Section 146.4.6.3.F.2. Each inverted "U" rack counts as two bicycle parking spaces. Place any bicycle parking in a convenient, paved, and well-lit location.

- *Response: See site plan for bike rack locations and count.*

Section 146-4.6.5 details requirements for the design and placement of parking areas. Generally, parking areas should be located and designed to provide for adequate vehicle circulation, safe pedestrian connections, screening from adjacent sites and streets, and to avoid abutting significant stretches of adjacent streets.

- *Response: See site plan for parking area layout.*

No more than 60 percent of the lot frontage on arterial and collector streets to a depth of 60 feet shall be occupied by surface parking.

- *Response: Acknowledged. Parking proposed is more than 60-feet from Main Street.*

In the MU-R zone district, no more than 50 percent of the E-470 frontage shall be occupied by surface parking. Any loading area facing E-470 should be completely screened from view of E-470; a sightline analysis is required to show this if loading is proposed facing E-470. Parking areas shall be designed to be shared between nearby uses to the maximum extent practicable.

- *Response: Acknowledged. No more than 50% is surface parking and back operations area is screened from E-470. Parking cannot be shared with nearby uses due to the critical use of this site.*

In parking lots containing more than 150 contiguous spaces, sidewalks or paths at least six feet in width and designated by painted lines, raised surfaces, or different surfacing colors or materials shall be provided within a landscaped median to provide safe pedestrian access from the farthest parking block, row, or bay to the primary entrance of each building the parking area serves.

- *Response: See site plan for sidewalk and access locations.*

Each parking lot containing more than 150 spaces shall divide the parking area into "parking blocks", each containing no more than 120 vehicle parking spaces to the maximum extent practicable in light of the shape and orientation of the parking lot and the location of access

points to the parking lot. Each parking block shall be separated from other parking blocks by a drive aisle with a center landscaped swale, median, or area at least 20 feet in width.

- *Response: Surface parking has been designed with "parking blocks".*

Due to the quantity of parking anticipated, you are strongly encouraged to locate parking inside a parking garage, or to lay-out surface parking space such that a parking garage could be added in the future as additional uses are added surrounding this site. If a parking garage is proposed, the design requirements in Section 146-4.6.5.E must be followed.

- *Response: A parking garage is not proposed with this Project. Expansion of parking to support future expansion to the campus has been considered in the proposed surface parking layout.*

G. Landscape, Water Conservation, Stormwater Management

General Landscape Plan Comments

Prepare your landscape plans in accordance with the Unified Development Ordinance (UDO) and the Landscape Reference Manual. The landscape comments provided herein are based upon the following code Section 146-4.7 (Landscape, Water Conservation, Stormwater Management). Please ensure that the landscape architect or designer has a copy of these documents as well as our project specific comments.

- *Response: Acknowledged, landscape codes are being followed.*

Landscape Plan Preparation

Please label all landscape sheets "Not for Construction". Landscape construction drawings are not required and therefore do not necessitate the signature, stamp and seal of a licensed landscape architect upon final approval by the City of Aurora. Landscape plans are used by the city to determine compliance with the landscape standards and for code enforcement purposes.

- *Response: Not for construction has been added to all landscape sheets.*

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: Acknowledged; however, this project is in Adams County and the Site Plan shall be on 18x24. Construction Plans will be on 24x36.*

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 Distance Triangles have been shown.*

The Aurora Highlands Master Plan and Infrastructure Site Plan No. 1 (Amended)

The applicant is responsible for reviewing The Aurora Highlands Master Plan and determining all applicable landscape conditions and requirements. Additionally, the landscape plan shall identify the streets abutting subject site and show the streetscape as designed and approved in separately approved plans. The designer should include the plant material grayed back with

a callout referencing the applicable case numbers(s). In addition, a note should be added describing the responsible party for the installation, maintenance and irrigation of the streetscape. The streetscape should be installed prior to the issuance of the certificates of occupancy for the apartment buildings.

■ *Response: Acknowledged.*

Turf Conservation Ordinance

City Council recently passed a new turf ordinance that prohibits the installation of non-functional turf and ornamental water features. All site plans submitted after October 1, 2022, shall comply with the new ordinance, regardless of whether the application is part of an approved Master Plan or Framework Development Plan. Questions regarding the ordinance should be directed to Tim York, Water Conservation Supervisor, Water Conservation Division, (303) 326-8819. Refer to the UDO for alternatives to sod installation.

■ *Response: No non-functional turf has been proposed.*

Phasing and Interim Conditions

It is our expectation that all landscape requirements outlined below shall be met with the proposed site plan. We understand the site will be developed in phases; therefore, it will be the applicant's responsibility to document and/or explain how that may impact the provision of landscape material.

■ *Response: Acknowledged, landscape shown is to be installed with phase 1.*

It is our goal to work with you to landscape for the ultimate condition so no plant material will have to be removed, however, parking should be screened from view off-site, and the residential areas need to be buffered.

■ *Response: Acknowledged, parking has been screened.*

Landscape, Water Conservation, Stormwater Management (Section 146-4.7)

The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within Section 146-4.7. The applicant is responsible for reviewing this section of the UDO and determining all applicable landscape conditions.

- Parking Lot Landscaping (Section 146-4.7.5.K)

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.

■ *Response: Acknowledged. See landscape plans for details.*

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: Acknowledged. See landscape plans for details.*

- Building Perimeter Landscaping (Section 146-4.7.5.J)

Building perimeter landscaping is required when building elevations face public rights-of-way, residential neighborhoods, public open space, or whenever an entrance door is present. Landscape each elevation with one tree equivalent per each 40 linear feet of elevation length. Building perimeter landscaping provided within 20' of the building face may count towards the building perimeter landscaping requirements including landscaping provided within parking lot islands. Depending upon the length of the building, landscaping may need to be pro-rated if less than 40 linear feet. Landscaping shall be broken down by building face and not as an entire entity.

- *Response: Acknowledged. See landscape plans for details. No landscaping is proposed along the north building face due to future expansion.*

- Special Landscape Buffers for Development Adjacent to I-70, I-225, E-470, Public Parks, Open Space and Trails (Section 146-4.7.5.H)

While landscape requirements are typically administered by the Planning and Development Services Department, because this proposed application is anticipated to be adjacent to a Parks Recreation & Open Space Department (PROS) maintained facility, these buffer requirements are overseen by PROS and any requests to deviate from these standards should be directed to that department. If the standards of this section conflict with other buffer requirements found within the UDO, the standards of this section shall apply.

- *Response: Acknowledged. The western 100-feet of the site is being design and installed by the overall development to create a consistent landscape design along the entire E-470 corridor. It is understood that this may be required prior to C of O for the project.*

The encroachment of buildings or portions of buildings including porches, patios, trash enclosures, dumpsters, parking lots and internal vehicular drives, sidewalks and detention and water quality pond infrastructure into landscape buffers is prohibited. The provision of trail connections is generally permitted through the buffers but shall be approved by PROS on a case-by-case basis and is based upon unique site conditions and alternatives to those impacts including mitigation measures.

- *Response: Acknowledged.*

A 25' wide special landscape buffer will be required along the E-470 frontage. Reductions in the buffer width are not permitted. The buffer shall contain one tree and 10 shrubs per 30 linear feet of buffer. If any portion of this development is to be phased and that phasing is anticipated to impact the installation of the buffer, the site plan shall provide timing for the installation. Coordination regarding timing shall be discussed with the Planning department.

- *Response: Response: Acknowledged. The western 100-feet of the site is being design and installed by the overall development to create a consistent landscape design along the entire E-470 corridor. It is understood that this may be required prior to C of O for the project.*

- Curbside Landscaping (Section 146-4.7.5.C)

Street trees are required at a ratio of one street tree per 40 linear feet along all street frontages. Street trees shall be provided in the curbside landscape when a detached walk is provided or 4'-5' from behind the back of walk when an attached walk is provided. Street trees shall be located 50' from the face of a stop sign to maintain regulatory sign visibility. Refer to Figure 4.7-2.

- *Response: Acknowledged. See landscape plans for details.*

The UDO requires plantings within the curbside landscape to vary depending upon the width required by the street cross section. Refer to the UDO for specific curbside planting requirements. Only curbside landscapes that are 10' in width or greater, may be sod if desired.

■ *Response: Acknowledged. See landscape plans for details.*

- Street Frontage Landscape Buffers (Section 146-4.7.5.D)

Street frontage landscape buffers shall be provided along public and private streets for the full extent of frontage if the zoning is changed from MU-R. Buffer widths are determined by use and roadway classification. The required width along collector and local streets is 20-feet. A reduction in buffer widths is permitted in accordance with Table 4.7-2 (Required Landscaping Buffer Widths and Allowed Reductions).

■ *Response: Acknowledged. See landscape plans for details.*

All buffers are measured inward from the back of walk. Buffers shall be installed along the exterior sides of proposed fencing or walls. All landscape street frontage buffers shall consist of one tree and 10 shrubs per each 40 linear feet of buffer length. If utilizing tree equivalents, one 2.5" diameter tree or 8'-10' evergreen tree is equivalent to 12 five-gallon shrubs, one 2" diameter tree or 6' evergreen tree is equivalent to 10 five-gallon shrubs or any combination of trees and shrubs meeting equivalents. When overlapping landscape standards occur, such as when building perimeter, detention/water quality and/or parking lot landscape requirements fall within the landscape buffer, they may be counted towards meeting the buffer requirements. However, the most restrictive requirements shall be met.

■ *Response: Acknowledged. See landscape plans for details.*

- Non-Street Perimeter Buffers (Section 146-4.7.5.E)

Non-street perimeter buffers shall be provided along property lines with no street frontages. Buffers for industrial uses adjacent to non-residential development shall provide the landscape requirement of one tree and five shrubs per 40 linear feet (Section 146-4.7.5.H.2). At least 30 percent of the tree species shall be evergreen. Perennials and shrubs with a height of less than five feet at maturity shall only be used as accents and may not count toward more than 30 percent of the buffer requirement.

■ *Response: Acknowledged. See landscape plans for details. Northern buffer is proposed to be completed in future phases.*

- Site Entryways and Intersections (Section 146-4.7.5 L)

Provide a distinctive landscape feature at each site entrance. Distinctive landscape features should consist of specimen quality plant material that will provide visual interest during all seasons. This is often provided around any proposed signage and/or monumentation.

■ *Response: Acknowledged. See landscape plans for details.*

- Private Common Open Space/Tract Landscaping (Section 146-4.7.5.I)

In all developed areas where land has been disturbed during construction and is required or designated to be preserved and protected from future development for nonpublic active and passive recreation including trails, recreation facilities, wildlife habitat, natural land features or the preservation of view corridors, shall be landscaped with one tree and ten shrubs per 4,000 square feet. This excludes areas defined as street buffers, detention and water quality ponds, undisturbed marshes, wetlands, 100-year floodways and lakes.

■ *Response: Acknowledged. See landscape plans for details.*

- Detention and Water Quality Ponds (Section 146-4.7.3 M)

The city encourages applicants to utilize Low Impact Development (LID) techniques as permanent best management practices (BMPs). Some examples of LID techniques are depicted in the images below and include permeable pavements, vegetative swales and rain gardens.



Porous Pavement



Vegetative Swale



Rain Garden

Applicants may propose their own BMPs or work with the City of Aurora's Water and/or Public Work's Departments.

- *Response: Acknowledged. No water quality or detention pond is proposed with this project.*

All detention pond facilities shall be approved by the Aurora Public Works Department. 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: Acknowledged. No water quality or detention pond is proposed with this project.*

- Irrigation (Section 146-4.7.3 C)

All developments shall install an automatic irrigation system for landscape areas. To assess irrigation tap fees, Aurora Water will require the applicant to 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: Acknowledged, irrigation plans to be submitted at a later date.*

H. Building Design Standards

Section 146-4.8 of the UDO contains specific standards for the design of buildings. These standards include requirements for building orientation and spacing, breaking up the massing of building facades with articulation elements, four-sided building design, and permitted materials, among other things. Review the proposed Master Plan Amendment for additional standards. The most restrictive shall apply.

- *Response: The building is designed to promote a pedestrian-friendly environment and scale. The vertical facades are articulated to avoid long flat walls and the roof lines incorporate gables to create a distinctive profile recognizable from up close and from a distance. Timeless materials and variations in the vertical planes are used to provide visual interest to the architecture.*

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

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

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

Notes:

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

- **Response:** The buildings main entry is oriented toward main street and has been emphasized in the horizontal and vertical planes including the most prominent roof element to accentuate the entry. Exterior public areas are utilized at the main entry and provide pedestrian connection to the main. Horizontal and vertical articulation across the elevations is used to break up the facades, material variation and changes in the vertical planes create a rhythm for visual interest and to breakup long flat facades. Primary building materials are selected for longevity and permanence including stone masonry, glazing and wood-look paneling with areas of textured plaster and exposed structural members for visual interest. Four sides of the building are treated with similar materials and use repetitive elements for comprehensive design across the facades. Future expansion includes build out of the hospital to the north of the building and this elevation has been simplified as it will be replaced by the expansion. Roof materials and design have received particular attention to create a common element to be carried throughout the buildings design and to be incorporated into the future hospital expansion. A mansard style roof with gables has been designed to create visual interest and a unique form recognizable from adjacent development and to E-470 to the east. The roof forms provide screening of all rooftop

equipment from all sides. Ground mounted equipment, parking and storage areas are all screened by landscaping and natural features of the site.

The façade facing E-470 will be considered a primary face and will need to receive the same architectural attention and interest as the front façade with the main entrance. Within the MU-R district, each building taller than 50 feet and each building larger than 100,000 square feet shall include at least one common architectural element that visually links such buildings to each other and distinguishes the MU-R from other MU-R areas when viewed from I-70, I-225, or E-470. The common architectural element shall be chosen by the developer of the first building required to contain that element, at the time of such development. Common architectural elements may include building materials of a distinctive color, common lighting features to accent building cornices or rooflines, common roof shapes, or other elements readily visible and distinguishable by motorists traveling E-470 or other major highways.

- *Response: Roof design includes common elements that carry around all sides of the building including that fronting E-470 and will be incorporated into the future hospital expansion. A mansard style roof with repeating gables has been included to create visual interest and unique forms recognizable up close and from a distance. The largest element of the roof design is used to accentuate the main building entry and will be repeated at future entry points of the hospital.*

I. Exterior Lighting

Standards for exterior lighting are found in Section 146-4.9, and additional standards specific to the MU-R zone district are found in Section 146-2.4.7.M. Show typical details of lighting on the plan and on building elevations. The Master Plan includes additional lighting standards; however, additional standards may be needed for non-residential development.

- *Response: Our building is less than 100' tall so we won't require façade lighting detailed in 4.7 but will be able to comply with all the rest of the requirements in 4.7 as well as 4.9.*

J. Signs

Section 146-4.10 governs signage standards. Please review this section for complete details. Show the location of any monument signs on the plans and indicate the location of wall-mounted signs on the building elevations. Allowable monumentation is also discussed in the Master Plan.

- *Response: Confirmed, building and monument signs indicated on submitted documents.*

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: Acknowledged. Adjustments listed.*

5. Submittal Reminders

A. 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: Acknowledged. Kimley-Horn is aware of these standards based on previous projects.*

B. 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: PDF conforms with this requirement.*

C. Mineral Rights Notification

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

- *Response: Mineral Rights Affidavit attached.*

Pre-Submittal Meeting:

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

- *Response: Acknowledged. Pre-submittal meeting occurred on 4/9/2024.*

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

- *Response: No plat is proposed with this project.*

Community Participation:

The City of Aurora promotes citizen participation in the development review process. One way to promote this participation is through a community meeting. Registered neighborhood organizations within a one-mile radius and adjacent property owners will formally be notified of the application when a submittal has been made to the Planning and Development Services Department. Occasionally, it will be necessary to hold a community meeting to discuss the application. Your Planning Case Manager can assist and inform you if a community meeting will be required.

- *Response: Acknowledged. No community meeting has been requested as the master planning has always shown a hospital campus at this planning area.*

Community Meetings:

- Currently, the city is utilizing Kerri Drumm with Purpose Aligned Consulting to facilitate these meetings. Please work with your assigned Planning Case Manager to schedule these meetings.
- These community meetings allow applicants an opportunity to present their proposal to adjacent neighborhoods and any impacted citizens. The meetings also allow residents to share their questions and opinions about the proposal to both the applicant and City staff.
- All meetings with registered neighborhood organizations should also include the Planning and Development Services Department Case Manager so that questions concerning the UDO and land

use procedures can be properly addressed. The applicant will be expected to take meeting notes and include any project-related commitments that are made to the community at these meetings. After the meeting, please continue to work with the organizations that express interest in your project to address comments and mitigate concerns.

- Additional information about Community Meetings can be provided by reaching out to the Planning Case Manager for the application or by visiting the Planning and Development Services page of the city website.
- You can also find adjacent neighborhood groups associated with your site via this link: Aurora Registered Neighborhood Associations - HOAs (arcgis.com)
- *Response: Acknowledged. No community meeting has been requested as the master planning has always shown a hospital campus at this planning area.*

ENERGY AND ENVIRONMENT DEVELOPMENT

We have reviewed the area of your development. There are no known plugged and abandoned (P&A) wells within your site and no existing or planned oil and gas surface facilities on your site at this time. There may be existing underground pipelines in rights-of-way. If you have questions or concerns about this, the Energy & Environment Division can assist with providing additional information.

- *Response: Acknowledged. Thank you.*

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

- *Response: Understood that the future may have a horizontal well greater than 7,000 ft below surface.*

The City of Aurora has no authority or control over subsurface well equipment or operations. Contact the Colorado Energy & Carbon Management Commission (ECMC) for more information.

- *Response: Understood that the City of Aurora has no authority over subsurface well equipment or operations.*

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

- *Response: Acknowledged. Jeff will be contacted with any questions.*

PARKS, RECREATION & OPEN SPACE DEPARTMENT (PROS)

No comments from this department.

Forestry Division

There are no trees on this property that will be impacted by construction activities, but there are trees that should be protected that are scattered throughout the site. If the trees are damaged during development activities, there will be a requirement to mitigate their loss or injury.

- *Response: Acknowledged. There are no existing trees onsite.*

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 is not acceptable for tree mitigation.

- *Response: Acknowledged. There are no existing trees onsite.*

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 agree on the appraisal.
 - *Response: Acknowledged. There are no existing trees onsite.*
- 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. If a Consulting Arborist is hired, this information will be supplied by them. In most cases, the mitigation inches can be replaced on the site through upgrades to the landscape plan.
 - *Response: Acknowledged. There are no existing trees onsite.*
- Civil and SWMP plans will not be approved by Aurora Forestry until tree mitigation has been approved through the Site Plan Process.
 - *Response: Acknowledged. There are no existing trees onsite.*
- 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 – this includes trees on the neighboring property. The Tree Protection notes shall be included on the plan. The link for the manual can be found at: <https://auroraver2.hosted.civiclive.com/cms/One.aspx?portalId=16242704&pageId=16529352>
 - *Response: Acknowledged. There are no existing trees onsite.*

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 requirement.
 - *Response: Acknowledged. Species is not proposed.*

AURORA WATER

UTILITIES

Aurora Water will receive a referral of the Site Plan and Subdivision Plat for review and comment. Please respond to all Water Department comments with your initial submittal.

Key Issues:

- Please send the most up to date water and sanitary loading information to Aurora Water. This is to confirm that the information being shown in the utility study amendment is accurate for ultimate conditions.
 - *Response: Updated domestic water and sanitary loads are: 215gpm for a 3" domestic water connection, 805 DFU for sanitary for an 8" connection, 750gpm for fire protection for a 6" connection, 824 gpm storm water for a 10" connection.*

- Main extension required in order to provide Sanitary service and hydrant coverage for the facility. Easement dedication required for any main located outside of ROW.
 - *Response: Acknowledged. Water loop and sanitary main extension provided with easements.*
- Sampling manhole may be required for this use.
 - *Response: Acknowledged. Please confirm if this is required.*
- If a meter is determined to be 6" or greater, detailed information regarding the sanitary sewer composition will be required to determine the sanitary sewer connection fee.
 - *Response: A 3" meter is proposed with phase 1.*
- Standard Meter Comments: A redundant water meter can be utilized but the plumbing plans and civil plans must clearly show how the meters will be isolated and only a single feed is allowed to the building. Coordinate with Aurora Water if this option is pursued.
 - *Response: The project needs a redundant service into the building and not a redundant meter. See utility plan for layout proposed.*
- 2024 connection fees have been updated and are available online.
 - *Response: We have reviewed the 2024 connection fees.*
- Aurora Water Standards have been updated and will go into effect February 15, 2024
 - *Response: Acknowledged.*

Utility Services Available:

- Water service may be provided from: Per the approved MUS.
- Sanitary sewer service may be provided from: Per the approved MUS.
- Project is located on the following Map Page: 01U.

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.
 - Grease Interceptors are required for commercial kitchens.
 - All utility connections in the arterial roadway are required to be bores.
 - *Response: Utility Plan included with the site plan identify all proposed utilities for the project.*
- 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: Acknowledged.*
- Note that Aurora Water reserves the right to enact certain restrictions that may include curtailment of water taps or usage of non-functional turf as established by City Ordinance.
 - *Response: Acknowledged.*
- Please reference Ordinance No. 2022-46 pertaining to the use and restrictions of turf and ornamental water features.
 - *Response: Acknowledged. No turf or water features are proposed.*

Utility Development Fees:

- A partial Storm Drainage Development fee is required prior to the recording of the Subdivision Plat or at the time of building permit approval if a Plat is not required. Additional Storm Drainage fees may be charged and are based on the amount of impervious surface created by this project.
 - *Response: Understood additional Storm Drainage fees may be charged.*
- The Water Transmission Development Fee and the Sanitary Sewer Interceptor Fee have been combined into the water connection fee and are required to be paid after issuance of building permit and prior to issuance of the Certificate of Occupancy.
 - *Response: Understood the Water Transmission Development Fee and Sanitary Sewer Interceptor fee have been combined.*
- For a full listing of Utility Fees, please see the Aurora Water Fee Schedules. Connection fees should be paid prior to December 31st which are subject to increases as approved by City Council.
 - *Response: Understood that connection fees are subject to increase.*
- Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.
 - *Response: Understood.*

STORMWATER MANAGEMENT

Aurora Water reviews the drainage and public improvement components of your project plans. Drainage design standards can be found in the city's "Storm Drainage Design and Technical Criteria" and "Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure".

Key Issues:

- A preliminary drainage report shall be submitted with the site plan. Detention and water quality/EURV shall be in conformance with the master drainage study. Ensure that the assumptions made for imperviousness in the master study are consistent with the proposed site. Downstream drainage facilities must be installed prior to onsite paving and must be accepted with an approved pond certificate prior to issuance of TCO/CO.
 - Detention, water quality and storm infrastructure shall be provided for all adjacent and required roadway improvements.
 - *Response: PDR is included with this submittal.*
- The Infrastructure Site Plan (ISP) for the infrastructure required with this planning area shall be approved prior to the approval of this site plan. (219009).
 - *Response: Acknowledged. It is our understanding that ISP 219009 has been completed and the developer is in the process of finalizing landscaping.*
- Public improvements for this development shall be in conformance with the Public Improvement Plan (PIP).
 - *Response: Acknowledged. No public improvements are proposed.*
- The site is currently working through a LOMR-F process now, possibly to be followed by a full LOMR. This is a critical facility located adjacent to a floodplain. As such, the lowest floor, and all mechanical equipment, including medical gases, backup power, etc., must be located at least 2 feet above BFE.
 - *Response: The finished floor elevation has been set more than 2-feet above the base flood elevation for Tributary T which is the LOMR that is being processed.*

- A drainage report review checklist should be completed and signed by a professional engineer and uploaded with the report first review. The checklist can be located at: <https://www.auroragov.org/cms/One.aspx?portalId=16242704&pageId=16533628>
 - *Response: Acknowledged. PDR checklist has been reviewed and included with the submittal.*
- The lowest point of entry (LPE) shall be minimum one-foot above all emergency overflow elevations and all 100-year ponding and flow depths.
 - *Response: The finished floor elevation for the phase 1 building is above the emergency overflow of the adjacent water quality and detention facility and the western top of bank of the overflow swale for Tributary W.*
- Note that for all preliminary drainage reports (PDR) review fees will be limited to the first three reviews. If additional reviews are required, fourth and greater, then new fees will be required.
 - *Response: Acknowledged.*
- This site will be subject to Ordinance No. 2022-46 pertaining to the use of turf and water features.
 - *Response: Acknowledged.*
- The City of Aurora has an updated drainage criteria manual which should be used for this and all future submittals. It is highly encouraged that you read section 1.5 SIGNIFICANT UPDATES BY CHAPTER to determine changes in the city's criteria. The manual can be downloaded at: https://cdnsm5hosted.civicle.com/UserFiles/Servers/Server_1881137/File/Business%20Services/Development%20Center/Water%20&%20Other%20Utilities/2023/Storm%20Drainage/CoA%20Storm%20Drainage%20Criteria%2009NOV2023.pdf
 - *Response: Acknowledged. Latest has been reviewed and reference in drainage design.*
- Drainage references provided in these notes may not be an exhaustive list or include all potentially relevant existing or under-review documents. Please note that approved city documents before approximately the year 2000 are not available of the city website and must be requested by the design engineer from the Aurora Water Reviewer listed on the Pre-Application notes. Additionally, the city can only provide copies of approved Master Drainage, Preliminary Drainage, Final Drainage and Civil Plan documents. In cases where city review of these documents is on-going and they may have some impact on the project, it is the design engineer's responsibility to contact the designers of the under-review documents and coordinate designs.
 - *Response: Acknowledged.*
- Refer to EDN's (223010 storm sewer to the west, 220077 First Creek, 219009 Main Street) for supporting information related to your site.
 - *Response: Acknowledged.*
- 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. Detention should be in conformance with the master plan.
 - *Response: A PDR is provided with this submittal.*
- The site is located within 5 miles of Denver International Airport. Pond drain times for sites adjacent to air operations areas are limited by FAA recommendations contained in Advisory Circular 150/520033C dated 2/21/2020 These drain time limitations are intended to minimize wildlife attractants and potential interference with air traffic. The drain time limitations preclude pond designers from obtaining the full drain times recommended by the Mile High Flood District (MHFD)

for Water Quality Capture Volume (WQCV) and Excess Urban Runoff Volume (EURV). The total drain times for ponds within this area is 48 hours.

■ *Response: No water quality or detention facility is proposed with this project.*

- The engineer is responsible for researching and determining if there has been a study by Mile High Flood District (MHFD) proposing improvements within or adjacent to said development. Any such improvements may be required to be constructed with the subject development. Coordination with the City shall be initiated in such case at the master plan level or as soon as determined with any proposed development.

■ *Response: Acknowledged. It is our understand that all improvements have been or are in the process of being constructed.*

- Under the provisions of Colorado Revised Statute 37-92-602(8), any detention or infiltration facility that becomes operational after August 5, 2015, is required to notify downstream water rights holders prior to operation. Mile High Flood District (MHFD) has created a spreadsheet form (called SDI Design Data) for determining compliance with the statute and a web portal that will send a weekly e-mail notification to downstream water rights holders, satisfying the notification requirements. The developer will be responsible for having a professional engineer, licensed in the State of Colorado, complete the SDI Design Data and uploading to the web portal. Aurora Water will verify the information matches the final drainage report. Notification must be made before Civil Plans will be approved or Stormwater Permits will be issued.

■ *Response: Acknowledged. A detention pond is not proposed with this project.*

- Detention of storm drainage is supported by offsite ponds. For the offsite ponds supporting this development a pond certificate is required prior to TCO/CO. Include approved pond certificates or timing of the certificate submittals in the first submittal of the preliminary drainage report. The drainage map used in the design of the pond should be included and illustrate that this site is in compliance with the assumptions.

■ *Response: Acknowledged. Pond 8507 Certification was approved on September 8, 2021.*

- Per the 2023 Roadway Design Manual: The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Swales used for this purpose shall be sloped a minimum of two (2) percent. In no condition shall the bottom of the swale at its highest point be less than Submittal Requirements and Procedures 2-32 2023 six inches below the grade at the foundation of any adjacent structure. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building.

■ *Response: Acknowledged. In the patient and ambulance drop of areas and canopies, the grading shall not exceed more than 2%.*

- Per the 2023 Roadway Design Manual: Storm water from concentrated points of discharge from a storm event shall not be allowed to flow over sidewalks but shall drain to the roadway by the use of sidewalk chase sections. Sidewalk chase sections shall not be located within a curb cut, driveway, curb ramp, or curb return.

■ *Response: Acknowledged.*

- See section 3.20 EASEMENTS AND TRACTS for specific information for maintenance access for channels, ponds, and all other storm features.

■ *Response: No water quality or detention facility is proposed with this project.*

- 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: The project anticipates connection to the regional water quality and detention facility north of the site. Connection to the storm system within Main Street is not anticipated.*
- Extend storm sewer through the site, including inlets, pipes, manholes, etc., as needed.
 - *Response: Storm infrastructure to support phase 1 has been shown within the Site Plan.*
- Stormwater Conveyance - Notification of Adjacent Property Owners link: https://cdns5hosted.civiclive.com/UserFiles/Servers/Server_1881137/File/Business%20Services/Development%20Center/Water%20&%20Other%20Utilities/2023/Stormwater%20Conveyance%20-%20Notification%20of%20Adjacent%20Property%20Owners.pdf
 - *Response: Acknowledged.*
- Per Section 4.5.4 Non-residential Construction. With the exception of critical facilities, outlined in section 70-37 of this Code, new construction and substantial improvements of any commercial, industrial, or other nonresidential structure shall either have the lowest floor (including basement or crawl space), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), elevated to one foot above the base flood elevation or, together with attendant utility and sanitary facilities, be designed so at one foot above the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
 - *Response: All infrastructure is more than 1-foot above the base flood elevation.*
- No work is allowed in the floodplain without a floodplain development permit, no work is allowed within the floodway without a CLOMR or a No Rise analysis included within the floodplain development permit.
 - *Response: No work is proposed in the floodplain in phase 1.*
- Digital files supporting this submittal should be uploaded at the time of first review, examples are HECRAS and MHFD Detention files.
 - *Response: No detention is proposed with this project.*
- Drainage references provided in these notes may not be an exhaustive list or include all potentially relevant existing or under-review documents. Please note that approved city documents before approximately the year 2000 are not available on the city website and must be requested by the design engineer from the Aurora Water Reviewer listed on the Pre-Application notes. Additionally, the city can only provide copies of approved Master Drainage, Preliminary Drainage, Final Drainage and Civil Plan documents. In cases where city review of these documents is on-going and they may have some impact on the project, it is the design engineer's responsibility to contact the designers of the under review documents and coordinate designs.
 - *Response: Acknowledged.*

PUBLIC WORKS DEPARTMENT

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

Key Issues:

- A Detailed Traffic Impact Study (TIS) in conformance with the Master Traffic Impact Study prepared for the Aurora Highlands master development (prepared August 2018) will be required for this development. See below for additional information.

- *Response: Acknowledged. Please see Traffic Study included as part of the Site Plan Submittal.*
- If an interim roadway/access network is proposed, a traffic analysis for this condition would be required.
 - *Response: All roadways within the project will be private and serve the private project.*
- Applicant shall install two 2" conduits and pull boxes to be owned/maintained by the City of Aurora, for future fiber optic interconnect of traffic signals along arterial roadway (Main Street).
 - Conduit
 - Conduit material shall be Schedule 80 HDPE (or similar).
 - A # 14 AWG stranded copper conductor shall be installed for city underground locating purposes.
 - A nylon pull tape with a minimum 1,250 lb. tensile strength shall be installed in all new conduit.
 - Pull Box
 - Pull boxes shall be 30"x48"x24", with two-piece interlocking lids.
 - City conduit shall be installed into City Pull Boxes.
 - *Response: Acknowledged, if needed. These will be added with the Civil Plans if needed based on existing access configuration or required without signal being warranted.*
- Traffic signal escrow will be required for Main Street and the site access if the TIS indicates that the signal will be warranted. See additional information below.
 - *Response: Understood. A signal is not warranted in this first phase.*
- Show all adjacent and opposing access points on the Site Plan.
 - *Response: Acknowledged. Please see Site Plan documents.*
- Objects and structures shall not impede vision within the sight triangles. Show sight triangles on the site plan and landscaping plan at all access points in accordance with City of Aurora Standard Traffic Detail TE-13. In addition, street trees shall be set back from Stop signs and other Regulatory signs as detailed in City of Aurora Standard Traffic Detail TE-13.3.
 - *Response: Sight triangles added on suite and landscape plans.*
- Add the following note landscape plans: 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'
 - *Response: Note has been added.*
- Show existing stop signs and street name signs or the installation of new stop signs and street name signs by developer at the site access points onto public streets. Add the following note to the Site Plan:
 - The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards and shown on the signing and striping plan for the development.
 - *Response: Note added to project site plan notes.*

ROW/Plat:

- Designate a Public Access Easement along site access driveways to the facility.
 - *Response: Easements are shown on the site plans.*

Traffic Signal Escrow:

- The intersection of Main Street and 34th Avenue/site access is a candidate for a future traffic signal if and when signal warrants are met. As an adjacent landowner/developer, you must participate in the cost of the traffic signal installation. Add the following note to the Site Plan:
 - (Applicant/owner name, address, phone) shall be responsible for payment of 50% of the traffic signalization costs for the intersection of Main Street and 34th Avenue/site access, if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the most recently adopted version of Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warrant purposes, the minor street approach traffic shall typically be comprised of all through and left-turn movement and 50% of right turn movements unless otherwise determined by the traffic engineer. Pursuant to 126-38 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant / owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code. The percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirement.
 - *Response: A signal is not warranted in this first phase. Based on the agreements between AdventHealth and the Seller, Aurora Highlands, the Seller is responsible for assurances and bonding of the traffic signal (all corners of the intersection).*
- Note that if the Traffic Impact Study demonstrates that the traffic signal is warranted at 'build out' of the facility, construction of the traffic signal will be required to obtain a Certificate of Occupancy (CO). In this case, signal escrow would not be required, and the city will reimburse this developer for the remaining share of the cost of the signalization construction.
 - *Response: A signal is not warranted at the Main Street/34th Avenue intersection based on Warrant 1, 2, or 3. Therefore, the signal construction will be pushed to future phases.*

Traffic Impact Study:

- A Traffic Impact Study will be required for this site which will include addressing the following specific items:
 1. Existing, buildout and 2050 average daily traffic counts.
 2. Trip Generation to/from the site.
 3. Site Circulation Plan
 4. Include detailed analysis, including vehicle queuing evaluation, of:
 - a) All site access points.
 - b) Intersection of Main Street at Warm Springs Road
 5. Signal Warrant Analyses of Main Street & 34th Avenue/site access – Warrant 1,2,3 all to be included (collect 72 hr. tube counts for analysis)
 6. If a traffic signal or multiway stop warrant is met at an intersection, then a roundabout shall also be considered at the intersection.
 - *Response: The traffic study has been completed to address the above-mentioned items. Of note, as discussed with Dean Kaiser on March 13th, the signal warrant analysis at Main Street / 34th Avenue is based on 12-hour continuous turning movement counts.*
- The Traffic Study shall be prepared in accordance with the City of Aurora Traffic Impact Study Guidelines.
 - *Response: The traffic study has been prepared in accordance with the City of Aurora Traffic Impact Study Guidelines.*

- **Submitting the Traffic Study:**
 - The Traffic Study shall be sent directly to Dean Kaiser at djkaiser@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 traffic study has been submitted to Dean Kaiser via email and uploaded with the rest of the submittal.*
- Based on our review of the Traffic Impact Study, additional improvements may be required.
 - *Response: It is understood that comments from the traffic division may be identified by the City during the review process.*

ENGINEERING DIVISION

The Engineering Division reviews the roadway and public improvement components of your project plans. Engineering reviews referrals of the Site Plan and Subdivision Plat from the Planning Department.

Key Issues:

- Public improvements are required in conformance with The Aurora Highlands Masterplan, for PA-54, and any requirements identified for Section 30, which this planning area is within. There is also an ongoing Masterplan Amendment #3 (RSN 1749529) that this site plan must also comply with.
 - *Response: Acknowledged. Public improvements are being completed by the overall developer.*
- The infrastructure identified in the Warm Springs Avenue Infrastructure Site Plan (ISP) needs to be completed prior to TCO/CO for this project.
 - *Response: Acknowledged. Note added to plans.*
- Private streets are required to be built to public standards, including but not limited to detached sidewalks, streetlights, landscaping, etc. We consider the street highlighted in green in the image below to be a private street.



- *Response: See site plan for design of this private street.*

- Curb returns and ADA compliant curb ramps are required for all of the accesses that are shown on the site.
 - *Response: Acknowledged. Curb returns and ramps provided.*
- The updated Roadway Manual has been adopted as of February 1, 2023. The link to the updated Roadway Manual can be found below.
 - *Response: Acknowledged.*
- The City has updated its civil plan submittal intake process which became effective June 26, 2023. A civil plan pre-submittal is no longer required. Please review the new submittal instructions here.
 - *Response: Acknowledged.*
- 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: Acknowledged.*

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 Standard Detail S1.
 - *Response: Acknowledged. See site plan for design of private street.*
- Mountable curb and gutter shall be used on all Type 1 and 2 streets. All other streets, including those within the Urban Centers and TODs shall use 6" vertical curb and gutter.
 - *Response: Acknowledged. All curb and gutter are 6" vertical curb.*
- Curb ramps must be shown (located) on the plans at all curb returns, "T" intersections, residential mail kiosks or clustered mailboxes, and any other location of public necessity. Detailed grading of the curb ramps shall be included in the civil plans.
 - *Response: Curb ramps are shown on the site plans.*
- 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: Acknowledged. Site connects to existing access on Main Street and future access planned in the Warm Springs plans.*
- 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: Acknowledged. No railings are needed based on the current grading.*
- Retaining walls shown on plans shall indicate material type and a height range or indicate a maximum height. Where appropriate, guards or handrails may be required. Structural calculations are required with the first civil plan submittal for walls that fall under the specifications listed in Table 4.02.7.03 in the Roadway Manual. Please refer to Section 4.02 of the Roadway Manual for additional retaining wall requirements.
 - *Response: No retaining walls are proposed at this time.*

- 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: Acknowledged. See grading plan within Site Plan set.*
- 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: Fencing and gates around the Project are not proposed.*
- Streetlights are required along adjacent roadways. Please refer to the 2023 Roadway Manual for streetlight spacing, location, wattage, etc., information. Streetlights along public right-of-way shall become city-owned and maintained once they have been installed and the final acceptance letter for the lights has been issued. Streetlight locations shown on the site plan are conceptual. The streetlighting plan shall be included with the Civil Plan submittal and will determine final street light locations based on a photometric analysis.
 - *Response: The submitted plans comply with the 2023 Roadway Manual. All roadways in the scope of this project will be private and not public.*

ROW/Easements/Plat:

- ROW dedication is required for public streets.
 - *Response: Acknowledged. No public streets are proposed with this Project.*
- The dedication of a 25-foot lot corner radius is required at the intersection of arterial roadways, a 20 foot lot corner radius is required at the intersection of collector roadways, and a 15-foot lot corner radius is required at the intersection of local roadways.
 - *Response: Based on the location of the property line to the type of street that Main Street and Warm Springs are, it is understood that this is not required.*
- Please coordinate with the Real Property Division of Public Works for the dedication of any required easements. If a plat will be prepared for this development, the plat can cover the required easements.
 - Sidewalk easements may be required for new sidewalk installed.
 - A drainage easement shall be required for any detention/water quality facilities on site. This drainage easement shall tie to a public way. Please coordinate with Aurora Water for their alignment.
 - Utility easements shall be required for any proposed water/sanitary sewer/public storm sewer located outside of public right-of-way. Please coordinate with Aurora Water for their alignment.
 - Public access/fire lane easement shall be required for fire lanes outside of public right-of-way. Please coordinate with Life Safety for their alignment.
 - *Response: sidewalk easements are not anticipated since all sidewalk is private. Drainage easements are not anticipated as no water quality and detention facilities are anticipated. Utility easements and public access and fire lane easements are shown on the site plan.*

FIRE/LIFE SAFETY COMMENTS - BUILDING DIVISION

The Building Division will receive a referral of the Site Plan and Subdivision Plat for review and comment. They will review these documents for Life Safety (Fire Code) and Building Code issues.

Key Issues:

- The Aurora Building Division follows the adopted codes of the Division of Fire Prevention and Control (DFPC) for all plan review and inspection processes associated to Schools and Medical Facilities using the 2021 International Codes Series except for the 2020 NEC.
 - *Response: Confirmed; submittal and reviews per DFPC to be followed.*

- The Aurora Building Division currently utilizes the adopted 2021 International Codes Series except for the 2023 NEC.
 - *Response: Confirmed, designs per 2021 ICC codes and 2023 NEC.*

Advisory Comment:

On behalf of the Aurora Fire Department, all plan reviews, permits, and inspection associated to site plans, civil plans, platting documents, the International Fire Code and fire protection systems are conducted by the Aurora Building Division's Fire/Life Safety Group. Please avoid contacting Aurora Fire Rescue or the Fire Prevention Bureau with associated questions since they will only differ your inquiries to the Aurora Building Division Fire/Life Safety Group.

- *Response: Confirmed, IFC review by Aurora Building Division.*

Accessibility Requirements:

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

- Accessibility Requirements - Commercial
 - *Response: 2017 ICC/ANSI A117.1 confirmed for accessibility requirements.*

Addressing Requirements:

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

- Based on the pre-application meeting discussions it appears that two independent uses for an apartment and hotel could be utilized within this site. This option of two independent uses would require two independent addresses, and the independent addresses would require independent utility services.
 - *Response: Uses on campus to be medical/healthcare only – no hotel or apartment planned for this site.*

Adopted Codes by the City of Aurora – Setbacks:

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

- As of January 8, 2022, the City of Aurora has adopted the 2021 International Codes and the 2023 National Electrical Code.
- Using the 2021 International Building Code adopted by the City of Aurora, the site plan submittal must show the distance between new or existing property lines and proposed exterior walls of structure(s).
 - *Response: Confirmed.*

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.

- Combined Fire Lane and Pedestrian Sidewalks
- Grading Plan
- Handicap Accessible Parking Signs
- Sign Package

- Signature Block
- Street Standards and Street Section Details
 - *Response: Acknowledged. Items noted above will be provided with the Civil Plans.*

Emergency Responder Communication Coverage:

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

- The 2021 International Fire Code (IFC) requires all buildings to be assessed for adequate Emergency Responder Radio Coverage (ERCC). At the time the structure is at final frame and final electrical inspections, the General Contractor (GC) will be required to hire an approved and qualified independent 3rd party to assess the radio frequency levels within the structure. Once completed, the 3rd party will provide the results of the test to both the GC and the Aurora Building Division as to whether the structure passed or failed the preliminary radio surveillance. A structure that has passed this surveillance requires no further action by the GC. A failed radio surveillance will require a licensed contractor to submit plans to the aurora building division to obtain a building permit for the installation of an ERRC system prior to installation. This assessment and installation are at the owner or developer's expense. Future interior or exterior modifications to the structure after the original Certificate of Occupancy is issued will require a reassessment for adequate radio frequency coverage.
 - *Response: Confirmed.*
- Core and shells structures will not require this assessment, but the tenant finish that follows and prior to issuance of the certificate of occupancy will be required to conduct this assessment, install a system where needed.
 - *Response: Confirmed.*

Where required in new buildings:

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

Fire Department Access:

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

- Designated Fire Lane
- Fire Lane Easement
 - Buildings less than 30' in height require only a 23' wide fire lane easement with 29' inside and 52' outside turning radii. Buildings greater than 30' in height require a 26' wide fire lane easement with a 26' inside and 49' outside turning radii.
 - Buildings greater than 30' in height are regulated by the 2021 IFC Section D105 and require both a 26' Fire Lane Easement and two points of emergency access. Typically, the 26' fire lane

easement is located on the front main entry side of the structure within a minimum of 15' and a maximum of 30' from the exterior wall of the building. Structures greater than 30' in height also require a second point of emergency access.

- The first phase of construction must include two points of emergency access and a looped water supply to support on site fire hydrants and fire service lines.
- *Response: Acknowledged. The building is greater than 30' in height. Fire Lane Easement shown on site plan set.*

Fire Hydrants:

The number and spacing of fire hydrants are determined using the 2021 IFC, Appendix B & C. As indicated in the previously stated code sections, fire hydrant coverage requirements include both internal site areas and abutting public street systems.

- 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: Existing hydrants on Main Street labeled.*
- An onsite looped water supply will be needed where there are two or more fire appliances, such as fire hydrants and fire service lines supporting a fire sprinkled structure.
 - *Response: Fire hydrants, a service line, and sprinklered structure are proposed.*
- A fire department connection will be required at the front main entry side of the structure. A fire hydrant will be required within 100' of the fire department connection.
 - *Response: FDC shown on site plan and utility plan.*
- Please show the location of all fire hydrants within 400' of this site. Where fire hydrants are outside the boundaries of the site plan you can indicate the distance using a fire hydrant label or symbol with an arrow and distance.
 - *Response: Proposed fire hydrants are shown on the site plan.*

Fire Sprinkled Structures:

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

General Comments:

- Commercial Cooking Equipment utilizing a Type I Hood will require a kitchen hood suppression system.
 - *Response: Confirmed, no cooking equipment included in initial construction.*
- Fire sprinkled structures will require fire apparatus access to the fire department connection (FDC). Where the FDC is located interior of the site a dedicated fire lane easement will be required to ensure fire apparatus the ability to access the FDC.
 - *Response: Confirmed; apparatus access is included.*
- A fire department connection will be required at the front main entry side of the structure. A fire hydrant will be required within 100' of the fire department connection.
 - *Response: Confirmed, FDC included at front of building.*
- 2021 IFC, Section 308.5.1 Classification as Group E. A child day care facility that provides care for more than five but not more than 100 children 2 1/2 years or less of age, where the rooms in which

the children are cared for are located on a level of exit discharge serving such rooms and each of these childcare rooms has an exit door directly to the exterior, shall be classified as Group E.

■ *Response: Confirmed, no childcare facility included.*

- 2021 IFC, Section 904.14.1.1 Automatic fire-extinguishing system. The domestic recirculating or exterior vented cooking hood provided over the cooktop or range shall be equipped with an approved automatic fire-extinguishing system complying with the following:
 1. The automatic fire-extinguishing system shall be of a type recognized for protection of domestic cooking equipment. Pre-engineered automatic fire-extinguishing systems shall be listed and labeled in accordance with UL 300A and installed in accordance with the manufacturer's instructions.
 2. Manual actuation of the fire-extinguishing system shall be provided in accordance with Section 904.13.1.
 3. Interconnection of the fuel and electric power supply shall be in accordance with Section 904.13.2.
- *Response: Confirmed, no cooking hoods are included.*

Gated Entry:

The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief.

- If a gating system is to be installed at a site access point, it must be set back from the flow line of the street at least 35 feet or one design vehicle length, whichever is larger, and be approved by the City of Aurora's Fire and Life Safety department. Gating systems located within close proximity to public right-of-way (ROW) may also be assessed by the City of Aurora Traffic Manager or designee and could require a traffic analysis to determine the appropriate distance of gating system to said flow line of ROW. Where a gating system crosses a dedicated or designated fire access roadway, please reference the Security Gates section of the latest edition of the International Fire Code (IFC). The installation of security gates across a fire apparatus access road shall be approved by the designated Fire Code representative within the Aurora Building Division.

■ *Response: Acknowledged. A gating system is not proposed with this project.*
- A separate building permit is required for the installation of any gating system that may obstruct fire department access to the internal areas of a site. Prior to construction, please submit plans and specifications of your proposed gating system to the Aurora Building Division. If you have any questions, please contact a Fire/Life Safety representative by calling 303-739-7420.

■ *Response: Acknowledged. A gating system is not proposed with this project.*

Hazardous Materials:

Per the 2021, IFC Chapter 50 – A permit through the Aurora Building Division is required 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: Confirmed, no hazardous materials are included.*

Knox Hardware:

Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for lifesaving of fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an accessible location.

- Approved Knox Hardware is required for new and existing buildings at the main entry of the structure, at the exterior door of a fire riser/fire pump room and at the fire department connections (caps/plugs). Please label and show these Knox devices on the site plan submitted to the Planning & Development Service Department.
- Response: Confirmed, Knox box to be included at main entry.

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: A legend is provided on each site plan sheet.

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: Acknowledged.

Phasing Plans:

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

- Response: Phasing Plan included with Site Plan. Phasing is also shown on the detailed site plan.

Photometric Plan:

- Add the following note to the Photometric Site Plan:
ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".
- Response: We have indicated the path of egress on our site photometric plans and have defined the Public Way to be from the building exit doors to the edge of the parking lot where occupants can get to their cars. As indicated, these routes will have 1FC average illumination.
- Add the "accessible route" (heavy dashed line) to the photometric plan and verify minimum 1 footcandle of illumination along its entire length.
- Response: The accessible route is dashed on the site photometric plan.

Site Plan, Civil Plan, Framework and General Development Plan, and Plat Notes:

The notes being provided below must be included on the cover sheet of the indicated submittal type.

- (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) Aircraft Noise Reduction (LDN)
 - This area is within a LDN noise mitigation area. Sec. 22-425

- (Site Plan Note) Americans with Disabilities Act
- (Site Plan Note) Emergency Ingress and Egress
- (Site Plan Note) Emergency Responder Radio Coverage
- (Site Plan Note) Fire Lane Easements
- (Site Plan Note) Fire Lane Signs
 - *Response: Applicable Notes added to Site Plan.*

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: See Cover Sheet for the applicable data block.*

Special Design Considerations:

Based on the information presented in the pre-application meeting, these additional Life Safety criteria must be shown on the site plan, plat and civil plans.

- Abutting Fire Lane or Public Access Easement to Property
 - If an existing fire lane or public street must be removed or relocated for any reason, the roadway must be replaced using the current specifications of the Public Works Department.
- Access to within 150 feet of Each Structure
- 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.
 - See the 2021 IFC, Section 503.1.1 that discusses fire access requirements to within 150’ of “facilities” such as your outdoor storage yard.
- Access Road Width with a Hydrant
- Aerial Fire Apparatus Access Roads
- Alternative Fire Lane Surfaces
 - Alternative fire lane surfaces other than asphalt or concrete will require a license agreement through Land Development Services within Public Works. The civil plans must include a detail of the alternative surfacing material that reflects the current Public Works fire lane specifications.
- Fire Apparatus Access Road Specifications
 - If an existing fire lane or public roadway must be removed or relocated for any reason, the portion replaced must follow the current specifications of the Public Works Department.
- Combined Fire Lane, Public Access and Utility Easements
- Construction of Fire Lane Easements and Emergency Access Easement
- Cul-De-Sac’s
- Dead-end Fire Apparatus Access Roadways
- Dead-End Public Streets
- Encroachment into Emergency Access or Fire Lane Easements are Prohibited
- Grade
- Labeling of Easements on the Site Plan, Plat and Civil Plans
- License Agreement
 - Construction of fire lanes using alternative surfacing materials other than asphalt and concrete and/or installations of gating systems crossing a dedicated fire lane easement will require a license agreement through Real Property.
- No Parking is allowed within a Fire Lane Easement

- Private Streets Constructed to Public Street Standards
- Pocket Utility Easements for Fire Hydrants
- Public Street Systems Adjacent to Site
- Remoteness
- Speed Bumps
- Snow Removal Storage Areas
- Two points of Emergency Access
- Width and Turning Radius
 - *Response: All documents have been reviewed and incorporated within the Site Plan where applicable.*

Trash Enclosure:

Per the 2021 International Fire Code, Section 304.3.3, dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings, or combustible roof eave lines.

- *Response: Confirmed, dumpsters not stored in building or within 5' of combustible structures.*

LAND DEVELOPMENT REVIEW SERVICES DIVISION

The Land Development Review Services Division reviews the Site Plan and processes Subdivision Plats, Easements, and License Agreements that may be necessary for development of property.

Key Issue:

- Please keep in mind that no portion of any structure may encroach into any easement.
 - *Response: Acknowledged. No encroachments into the easement are proposed.*

Subdivision Plats:

- A subdivision plat is not required at this time.
 - *Response: Acknowledged.*

Site Plans:

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

- *Response: Acknowledged.*

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: Acknowledged.*
- During the pre-application meeting no requirement for separate documents were specifically identified for your site as proposed. However, review of your actual Site Plan when submitted may identify additional conditions which will require a separate document. Following are the links to additional information if needed later in your formal review process:
 - Dedications Packet
 - Easement Release
 - Revocable License Packet

- License Agreement Packet
- *Response: Acknowledged.*
- Offsite easement dedications may be required to make your project work. It's up to the developer to obtain these easements for the city, pay compensation, etc. Dedication documents must be prepared using Land Development Review Services specifications which can be found in the Dedications Packet. Once complete and accurate easement dedication information is submitted to Land Development Review Services, it takes about 8-10 weeks to complete the process. They must be complete and ready to record before Land Development Review Services will record the Plat and/or Site Plan.
 - *Response: Acknowledged. No offsite easements are anticipated for this project.*
- 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 Land Development Review Services specifications which are found in the Dedications Packet. Once complete and accurate easement dedication information is submitted to Land Development Review Services, it takes about 4-6 weeks to complete the process. They must be complete and ready to record before Land Development Review Services will record the Plat and/or Site Plan.
 - *Response: Acknowledged. Only easement dedications are planned for this project.*
- 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: Acknowledged. A License Agreement will be pursued for all applicable encroachments once identified and during Civil Plans.*
- As shown in your proposed plans, there is an existing street right-of-way that needs to be vacated. Street vacations must go to City Council via ordinance. The process begins with the owner making application to the Planning Department. As part of that application, Land Development Review Services will need a legal description and exhibit for the portion of the street being vacated prepared to our specifications. The specifications on how to prepare the legal description and exhibit are available in the Dedications Packet.
 - *Response: All applicable right-of-way to be vacated has been vacated. No Additional right-of-way is proposed to be vacated.*
- 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: Acknowledged. At this point this has not been identified as a need, but we will keep in mind as the design progresses.*

STEP II – CONSTRUCTION DOCUMENT PHASE

The Construction Document Phase is when Engineering and Building plans are reviewed against City Codes for compliance. It is an administrative process and usually occurs after Planning Commission or Planning Director decisions and after the preliminary drainage report is approved or has been requested for signature process. Permits are issued from these documents.

CIVIL ENGINEERING PLANS

- Process
- Review Schedule
- Fees
- Civil Plan Submittal Form
- Civil Plan Submittal Pre-Acceptance Checklist

Civil Plan Pre-Acceptance Process:

1. Prior to submittal of the electronic Civil Construction Plans, the civil consultant will submit the Submittal Form to the Permit Center via engineering@auroragov.org. If the Permit Center accepts the submittal form, the civil portal will be opened, and the applicant will upload the Civil Construction Plans.
 - *Response: Acknowledged.*
2. The Permit Center will evaluate the uploaded plans to check that all required documents have been uploaded. The Permit Center will either indicate if any documents are missing via email to the applicant, or they will progress the application to Pre-Acceptance.
 - *Response: Acknowledged.*
3. During Pre-Acceptance, the appropriate City departments will do a superficial review of the application within two business days after document check in for all the items listed in the City of Aurora Civil Plan Submittal & Review Pre-Acceptance Checklist. This review is only for completeness and does not constitute a full review.
 - *Response: Acknowledged.*
4. If one or more department(s) determines that the application is incomplete, the application will not be accepted in for 1st review and the applicant shall re-upload the revised, complete documents. If all the departments determine that the application is complete, the project submittal will enter the 1st formal review and follow our standard civil plan timelines.
 - *Response: Acknowledged.*
- Civil Construction Document Plan Set generally includes the following plans:
 - Stormwater Management Plan
 - Final Drainage Plan/Report
 - Final Grading Plan
 - Utility Plan and Profiles
 - Street Plan and Profiles
 - Structural Calculations
 - Signing and Striping Plan
 - Street Lighting Plan
 - *Response: Acknowledged. Applicable plans will be provided.*
 - Phasing shown on the Site Plan shall also be represented on the Civil Plan drawings.
 - *Response: Phasing will be provided with the Civil Plans.*

AURORA WATER

UTILITIES

General Requirements:

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

Construction Stormwater Quality Requirements:

- A Stormwater Quality Discharge Permit and Stormwater Management Plan and Report will be required for this project. See the latest revision of the City of Aurora Rules and Regulations Regarding Stormwater Discharges Associated with Construction Activities Manual (SWMP Manual) for more detailed requirements. A Colorado Discharge Permit System (CDPS) (CDPS) permit may be required by the State Health Department if a City of Aurora Stormwater Quality Discharge Permit is required.
 - *Response: Permit will be prepared and submitted by the Contractor as part of the project. A stormwater management plan and report will be included with the Civil Plans.*
- CAD Data Submittal Standard: The City of Aurora has developed a CAD Data Submittal Standard for internal and external use to streamline the process of importing AutoCAD information into the city's Enterprise GIS. Digital Submission meeting the CAD Data Submittal Standard are required by consultants on development projects when submitting to the city for signature sets and on capital projects funded by the city. Details of the CAD Data Submittal Standard can be found on the CAD Standards web page.
 - *Response: Acknowledged. CAD will be provided with Civil Plans.*

STORMWATER MANAGEMENT

General Requirements:

- All new developments and redevelopments are required to develop and implement a permanent condition Stormwater Management Plan (SWMP) in conjunction with the overall drainage plan for the site. The SWMP shall be included in and become part of the preliminary and final drainage

reports. The SWMP shall discuss and propose solutions to permanently enhance the quality of stormwater runoff through the site.

■ *Response: A SWMP will be included with the Civil Plans and FDR.*

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

■ *Response: A SWMP will be included with the Civil Plans.*

- An Inspection and Maintenance Plan (I&M Plan) shall be developed concurrently with the design of the permanent BMP’s and submitted with the final drainage plan and report for approval. Refer to Section 5.09 of the Water, Sanitary Sewer, and Storm Drainage Infrastructure Standards and Specifications as well as the 2010 Storm Drainage Design & Technical Criteria manual’s appendices for direction on preparing an I&M Plan, including the Maintenance Agreement. A signed Maintenance Agreement shall be submitted with the signature set of civil plans and must be approved prior to approval of the Civil plans.

■ *Response: An I&M Plan will be submitted with the civil plans and FDR if required.*

- The civil plans will not be approved until the preliminary drainage report is approved and the plat is ready for recordation.

■ *Response: Acknowledged. A PDR is included with this submittal. A plat is not proposed with the project.*

PUBLIC WORKS DEPARTMENT

Construction documents should reflect all approved Access, Right of Way, Easements, and Public Improvements that were included and approved on the Site Plan and Plat for your project.

TRAFFIC ENGINEERING

- The Construction Documents shall include an Interim and an Ultimate Signing and Striping Plan, a Traffic Signalization Plan (for Build year), and Traffic Control Plans. If lane closures are required per the Traffic Control Plans, occupancy fees will apply. The calculation for these fees is available on the City’s website or in the Development Handbook.

■ *Response: Signage and striping plans will be provided with the Civil Plans. A traffic signal is not warranted in this first phase and is not anticipated to be provided with this phases’ civil plans. A traffic control plan will be submitted by the contractor.*

- Critical Traffic Control Areas, as identified by the Traffic Manager during Civil Plan review, are circumstances that develop resulting from temporary modifications to the roadway network. Critical Traffic Control Areas can include, but are not limited to:

- lane closures resulting in reduction in vehicles capacity greater than 50%,
- proximity to intersections, access drives, rail lines,
- locations with higher multimodal movements, or
- other special circumstances

When identified, the contractor shall submit Traffic Control Plans (TCPs) to the City through the Public Improvement Permit Application process for the city’s review as soon as possible or a minimum of four weeks in advance of construction. In addition, as part of the Public Improvement Permit and TCP, the contractor may be required to provide advance notice (minimum two weeks) to nearby impacted users. Notifications by the contractor may be required to neighboring

residences, businesses, or impacted operations of emergency response entities (law enforcement, fire, and medical), transit, delivery companies, etc., as determined by the Traffic Manager at time of the TCP review.

■ *Response: Acknowledged. If needed, a traffic control plan will be provided by the contractor during the civil plan review.*

- Place a note on the Construction Site Plan or Grading Plan indicating all construction vehicles (including construction workers' vehicles) shall access the site from Main Street, via 26th Avenue and not through adjacent residential neighborhood(s).

■ *Response: Note added to project specific site plan notes.*

ENGINEERING DIVISION

Roadway Design and Construction Specifications:

- Roadway construction shall conform to the "City's Roadway Design and Construction Specifications" latest edition. The city considers the burden on you (the developer) for not only your front footage, but also to construct all needed offsite transitions to match the existing roadway(s). Design of the roadway adjacent to your site is required for compliant transitions beyond the site or to the next major intersection.

■ *Response: Acknowledged.*

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

■ *Response: Acknowledged. Disturbance of public right-of-way is anticipated to be limited to the vehicular and pedestrian access connections and utility tie-ins only.*

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

■ *Response: Primary fire access on the east, south and west sides of the building. The access along the north side of the building that will be removed during full buildout is being proposed as class 6 road base. It is understood that a license agreement will be required for an alternative surface within the fire lane.*

BUILDING PLANS

Building Division Comments:

Building Plan Review

- Process
- Review Schedule
- Fees

The comments made during the meeting address large-scale issues. We strongly recommend that a code consultation meeting be scheduled to discuss more detailed concerns.

During the development review process, you will not need to submit any documentation to the Fire Department for review. The Life Safety group within the Aurora Building Division conducts all site development and construction plan reviews on behalf of the Aurora Fire Department.

The links below contain additional information and requirements for completion, submittal, and permitting of your building plans.

■ *Response: Confirmed.*

Permit Types:

- Based on the information provided during the pre-application meeting, the Building Division would classify your proposed scope of work under the following permit type.
 - Commercial Permits

Additional Building Construction Plan Checklists: Based on the information provided, you may also need the following Checklists:

Fire (click on this link to find checklist below)

- Fire Alarm
- Fire Sprinkler & Standpipe Systems
- Gating Systems across Fire Apparatus Roads
- Hazardous Materials Storage
- Knox Box
- Knox Box Rapid Entry
- Portable LP-Gas Exchange Cage Checklist
- Wet and Dry Chemical Hood Suppression Systems

■ *Response: Confirmed.*

- Separate (standalone) plan submittals, approvals and permits for fire protection systems can include, but are not limited to:
 - Above-Ground Fuel Storage Systems
 - Automatic Fire-Extinguishing System and Standpipes
 - Emergency Responder Radio Coverage Systems
 - Fire Alarm and Detection Systems and related equipment
 - LP-Gas (Liquid Propane)
 - Hazardous Materials
 - Where work is related to new construction, alteration, or an addition to an existing building the Hazardous Materials Inventory Statement (HMIS) must be submitted with the construction drawings. This information is imperative to accurately determine the occupancy classification of the structure or space.
- *Response: Confirmed.*
- The following types of IFC plan reviews and permits must be included with the building construction documents for the overall project. These systems include, but are not limited to:
 - Battery Systems (Un-Interrupted Power Supply Systems)
 - Compressed Gases
 - Cryogenic Fluids
 - Dry-cleaning Plants
 - Explosives
 - Fire Pumps and Related Equipment
 - Flammable and Combustible Liquids
 - Hazardous Materials

- Industrial Ovens
- Pyroxylin Storage
- Aboveground and Underground Fuel Tanks: Concurrent plan reviews and inspections will be required by the State of Colorado Division of Oil and Public Safety and the City of Aurora Building Division for the installation of underground and aboveground fuel storage tanks.
 - *Response: Confirmed.*

Key Issues:

- If your architect would like to set up a preliminary building construction plan submittal meeting, please contact our Plans Examiner Manager Jose Rodriguez (jcrodrig@auroragov.org).
 - *Response: Confirmed.*
- As of Jan. 8, 2022, the City of Aurora has adopted the 2021 International Codes and the 2023 National Electrical Code.
 - *Response: Confirmed.*

Accessibility:

- The City of Aurora enforces handicapped accessibility requirements based on 2021 IBC, Chapter 11, and the 2017 ICC 117.1.
 - *Response: Confirmed.*

Adopted Codes by the City of Aurora:

- This “link” will provide a current listing of all adopted building codes and ordinances utilized by the Aurora Building Division. To view the 2021 International Codes please utilize the following hyperlink; ICC Codes Online
 - *Response: Confirmed.*

Building Division General Comments:

- The function of the Building Division in the development process involves assistance with building code questions. This “link” will provide answers to the most typical initial questions concerning the role of the Building Division.
 - *Response: Confirmed.*

Checklist for Plan Review Submittals:

- The Aurora Building Division has established a number of checklists that reflect specific construction plan submittal and permit requirements. A copy of these checklists can be obtained through the City of Aurora website or by clicking on the link provided here.
 - *Response: Confirmed.*

Day-Night Sound Level (LDN or DNL):

- C.O.A Building and Zoning Code, Section 22-425 through 22-434 provides three methods for residential and commercial building design/construction to comply with the aircraft noise reduction criteria of this Code.
 - *Response: Confirmed.*

General Fire Protection System Requirements:

- Based on the information provided during the Pre-Application meeting the following fire protection systems are likely to be required for this structure:
 - Alternate Clean Agent Gas or Halon – 2021 IFC, Section 904.
 - Commercial Cooking Hood Suppression System – 2021 IFC, Section 904.

- Emergency Alarm Systems – 2021 IFC, Section 908.
- Fire Alarm and Detection System – 2021 IFC, Section 907.
- Fire Command Center – 2021 IFC, Section 508.
- Fire Pump – 2021 IFC, Section 913.
- Fire Sprinkler System – 2021 IFC, Section 903.
- Standpipe System – 2021 IFC, Section 905.
- *Response: This initial phase won't have clean agent gas, cooking, or fire command center. We are projecting a fire alarm, fire pump, sprinkler, and standpipe systems though, and will comply with the above codes.*

Geographic Design Criteria:

- New construction must adhere to the climatic and geographic design criteria provided using the hyperlink above.
- *Response: Confirmed.*

Occupancy Specific Building Code Requirements:

- Based on the information provided, your building occupancy or occupancies are as follows.
 - B Occupancy - A building or structure or portion thereof, for office, professional or service-type transactions, including storage of records and accounts. Building or tenant space used for assembly purposes by fewer than 50 persons may be considered a Group B occupancy.
 - I-1 Occupancy - Building or part thereof housing more than 16 persons, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment that provides personal care services for occupants capable of responding to an emergency situation without physical assistance from the staff. Such a facility with five or fewer persons shall be classified as Group R-3 or shall comply with the IRC; with six to 16 persons it shall be classified as Group R-4.
 - I-2 Occupancy - Buildings and structures used for medical, surgical, psychiatric, nursing or custodial care for persons who are not capable of self-preservation. Additionally, a childcare facility that provides care on a 24-hour basis to more than five children 2-1/2 years of age or less shall be classified as Group 1-2.
 - I-3 Occupancy - Buildings and structures that are inhabited by more than five persons who are under restraint or security and are generally incapable of self-preservation due to security measures not under the occupants' control. Buildings of Group 1-3 shall be classified as one of the five occupancy conditions indicated in Sections 308.4.1 through 308.4.5.
 - I-4 Occupancy - Buildings and structures occupied by persons of any age who receive custodial care for less than 24 hours by individuals other than parents or guardians or relatives by blood, marriage or adoption, and in a place other than the home of the person cared for. With five or fewer people, such a facility is classified as Group R-3 or shall comply with the IRC.
 - A facility that provides accommodation for less than 24 hours for more than five unrelated adults, and provides supervision and personal care, is an I-4.
 - A facility that provides supervision and personal care on less than a 24-hour basis for more than five children 2 1/2 years of age or less shall be classified as an I-4.
 - U Occupancy - Buildings and structures of any accessory character, and miscellaneous structures not classified in any specific occupancy.
 - *Response: I-2 occupancy confirmed.*

Request for Modification or Alternative Material:

Per the 2021 IFC, Section 104.10 and 104.10.1, whenever there are practical difficulties involved in carrying out the provisions of this code, the fire code official shall have the authority to grant

modifications for individual cases, provided the fire code official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements.

■ *Response: Confirmed.*

Sixty Foot Yard Declaration for Unlimited Area Buildings:

In order to consider multiple attached buildings having separate addresses on separate lots as a singular unlimited area structure the developer must establish a 60' Yard Declaration. Please click on the attached "link" to obtain needed information for this process.

■ *Response: Confirmed, single building as initial phase.*

Tri-County Health Department:

All applicants submitting construction plans for retail food establishments, daycare centers, preschool programs, group homes, fountain water attractions, and public swimming pools are also responsible for meeting the separate requirements of the Tri-County Health Department.

■ *Response: Confirmed, no such uses are included.*

Land Development Review Services Division

Reminder – Prior to building plans submittal, processing of any/all required separate documents should be started so that this process does not interfere with permit issuance.

■ *Response: Confirmed.*

STEP III – CONSTRUCTION PHASE

Before any construction may commence, a contractor licensed in the City of Aurora must be issued the appropriate **permits** for all work to be performed. [Licensing](#) information is available on the city's website.

AURORA WATER

Utility Connection Fees:

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

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

- Wet Tap Fees:
 - Apply when making connections to existing water mains for water line extensions, fire hydrant lines, and fire service lines.
 - *Response: Understood. Wet Tap Fees apply when making connections to existing water mains.*
- Irrigation Water Meter Fees:
 - Will be calculated in accordance with the City Ordinance for irrigated common areas in Single Family Detached and Commercial areas.
 - The Landscape Plan must identify the "NON-WATER CONSERVING" and "WATER CONSERVING" areas used for the meter fee calculations.
 - *Response: Understood that the landscape plan must identify "NON-WATER CONSERVING" and "WATER CONSERVING" areas.*

- For a full listing of Utility Fees, please see the Aurora Water Fee Schedule.
 - *Response: Understood and we will see the Aurora Water Fee Schedule for a full listing of utility fees.*

STORMWATER MANAGEMENT

- Pond cert required prior to TCO or CO.
 - *Response: A water quality and detention pond is not proposed with this project. Water quality and detention is provided regionally in Pond 8507. Pond Certification for this pond was approved on September 8, 2021.*

PUBLIC WORKS DEPARTMENT

ENGINEERING DIVISION

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

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

- *Response: No public streets are proposed. All driveways within the project are private.*
- Certain public improvements will be required with this development. If a deferral of these public improvements is warranted, then a letter requesting to defer the public improvements needs to be sent to the Director of Public Works, specifically stating the improvements to be deferred. The letter, along with the Development Application needs to be submitted to the City Engineer at or before Planning's Development Application. The deferral may be granted in accordance with UDO Section 146-5.3.19(b).
 - *Response: Acknowledged. It is the applicant's understanding that many of the public improvements adjacent to the Site that are required for the Project are being completed by the Metro District or the overall Aurora Highlands Developer.*
- A new Certificate of Occupancy needs to be issued for this site. Aurora City Code requires all public improvements (see definition below) be completed, escrowed for, a deferral granted, or have a Public Improvement Plan (PIP), indicating when the improvements will be installed, in place prior to issuance of the Certificate of Occupancy.
 - *Response: Acknowledged. It is the applicant's understanding that many of the public improvements adjacent to the Site are being completed by the Metro District or the overall*

Aurora Highlands Developer. Any public improvements required for this project will be reviewed, coordinated, and pursued as needed.

- Public improvements shall mean and include, but not by way of limitation, the construction, reconstruction, and improvement of the following:
 - local or private streets
 - major arterials
 - fire lanes
 - alleys
 - culverts
 - curbs, gutters, curb ramps, and sidewalks
 - transit passenger facilities
 - monuments and range boxes
 - sanitary sewer mains, including laterals to each lot line
 - storm drainage
 - detention and water quality facilities, including necessary structures
 - street lighting
 - water mains, hydrants and valves
 - tree plantings and landscaping
 - repairs and replacements thereof necessitated by construction activity pursuant to issuance of a City of Aurora certificate of occupancy.
- *Response: Acknowledged.*

BUILDING DIVISION

Key Issue:

- Once the building permit is issued it is recommended that the General Contractor (GC) schedule a preconstruction meeting with the Office of Development Assistance Project Manager. The meeting will consist of the Public Improvement Supervisor, Building Division Inspector Supervisors, and a Fire/Life Safety Supervisor. These meetings are highly beneficial to both the GC and city staff in addressing inspection requirements that assist in obtaining a TCO or CO in a timely manner.
- *Response: Confirmed.*

Construction Permits:

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

- *Response: Acknowledged. Construction Permits will be applied for as the project progresses through approvals.*

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

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

- *Response: Confirmed no existing structures on site.*

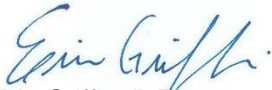
Access Roadways during Construction:

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

- *Response: Acknowledged. The General Contractor will reference and provided access as needed during construction.*

We appreciate your review and approval of the Site Plan Application. Please contact me at 303-228-2307 or erin.griffin@kimley-horn.com should you have any questions.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, reading "Erin Griffin".

Erin Griffin, P.E.
Project Manager