

October 23, 2024

**RE: QuikTrip #4217 (#1779716)
Pre-Application Notes – Comment Responses**

Please refer to the comment responses to the Pre-Application meeting that was held on February 8, 2024 for the aforementioned project.

**OFFICE OF DEVELOPMENT ASSISTANCE
LORIANNE THENNES / 303.739.7352 / LTHENNES@AURORAGOV.ORG**

1. Key Issues:

- A. Site Design: One of the Use-Specific Standard requirements for Motor Vehicle Fuel Dispensing Stations is that the primary building must front the street with the fueling area canopies set back behind the building. Please relocate the convenience store and patio area to front onto Chambers Road in order to meet this requirement as well as to improve pedestrian access. See Public Works and Traffic department notes regarding additional connectivity issues.
 - *Response: The Applicant has been in communication with the City regarding the fueling station design and layout. Per a meeting held on June 13th, 2024, the fueling station building has been pushed to the north property line with the gas canopy to the south of the store. The internal roads, as shown in the ISP, are full section roads with detached sidewalks. Per Stephen Rodriguez on July 24th, 2024 “Staff has examined the revised site layout based on input received from staff on 6/13. Generally speaking, the plan is much improved and staff appreciates that the building was pulled up to the street, the plaza/amenity space area is conveniently located and accessible, the proposed access points appear to be acceptable from a Traffic perspective; and that the truck fueling area and parking was pushed to the east. Based on this layout there will likely be a major adjustment needed for the canopy setback or location. With proper justification, staff in all likelihood would support the adjustment. Feel free to contact me with any questions and thanks for working with us to address the site issues.” The Applicant will proceed with the site layout and the pursuit of the Major Adjustment at the appropriate time.*
- B. Process: Please include the QuikTrip parcel to the south between 35th Place and 35th Avenue in site plan and plat proposals. The Site Plan and two Conditional Uses will require a public hearing. The Subdivision Plat will be approved administratively.
 - *Response: The entire development parcel has been included as part of the Infrastructure Site Plan (ISP), and the QuikTrip Development will be included as part of it's own Site Plan. Applicable hearings will be pursued and held at the appropriate time.*
- C. Neighborhood Protection Standards: Neighborhood protection standards will apply to the project with regard to building height, exterior lighting height, service areas, setbacks, buffering & screening, and noise.
 - *Response: Acknowledged, the protection standards will be evaluated and implemented on the QuikTrip Site Plan.*
- D. Tree Mitigation: There will be many trees impacted along the perimeters on this property, and tree mitigation will be required for any trees that are removed for this project. You are required to hire a Consulting Arborist to conduct the tree inventory and appraisal. A list has been provided on page 14. Civil and SWMP plans will not be approved by Aurora Forestry until tree mitigation has been approved through the Site Plan Process.

- *Response: A Tree mitigation plan has been included as part of this Submittal for review by the City.*
- E. Aurora Water: There is an outstanding Stormwater Drainage Development Fee for the existing RV Storage that must be paid before improvements can take place. Also, the site sketch appears to span two properties and impact a detention pond on the southern property EDN 215063.
 - *Response: Acknowledged, the outstanding fee is being coordinated with the current property owner and will be paid prior to any improvements taking place. An existing detention facility has not been found on-site per the survey completed.*
- F. Traffic: A Detailed Traffic Impact Study (TIS) will be required for this development. If an interim roadway/access network is proposed, a traffic analysis for this condition would be required. The applicant is required to pay 100% of the modification to the existing traffic signal to make it a fully functional 4-legged intersection. The applicant shall also install two 2" conduits and pull boxes to be owned/maintained by the City of Aurora, for future fiber optic interconnect of traffic signals along arterial roadways.
 - *Response: A detailed TIS has been completed as part of the project and has been included as part of the ISP Submittal. The TIS does identify one off-site improvement to be completed, and the applicant understands the impact of the signal mast arm.*
- G. Public Improvements: Evaluate existing streetlights and provide additional streetlights if the photometrics require them for Chambers Road, 38th Avenue and Helena Street. Provide curb returns and ADA compliant curb ramps at all the existing and proposed accesses. Provide a 10' detached sidewalk and associated ROW or sidewalk easements along the east side of Chambers Road, and a 5.5' detached sidewalk and associated ROW or sidewalk easements along the south side of 38th Avenue. Complete the western half of Helena Street. Update and or provide ADA compliant curb ramps at the southwest and southeast corners of the intersection of Helena Street and 38th Avenue. A deferral would be supported for the construction of the two proposed curb ramps.
 - *Response: A photometric study has been completed and included as part of the ISP. All public improvements identified as part of this comment have been included as part of the ISP submittal.*

**PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
ANI KARABASHIAN/ AKARABAS@AURORAGOV.ORG**

2. Key Issues:

A. Building and Fuel Canopy Orientation

- *Response: Please refer to the comment responses on pages 1-2 for the canopy and building orientation revisions made based on comments from the City.*

B. Include QuikTrip parcel to the south between 35th Place and 35th Avenue in site plan and plat proposals.

- *Response: Please refer to the comment responses on pages 1-2 for the area included with the proposal made based on comments from the City.*

C. Dedication of additional ROW width on Helena Street and 35th Avenue.

- *Response: Additional ROW width on Helena Street has been included as part of the Plat in compliance with the City Street Sections.*

D. Noise Impacts

- *Response: Please refer to specific comment responses relating to noise mitigation and impact considered.*

3. Standards and Issues:

A. Zoning and Placetype

i. Zoning

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

ii. Placetype

1. The Industrial Hub placetype are areas typically dedicated to manufacturing, warehousing, distribution, fulfillment centers, freight operations and renewable energy enterprises. The placetype plays an important role in the city's employment base and economy but can sometimes create outdoor activity and should be appropriately buffered from residential and commercial areas. It can generate high volumes of traffic from both its employees and associated truck traffic. Adjoining roadways should accommodate traffic without negatively impacting quieter placetypes or traffic on local streets serving residential areas. Large-scale alternative energy facilities are another use that may fit this placetype. Uses permitted only in Industry Hubs are manufacturing plants, factories, large open-air operations, and heavy-equipment storage. Primary land uses in the placetype are light industrial, heavy industrial, and urban agriculture.

- *Response: Acknowledged, the zoning and placetype has been evaluated and a fueling station is compliant (with a conditional use) for both the zoning and placetype of this property.*

B. Land Use

i. Historic Land Use

1. The site is the location of the existing business Lazy Days RVs. A portion of the property is used as outdoor storage of recreational vehicles.

ii. Proposed Land Use

1. The applicant is proposing a travel center that includes a motor vehicle fuel dispensing station for motor vehicles and trucks with a convenience store. The applicant noted that the travel center will not allow for overnight parking of trucks. QuickTrip owns the property to the south of this proposal between 35th Place and 35th Avenue. This land should be included with any site plan and subdivision proposal.

iii. Conditional Use

1. The proposed use is subject to Conditional Use approval, according to Sections 146-3.2 and 146-3.3. Approval criteria can be found in Section 146-5.4.3.A, and generally involve compatibility of the proposed use with existing and planned uses, traffic generation, use of architectural and landscape features to mitigate negative impacts, and several other topics. As part of the application, please submit a Letter of Introduction with an Operations Plan that introduces the project and justifies the Conditional Use request by specifically responding to the Criteria of Approval. The Planning and Zoning Commission will consider the ability of the proposal to meet these criteria in their evaluation of the proposal. The project will require two

conditional uses. The first conditional use will be for the motor vehicle fuel dispensing station, which is a conditional use in the MU-C zone district where the property is located. The second conditional use will be for the convenience store. A small retail store that is open past midnight and is 300 feet from a residential zone requires a conditional use approval. Since the convenience store is considered a 'small retail' use, is open 24 hours, and is within 300 feet from the R-R zone that is east of the property, it will require a conditional use.

- *Response: Acknowledged, both conditional use approvals will be applied for and brought to planning commission at the appropriate time.*

C. Development Standards

i. Dimensional Standards

1. The proposed development will need to adhere to the dimensional standards noted in the city's code for the MU-C zone. The MU-C zone's dimensional standards are unique compared to other zone districts since the majority of the dimensional standards related to setbacks are determined by landscape buffers. See section 3G in the notes to review the landscape buffer requirements for the project.

- *Response: Acknowledged, the setbacks for MU-C zone district and dimensional standards have been met with the QuikTrip Site Plan.*

ii. Subdivision Standards

1. The property has not been previously subdivided and will require to be replatted. Please refer to Land Development Review Services notes on guidance for this matter. As a reminder, Section 146-4.3.10 states all lots shall have direct access to a dedicated public or private street, Indirect access through an easement may be approved by the city for alternative lot layouts defined in this UDO, based on considerations of pedestrian, bicycle, motor vehicle, and emergency vehicle access and safety, and through connectivity. In addition, no subdivision of land shall result in any remainder parcel or tract that does not otherwise meet the standards for a required open space, drainage area, buffer, or other area required by the code to be included in the development.

- *Response: Acknowledged, a subdivision plat has been provided in compliance with City standards and access to ROW (directly or by easement) has been provided for efficient access throughout the site.*

iii. Neighborhood Protection Standards

1. The purpose of the neighborhood protection standards is to reduce the potential negative impacts that may occur when non-residential development that abut lower intensity residential zone districts. Since the project is located on a property zoned MU-C and abuts the R-R zone district on the eastern property line, the neighborhood protection standards apply to the project. The requirements for neighborhood protections standards apply to building height, exterior lighting height, service areas, setbacks, buffering & screening, and noise.

- *Response: Acknowledged, the building height, exterior lighting height, setbacks, and buffering and screening as well as noise have been evaluated and will be met as part of the project.*

iv. Noise

1. The applicant should be aware of two sections of code regarding noise that apply to the project. Section 146-4.4.8 notes the noise level measured at the property line of each protected lot must not exceed 55 decibels from 7:00 AM to 9:00 PM and may not exceed 45 dBA from 9:00 PM to 7:00 AM. In addition, Section 146-4.11.2.E.1.d states that idling or permitting the idling of a motor or any stationary diesel fuel burning vehicle or motor vehicle of any kind for a period in excess of 15 minutes in any hour within the city limits at any time is prohibited.
- *Response: Acknowledged, the owner has been made aware of the noise requirements and will comply once open. For background, QuikTrip is not a “truck stop”, and the diesel trucks are not intended to be on-site for longer than needed to fuel up and exit. Overnight parking is not permitted.*

v. Common Space and Amenities

1. The building design standards in the code require primary structures in mixed use zone districts to be arranged so that the primary façade and each façade with a main pedestrian entry, orients onto and provides direct pedestrian access to a plaza or courtyard. This project proposes outdoor courtyard space located at the front and rear portions of the building. It is recommended that the plaza area front onto Chambers to provide direct pedestrian access. The expectation for the plaza area is that it will include differentiated pavement treatment, pedestrian-scaled lighting, site furniture, shade features, and landscape borders or amenities. If any permanent site amenities such as tables, chairs, benches, or trash receptacles are proposed, a detail of each amenity must be included within the Site Plan details sheet. These details should include dimensions, materials, and finish color.
- *Response: Acknowledged, the primary façade and each side façade have a main pedestrian entry, the rear façade is only for back of house and does not have a pedestrian entry. The courtyard has been revised to face Chambers Ave to provide direct pedestrian access. The plaza will have differentiated pavement, lighting, and furniture with shade structures. Amenity items are included in the Site Plan for the QuikTrip.*

vi. Access and Connectivity

1. Relocate the convenience store and patio area to front onto Chambers Road in order to improve pedestrian access. Refer to the Public Works and Traffic department notes regarding additional connectivity issues. Significant improvements are required to all street frontages including detached sidewalks, street trees, and curbside landscaping located between the back of the curb and the sidewalk. This includes Chambers Road, Helena Street, and 35th Avenue. Helena Street and 35th Avenue are platted with less than 55 feet of right of way. Dedication of additional right-of-way width may be required to accommodate standard local street sections.
- *Response: Acknowledged, please refer to Page 1 of the comment responses for site and patio revisions as well as connectivity issues. Improvements to all street sections has been accounted for and included with the ISP.*

vii. Parking, Loading, and Stacking

1. Off-street parking is required by Section 146-4.6. Based on the information provided, the applicant is proposing a 7,318 SF convenience store and motor vehicle fuel dispensing station with 62 parking spaces for motor vehicles that includes 3 accessible parking spaces and 19 parking spaces

for trucks, where 15 parking spaces, including 2 accessible parking space(s) will be required. Parking alternatives listed in Section 146-4.6.4 may reduce parking requirements. Keep in mind, Code Section 146-146-4.6.5.A.3 states that no more than 60% of the lot frontage on arterial streets to a depth of 60 feet shall be occupied by surface parking. This would apply to the portion of the property along Chambers Road which is considered an arterial street. In addition to vehicle parking, the development is required to provide 2 bicycle parking spaces. Bicycle spaces must comply with Section 146-4.6.3.F.2 including providing a design that includes 2 points of contact with each bicycle. Each inverted “U” rack counts as two bicycle parking spaces. Place any bicycle parking in a convenient, paved, and well-lit location. Section 146-4.6.5 details requirements for the design and placement of parking areas. 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. Surface parking long Chambers is limited to 60% of the frontage. The expectations are the site layout will meet code requirements for locating the building along the street and set up locations of parking lots and internal site circulation to support future building to the south to be located along chamber with parking located internal to the site and not along Chambers.

- *Response: Acknowledged, the site plan has been revised to remove the majority of parking along public street frontages. Bike parking has been provided as well. All parking areas have been designed for circulation and pedestrian safety.*

viii. Landscape, Water Conservation, Stormwater Management General Landscape Plan Comments

1. Prepare the landscape plan in accordance with the Unified Development Ordinance (UDO) and the Landscape Reference Manual. The landscape comments provided herein are based upon the following code sections 146-3.3.5. OO Motor Vehicle Fuel Dispensing Station and Section 146-4.7 Landscape, Water Conservation, Stormwater Management. Please ensure that the landscape architect or designer has a copy of these documents as well as our project specific comments.
2. Landscape Plan Preparation
3. 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.
4. 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.

5. Sight Triangles
6. 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.
7. Section 146-3.3.5. OO Motor Vehicle Fuel Dispensing Station
 - a. The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within this section. The applicant is responsible for reviewing this section of the UDO and determining all applicable landscape conditions.
 - b. Shrubs may not be substituted for trees in the landscape buffer.
 - c. When the building fronts the street and the fueling canopies are setback behind the building, no street frontage buffers for building perimeters are required. The current layout does not meet this standard and therefore street frontage buffers along all public and private street frontages would be required.
 - d. At the intersection of buffer strips fronting on public and private streets, a distinctive landscape area at least 10 percent larger in size than the area that would otherwise be formed by the intersection of the required buffer strips shall be provided.
8. Section 146-4.7 Landscape, Water Conservation, Stormwater Management
 - a. The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within this section. The applicant is responsible for reviewing this section of the UDO and determining all applicable landscape conditions.
9. Section 146-4.7.5 Required Landscaping (C) Curbside Landscaping 2.a
 - a. Provide one street tree per 40 lineal feet along North Chambers Road, Helena Street, 38th Avenue and 35th Place. When a detached walk and curbside landscape are provided according to Public Works street cross section requirements, street trees shall be provided within the designated curbside landscape area. When a detached walk and curbside landscape are absent, street trees shall be located from four to five feet from the back of walk, curb or pavement. In addition to the street trees, the UDO requires plantings within the curbside landscape to vary depending upon the width required by the street cross section. The permitted plantings may be found in this section of the UDO. Turf is no longer permitted in the curbside landscape.
10. Section 146-4.7.5 D. Street Frontage Landscape Buffers
 - a. A street frontage buffer would not be required along North Chambers Road if the convenience store building is located adjacent to the street frontage. As proposed, a 20' wide street frontage landscape buffer is required along Chambers Road, Helena Street, 38th Avenue and 35th Place and shall be measured inward from the back of walk. Landscaping shall consist of one tree and ten shrubs per each forty linear feet of buffer length. A reduction in buffer width to 10' is permitted in accordance with Table 4.7-2 Required Landscaping Buffer Widths and Allowed Reductions. Landscape street frontage buffers shall be installed along the exterior sides of proposed fencing or walls.
11. Section 146-4.7.5 E.2.b. Non-Street Perimeter Buffers.
 - a. Provide a 10' wide non-street perimeter buffer along the northern property boundary line adjacent to the existing gas station. A reduction in the buffer width to five feet is possible depending upon

the buffer reduction feature chosen as specified in Table 4.7-2 Required Landscaping Buffer Widths and Allowed Reductions. While the buffer widths are less restrictive, plant quantities remain consistent. Plant material shall be provided at a ratio of one tree and five shrubs per 40 linear feet. At least 30% of the tree species shall be evergreen. No buildings or portions of buildings, including patios, drive lanes, parking, dumpster, dumpster enclosures as well as detention pond infrastructure such as rip rap, outlet structures or trickle channels may encroach into the buffer. Section 146-4.7.5 K. Parking Lot Landscaping

12. Section 146-4.7.5 L. Site Entryways and Intersections.

- a. 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.

13. Section 146-4.7.8 B. 2.b. Service, Loading, Storage and Trash Area Screening

- a. All trash dumpsters and recycling bins must be enclosed and setback at least 12 feet from adjacent properties when adjacent to residential or commercial uses. Dumpsters shall have a wall or opaque fence at least six feet in height on three sides and accompanied by landscaping on the exterior side to soften the appearance of the wall and/or fence. Evergreen plantings are required along the exterior.

14. Section 146-4.7.5 J. Building Perimeter Landscaping

- a. 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. One tree equivalent is equal to one tree, or 10 five-gallon shrubs, or 30 one-gallon perennial plants or ornamental grasses. Any combination of plant material may be used that totals the required number of tree equivalents.

15. Section 146-4.7.5 K. Parking Lot Landscaping

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

16. Section 146-4.7.3 C. Irrigation

- a. All developments shall install an automatic irrigation system for landscape areas. To assess irrigation, tap fees, the City Water Department will require that the applicant divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the landscape submittal. A table summarizing these areas shall also be provided. Contact Timothy York at (303) 326-8819 in Aurora Water regarding irrigation plan requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system.

- *Response: Acknowledged, the landscape plans provided have been designed in compliance with the comments provided and City of Aurora code.*

ix. Building Design Standards

- 1. 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. The applicant is required to provide documentation.

- a. Code requires that the project 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.

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						
Facade 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.

- b. In addition, Motor Vehicle Fuel Dispensing Stations include use specific standards that relate to the building design of the fuel canopy. It is important to review these standards as the fuel canopy are required to be in compliance with the code.

- *Response: Acknowledged, the building will be designed in compliance with the comments provided and City of Aurora code.*

- x. Exterior Lighting
 - 1. Standards for exterior lighting are found in Section 146-4.9. Show typical details of lighting on the plan and on building elevations. With the proximity to residential zoning to the east, the expectation is for lighting to be limited in height, shielded away from the east, and potentially limited in hours along the east boundary.
 - *Response: Acknowledged, the lighting will be designed in compliance with the comments provided and City of Aurora code.*

- xi. Signs
 - 1. 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.
 - a. xii. Adjustments
 - 2. 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: Signage for the QuikTrip development will be in compliance with Section 146-4.10.*

- D. Submittal Reminders
 - i. PDF Requirements
 - 1. 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.
 - ii. Mineral Rights Notification
 - 1. Please fill out the Mineral Rights Affidavit and supply this document to your Case Manager with the application submittal.
 - *Response: All PDFs uploaded will have the SHX removed, and the mineral rights affidavit has been included with the application submittal.*

**ENERGY and ENVIRONMENT DEVELOPMENT
JEFFERY S. MOORE / JSMOORE@AURORAGOV.ORG**

- 4. 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. 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. 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, thank you for your review.*

FORESTRY DEPARTMENT

JACQUE CHOMIAK / JCHOMIAK@AURORAGOV.ORG

5. Forestry Division

- A. There will be many trees impacted on this property due to development. There are trees along the perimeters of the existing parcels. Tree mitigation will be required for any trees that are removed for this project. You are required to hire a Consulting Arborist to conduct the tree inventory and appraisal. A list has been provided below.
 - *Response: A tree mitigation plan has been provided as part of the ISP submittal.*
- B. Civil and SWMP plans will not be approved by Aurora Forestry until tree mitigation has been approved through the Site Plan Process.
 - *Response: Acknowledged.*
- C. Tree Mitigation Requirements
 - i. 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: A tree mitigation plan has been prepared and included complying with these requirements.*
 - D. Forestry's Role in Site Plan Review
 - i. 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. Since you will be hiring a Consulting Arborist, please provide the inventory and appraisal with the first submittal. Forestry would require a meeting with the arborist selected to make sure that we agree on the appraisal.
 - ii. Once the tree assessment is complete, a spreadsheet will be provided by the Consulting Arborist 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 – make sure the Consulting Arborist contacts Forestry so they provide the correct number of inches. In most cases, the mitigation inches can be replaced on the site through upgrades to the landscape plan. If there is not room to replace the number of inches that will be lost, payment can be made into the Community Tree Planting Fund based on the dollar value associated with tree loss.
 - iii. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at:
<https://auroraver2.hosted.civiclive.com/cms/One.aspx?portalId=16242704&pageId=16529352>
 - *Response: Please refer to the submitted Tree Mitigation Plan for information on the trees as well as the dollar value.*

- E. Ash Trees Prohibited
 - i. 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: Ash trees are not included as part of this project.*

AURORA WATER

JENNY WYNN / JWYNN@AURORAGOV.ORG

- 6. Utilities Key Issues:
 - A. A Stormwater Management Plan and Report is necessary for this site.
 - *Response: A SWMP will be submitted in conjunction with the Construction Documents.*
 - B. The Stormwater Drainage Development Fee is outstanding for the existing RV Storage and must be paid before improvements can take place.
 - *Response: Please refer to the comment response on page 1 for the outstanding fee.*

STORMWATER MANAGEMENT

RICHARD / JWYNN@AURORAGOV.ORG

- A. A preliminary drainage report shall be submitted with the site plan. On-site detention and water quality/EURV pond is required. The pond shall be in place prior to paving, and it shall be accepted prior to the issuance of Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO). Detention, water quality and storm infrastructure shall be provided for all adjacent and required roadway improvements. If a deferral is granted by public works for construction at a later date the site would need to provide the design for the storm infrastructure (inlets, storm drain) and include water quality and detention for the improvements. If the deferral is for both design and construction for the road improvements the onsite pond must provide the future volume needed for water quality and detention for the improvements as part of the deferral.
 - *Response: A preliminary drainage report, in compliance with COA requirements, has been prepared and included as part of the submittal. On-site detention and water quality has been provided for all three lots and the associated ROW.*
- B. The site sketch appears to span two properties and impact a detention pond on the southern property EDN 215063.
 - *Response: No functioning ponds were found on-site as part of the survey completed.*
- C. The storm drainage development fee for the RV Storage Site is outstanding.
 - *Response: Acknowledged, please refer to the comment response on Page 1 for information on the development fee.*
- D. This site is within the Peterson Subdivision Development are therefore required to provide detention and water quality so as to maintain the maximum discharge of 0.5 cfs/acre.
 - *Response: The site has been designed to have a maximum of 0.5 cfs/acre.*
- E. A drainage report review checklist should be completed and signed by a professional engineer and uploaded with the report first review.
 - *Response: The drainage report checklist has been reviewed and included with the first review.*
- F. 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: Emergency overflow sections have been provided with the drainage report on the first submittal.*

- G. Note that for all preliminary drainage reports (PDR) that review fees will be limited to the first three reviews. If additional reviews are required, fourth and greater, then new fees will be required.
 - *Response: Acknowledged.*
- H. This site will be subject to Ordinance No. 2022-46 pertaining to the use of turf and water features.
 - *Response: Acknowledged.*

PUBLIC WORKS

7. Key Issues

- A. A Detailed Traffic Impact Study (TIS) will be required for this development. See below for additional information.
 - If an interim roadway/access network is proposed, a traffic analysis for this condition would be required.
 - *Response: A detailed TIS has been provided and included as part of the submittal in compliance with COA requirements.*
- B. 35th Place access will require this developer to pay for 100% of the modification to the existing traffic signal (including all electrical components, signal heads, signing and pedestrian push buttons) to make it a fully functional 4-legged intersection.
 - *Response: Acknowledged.*
- C. Applicant shall install two 2" conduits and pull boxes to be owned/maintained by the City of Aurora, for future fiber optic interconnect of traffic signals along arterial roadways.
 - Conduit
 - Conduit material shall be Schedule 80 HDPE (or similar).
 - A # 14 AWG stranded copper conductor shall be installed for city underground locating purposes.
 - A nylon pull tape with a minimum 1,250 lb tensile strength shall be installed in all new conduit.
 - 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, these will be shown on the Infrastructure Construction Documents.*
- D. Show all adjacent and opposing access points on the Site Plan, including the proposed 35th Avenue access to the south of the site. Label all the access movements on the Site Plan. Provide turning vehicle templates for each access point as well as internally for site circulation. Provide pedestrian connectivity to/from the site to Public ROW.
 - *Response: All adjacent and opposing access points have been shown on the site plan. Turning templates will be provided with the QuikTrip Site Plan for turning movements to/from the public ROW.*
- E. Show existing stop signs and street name signs or the installation of new stop signs and street name signs by developer at the site access points onto public streets. Add the following not to the Site Plan:

- The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards and shown on the signing and striping plan for the development.

Response: Existing signage and proposed signage has been included as part of the ISP.

- F. ROW/Plat: Traffic signal easements shall be required at the intersection of Chambers Road and 35th Place (east side of Chambers Road) to accommodate the existing traffic signal poles, underground conduits and pull boxes currently existing.

- *Response: ROW has been dedicated for the existing signal equipment and proposed conduits.*

- G. Improvements: Right turn lanes for major intersections shall consider alternative geometric configurations (standard geometry for channelized right turn lanes with acceleration lane, compound curves for channelized right turn lanes without acceleration lanes).

- *Response: Right turn lanes for major intersections have not been proposed as part of the project.*

- H. 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 of:
 - a) All site access points
 - b) Intersection of Chambers Road at 35th Place

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

- The Traffic Study shall be sent directly to 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.

- Based on our review of the Traffic Impact Study, additional improvements may be required.

- *Response: The Traffic Impact Study has been included as part of the ISP submittal.*

ENGINEERING DIVISION

KENDRA HANAGAMI / 303.739.7295/ KHANAGAM@AURORAGOV.ORG

8. Key Issues:

- A. Evaluate existing streetlights for conformance with the 2023 Roadway Manual and provide additional streetlights if the photometrics require it for Chambers Road, 38th Avenue and Helena Street.
 - *Response: Please refer to the included photometric plan for evaluation of the street lighting.*
- B. Provide curb returns and ADA compliant curb ramps at all the existing and proposed accesses.
 - *Response: Curb returns and ADA compliant curb ramps have been provided where receiving ramps are in place.*
- C. Provide a 10' detached sidewalk and associated ROW or sidewalk easements along the east side of Chambers Road adjacent to the property.
 - *Response: A 10-ft detached sidewalk has been provided (and associated ROW) along Chambers Road.*
- D. Provide a 5.5' detached sidewalk and associated ROW or sidewalk easements along the south side of 38th Avenue adjacent to the property.
 - *Response: A 5.5-ft detached sidewalk has been provided (and associated ROW) along 38th Avenue.*
- E. Update and or provide ADA compliant curb ramps at the southwest and southeast corners of the intersection of Helena Street and 38th Avenue. A deferral would be supported for the construction of the two proposed curb ramps.
 - *Response: ADA compliant curb ramps have been provided in all places with receiving ramps in place.*
- F. Complete the western half of Helena Street including but not limited to, half the roadway width, curb, gutter, 5.5' detached sidewalk, landscaping and associated ROW or sidewalk easements along the west side of Helena Street adjacent to the property.
 - *Response: The half section of Helena street has been completed and associated ROW is included in the dedication.*
- G. 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 street sections are based on the manual.*
- H. 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.
 - *Response: Acknowledged, a pre-submittal for the site plans will be pursued, but a pre-submittal for the Civil Plans will not be.*

9. Improvements:

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

- D. Flared curb cuts, Standard Detail S7.4, are not permitted for commercial/industrial or residential
- E. 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.
- F. 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.
- G. 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
- H. 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.
- I. 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.
- J. 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: Improvements have been shown on the ISP in conjunction with these design requirements and standards.*

10. ROW/Easements/Plat:

- A. ROW dedication is required for public streets.
- B. 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.
- C. 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: ROW dedications have been made in conjunction with these requirements. Easements have been shown on the plat as applicable.*

**FIRE/LIFE SAFETY COMMENTS – BUILDING DIVISION
WILLIAM POLK / 303.739.7371 / WPOLK@AURORAGOV.ORG**

11. Key Issues:

- A. The Aurora Building Division currently utilizes the adopted 2021 International Codes Series except for the 2023 NEC.
 - *Response: Acknowledged.*
- B. Requirements may change because the initial conceptual illustration did not reflect the illustration shown during the pre-application meeting.
 - *Response: Acknowledged.*

12. Advisory Comment:

- A. 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: Acknowledged.*

13. Adopted Codes by the City of Aurora – Setbacks:

- A. The site plan and civil plans must reflect the setback requirements of the 2015/2021 International Building and Fire Code for placement of the structure(s) in relation to adjacent buildings, property lines, public ways, accessible walkways, etc. To view the 2015/2021 International Codes please utilize the following hyperlink:
ICC Codes Online.
 - As of Jan. 8, 2022, the City of Aurora has adopted the 2021 International Codes and the 2023 National Electrical Code.
 - 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: Acknowledged.*

14. Accessibility Requirements:

- A. The City of Aurora reviews accessibility requirements based on 2021 IBC, Chapter 11, the 2017 ICC/ANSI A117.1.
 - Accessibility Requirements – Commercial
- *Response: Acknowledged.*

15. Addressing Requirements:

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

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: Acknowledged.*

16. Civil Plans:

- A. 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.
 - i. Dead-End Fire Lane Detail
 - ii. Fire Lane Sign Detail
 - iii. Grading Plan
 - iv. Handicap Accessible Parking Signs
 - v. Sign Package
 - vi. Signature Block

- *Response: Acknowledged, these will be submitted as part of the Civil package.*

17. Emergency Responder Radio Coverage:

- A. The 2015/2021 International Fire Code requires all buildings to be assessed for adequate emergency responder radio coverage.
 - i. The 2015/2021 International Fire Code (IFC), requires all buildings to be assessed for adequate Emergency Responder Radio Coverage (ERRC). At the time the structure is at final frame and final electrical inspections, the general contractor (GC) will be required to hire an approved and qualified independent 3rd party to assess the radio frequency levels within the structure. Once completed, the 3rd party will provide the results of the test to both the GC and the Aurora Building Division as to whether the structure passed or failed the preliminary radio surveillance. A structure that has passed this surveillance requires no further action by the GC. A failed radio surveillance will require a licensed contractor to submit plans to the aurora building division to obtain a building permit for the installation of an ERRC system prior to installation. This assessment and installation is at the owner or developers expense. Future interior or exterior modifications to the structure after the original Certificate of Occupancy is issued will require a reassessment for adequate radio frequency coverage.
 - ii. Note: Fire Life Safety typically does not require an RF assessment for structures 5000 square feet or less and no more than one story in height.

- *Response: Acknowledged.*

18. Fire Department Access:

- A. Based on the information presented so far, the type(s) of fire apparatus access road(s) needed for this particular site is:
 - i. Fire Lane Easement
 - 1. Buildings less than 30' in height require only a 23' wide fire lane easement with 29' inside and 52' outside turning radii. Building greater than 30' in height require a 26' wide fire lane easement with a 26' inside and 49' outside turning radii.
 - 2. 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.
 - Public Street Adjacent to Site
 - Structures greater than 30' in height and adjacent to a public street must provide a 26' wide fire area capable of accommodating aerial fire apparatus (ladder trucks). The intent is to establish a fire apparatus parking area no greater than 30' and no less than 15' from the exterior wall of the structure.

This fire apparatus area must be posted as “No Parking-Tow Away Zone” to ensure availability for fire apparatus

- *Response: Acknowledged, fire lane easements have been included with the ISP.*

19. Fire Hydrants

- A. 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.
 - Changes made to the site from the current proposal may require additional onsite hydrants once the site plan is submitted.
 - 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: Acknowledged, fire hydrants have been shown on the ISP and will be shown on the QT Site Plan as well.*

20. Accessibility Requirements:

- A. The City of Aurora reviews accessibility requirements based on 2015/2021 IBC, Chapter 11, the 2009/2017 ICC/ANSI A117.1.
 - i. Commercial
- *Response: Acknowledged.*

21. Knox Hardware:

- A. 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.
- *Response: Acknowledged, Knox Hardware will be added.*

22. Legend:

- A. 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: Acknowledged, a Site Plan Legend has been shown.*

23. Loading and Unloading Areas:

- A. 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: Acknowledged a site plan legend has been provided.*

24. Motor Fuel Dispensing Sites:

- A. Automotive motor fuel-dispensing facilities, marine motor fuel-dispensing facilities, fleet vehicle motor fuel-dispensing facilities, aircraft motor-vehicle fuel-dispensing facilities and repair garages must reflect the specific elements within the site plan submittal.
 - i. Show and label locations of underground fuel storage tanks with gallon size and type of fuel being stored.
 - ii. IFC Section 2304.3 Unattended self-service motor fuel-dispensing facilities. Unattended self-service motor fuel-dispensing facilities shall comply with Sections 2304.3.1 through 2304.3.7.
 - iii. The site plan must show the location of emergency disconnect switches (E-Stops) in accordance with the 2021 IFC, Section 2303.2 – Emergency disconnect switches.
- *Response: Acknowledged, these will be identified on the QuikTrip Site Plans.*

25. Photometric Plan:

- A.** Add the following note to the Photometric Site Plan:
 - i.** 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: Please refer to the included photometric plan.*
- B.** Add the "accessible route" (heavy dashed line) to the photometric plan and verify minimum 1 foot- candle of illumination along its entire length.
 - *Response: Please refer to the included photometric plan.*

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

- A.** 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) Addressing
 - (Site Plan Note) Americans with Disabilities Act
 - (Site Plan Note) Emergency Ingress and Egress
 - (Site Plan Note) Fire Lane Easements
 - (Site Plan Note) Fire Lane Signs
 - *Response: Please refer to the Site Plan for Notes.*

27. Site Plan Data Block:

- A.** 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: The site plan Data Block has been included on the cover sheet for applicable items to the project.*

28. Special Design Considerations:

- A.** 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.
 - i.** Access to within 150 feet of Each Structure
 - 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
 - The fire code official is authorized to increase the dimension of 150 feet reach requirement where the building is fire sprinkled in accordance with the 2021 IFC, Section 503.1.1. If granted approval, a fire sprinkled structure may utilize 200-foot reach criteria in place of the 150-foot standard requirement.
 - 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

- 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

ii. *Response: Please refer to the ISP for improvements and fire access routes.*

29. Trash Enclosure:

- A. Per the 2015/2021 International Fire Code, Section 304.3.3, dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings, or combustible roof eave lines.
 - *Response: The trash enclosure will be shown on the QT Site Plans in compliance with the above referenced requirements.*

**LAND DEVELOPMENT REVIEW SERVICES DIVISION
GRACE GRAY / 303.739.7277 / GGRAY@AURORAGOV.ORG**

30. Subdivision Plats:

- A. The property has never been platted and shall be subdivided at this time in order to obtain a building permit. Plats must be prepared using City of Aurora specifications provided in our most current Subdivision Plat Checklist. Plat review may run concurrently with your other Planning Department submittals.
- B. A presubmittal meeting with Land Development Review Services is required on all plat submittals so our team may verify that basic elements have been addressed before they are submitted to Planning. This 30-minute meeting is for the 1st submittal of plats only and is by appointment only. Call Darren Akrie at 303.739.7300 to schedule your appointment. The person preparing the plat and your project manager should attend the meeting. Please bring two sets of the plat.
 - *Response: A pre-submittal meeting will be held for the plat and will be submitted concurrently with the ISP.*

31. Site Plans:

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

32. Separate Documents:

- A. 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
- B. During the pre-application meeting no requirement for separate documents were specifically identified for your site as proposed. However, review of your actual Site Plan when submitted may identify additional conditions which will require a separate document.

Following are the links to additional information if needed later in your formal review process: review process:

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

- *Response: The above documents will be provided as necessary throughout the process.*

33. Offsite easement dedications

- A. 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.
 - B. If there are existing easements that are no longer needed, the city will require the developer to make application to the city to release those easements. Easement release documents must be prepared using Land Development Review Services specifications and are available in the Easement Release Packet. Once complete and accurate easement release information is submitted to Land Development Review Services, it takes about 8-10 weeks to complete the process. They must be complete and ready to record before Land Development Review Services will record the Plat and/or Site Plan.
 - C. The developer may need to dedicate new easements and/or street right-of-way on the site. Easements are to be dedicated by Plat.
 - D. 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.
 - E. Land Development Review Services may require a Monumented Field Survey, but we are unable to determine that until we make our first review.
 - F. 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, in the event of off-site easements, they will be pursued at the appropriate time.*

Please contact me at (303) 228-2332 or coy.williams@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Coy Williams, P.E.