

August 8, 2023

Brit Vigil
City of Aurora Planning and Development Services
15151 E. Alameda Parkway, Ste. 2300
Aurora, CO 80012

RE: Gun Club Road Data Center - Phase 2 (#1697968)/Pre-Application Meeting held March 30, 2023

Dear Brit,

Thank you for the comments on April 13, 2023, for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the Pre-Application, we have summarized your comments and our responses below.

COMMENT RESPONSE LETTER: PRE-APPLICATION COMMENTS

Development Review Team
Brit Vigil, 303.739.7323, bvigil@auroragov.org.

Key Issues:

- **Conformance with Master Plan:** This project will be governed by the Aurora Crossroads Master Plan. The Aurora Crossroads Master Plan contains specific guidance regarding building design, lighting, open space and connectivity to adjacent land uses. It is expected that the proposed development will comply with both the Aurora Crossroads Master Plan as well as the Unified Development Ordinance (UDO).
 - *Response: The Project was designed to comply with the Aurora Crossroads Master Plans and UDO.*

- **Trail Connection:** The previously approved site plan includes a trail connection in a wide landscaped area along Gun Club Road to provide connectivity for residents southeast of the project to loop back into the regional trail system to the north. This proposal retains this 10' wide concrete meandering trail in the landscaped area, however, the proposed E/W building orientation pushes the internal vehicular drive and security fencing very close to the trail at the southerly most proposed building. PROS encourages moving the trail to the west to maintain a minimum of 25 feet between the trail and your security fencing as a buffer, both for the facility's security and as well as to improve the experience for trail users. Please work with PROS to determine how this can be accomplished.
 - *Response: The trail was moved as far west as possible without encroaching on the existing 90' MUE. The site security fence was proposed 20' feet off the trail.*

- **Utilities:** A utility conformance letter is required with the site plan amendment. This letter should use anticipated water demands and sewer loading to show compliance with the overall Aurora Crossroads MUS.
 - *Response: A utility conformance letter showing compliance with the Aurora Crossroads MUS was submitted with the Site Plan set.*

- Regional Detention: The regional detention pond supporting this development should be built and a pond certificate issued prior to civil plan approval.
 - *Response: Acknowledged.*

- Public Improvements: Public improvements shall be provided in conformance with the Public Improvement Plan (PIP). This includes Gun Club Road, Colfax Avenue, and 10th Avenue. There is currently an existing deferral for the required improvements.
 - *Response: The deferral agreement is still in place for E. 10th Ave. Public improvements are in conformance with the PIP.*

- 10th Avenue Deferral: Additional coordination and a meeting are requested with regards to the 10th Avenue deferral and the required improvements. If the scope of the improvements being deferred changes, then a new PIDA will be required. Any coordination or agreements between the north and southern properties may impact the existing deferrals.
 - *Response: Acknowledged.*

STEP 1 – 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.

Key Issues:

- Conformance with the Aurora Crossroads Master Plan
 - *Response: Acknowledged.*

- Conditional Use Approval
 - *Response: Acknowledged*

- Noise Study Required
 - *Response: Acknowledged, submitted with Site Plan set*

- Public Improvement Plan
 - *Response: Acknowledged, Project was designed in accordance with PIP*

Standards and Issues:

1. Zoning and Placetype

1A. 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 a mix of medium- to high-density residential and regional commercial uses, 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. More specifically, the district intends to promote:

- a. A larger scale of development that presents a recognizable skyline or silhouette, and a visible transition in building massing and concentration from a visible focal point;
- b. A safe and pleasant pedestrian and bicycle environment connected to the streets and walkways;
- c. Nodes for multi-modal movement, including mass transit facilities; and
- d. A pleasant visual environment with high-quality architectural materials, properly sized and positioned signage, and intensive landscaping with generous outdoor common areas.

In addition, this project, located within Planning Area 5 will be controlled by the Aurora Crossroads Master Plan.

- *Response: Acknowledged.*

1B. Overlay Districts

Avigation Easements

Because the property is within the Airport Influence District surrounding Buckley Air Force Base and Denver International Airport, an avigation easement with the city and the airport shall be conveyed by the person subdividing lands or initiating construction of any structure on already subdivided lands. Such avigation easement shall be an easement for right-of-way for unobstructed passage of aircraft above the property and shall waive any right of cause of action against the city of associated airport arising from noise, vibrations, fumes, dust, fuel particles, and other effects caused by aircraft and airport operations. The avigation easement shall be in a form approved by the city and shall be recorded in the office of Clerk and Recorder for the county where the property is located before permit or plat approval is granted. The avigation easement form can be found here. Please contact Jeffrey Moore at 303.739.7676 or jsmoore@auroragov.org with any questions you may have.

- *Response: The avigation easement is already in place from the previously approved site plan. (2021-6004-00).*

1C. Placetype

Urban Districts will be critical to the economic and fiscal health of the city because they will be the centers of employment, culture, and activity. The Urban District is the city's most intensely developed area with mixed-use, entertainment, institutional, retail, restaurant and multifamily residential as defining uses. Predominantly mixed-use developments accompanied by a small amount of stand-alone commercial and multifamily uses characterize the Urban District. Public facilities and institutions may be strategically located within the Urban District to anchor or support these diverse and active places. Urban parks provide green space for residents and workers and serve as locations for community activities. This mix and intensity of uses is intended to provide around-the-clock activity. Transit, pedestrian, and bike connections are essential to its development and success.

- *Response: Acknowledged.*

1D. Master Plan

This project will be governed by the Aurora Crossroads Master Plan. The Aurora Crossroads Master Plan contains specific guidance regarding building design, lighting, open space and

connectivity to adjacent land uses. It is expected that the proposed development will comply with both the Aurora Crossroads Master Plan as well as the Unified Development Ordinance (UDO).

- *Response: The proposed development was designed in accordance with Aurora Crossroads Master Plan and UDO.*

2. Land Use

2A. Historic Land Use

This property is currently vacant, and previously was used for agricultural purposes.

- *Response: Acknowledged.*

2B. Proposed Land Use

The applicant proposes to build two (2) buildings for a data center.

- *Response: Correct.*

3. Development Standards

3A. Dimensional Standards

Code requires that buildings be fronted toward/onto a street to provide presence and activation onto the street. Dimensional standards such as lot size, setback and building height and building length requirements can be found in Table 4.2-3 of the UDO. Please refer to section 146-4.2.2 for the general dimensional standards with the MU-R zone district. Additional standards may also be found within the Aurora Crossroads Master Plan.

Common areas and amenities are required per the UDO. These areas are encouraged to provide a connection between the buildings and the street. Patio space at the front of the primary structure shall be provided with usable amenities such as benches and tables. The patio space shall be 5% of the building footprint up to 400 square feet with a minimum dimension of 12 feet. The expectations is that this space will be located at a primary entrance and include decorative concrete treatment, pedestrian scaled lighting, weather protection, site furniture and landscape border and amenities such as raised planters or tree cut outs.

- *Response: Acknowledged, added common area at the building entrances.*

3B. Adjacent Property Protection Standards

Please provide a noise study with your site plan submittal. In your Letter of Introduction, explain how the project meets the operating standards set forth below. The following provides guidance on permissible noise levels for your proposed use. All activities shall comply with the maximum noise standards in this Subsection E unless another provision of this UDO or another city regulation applies a different standard. All sound measurements shall be made on a sound level meter that meets American National Standards Institute (ANSI) specifications S1.4-1974 or successor document for type I or type II equipment.

- *Response: A noise study was submitted with Site Plan set.*

Refer to section 146-4.11.2.E-Operating Standards-Noise for guidance on permissible noise levels at this site.

1. Prohibited Activities

The following standards apply to all uses and development in the City, unless another Code or ordinance provides a different noise standard for a specific use or context, in which case the standard for the more specific use or context shall apply.

A. Generating sound levels that exceed the limits established in the neighboring land zone category specified in Table 4.11-1 when measured at or within the property boundary of the neighboring land zone.

■ *Response: Acknowledged.*

B. Using, operating, or permitting the use or operation of any radio receiving set, loudspeaker, musical instrument, television, phonograph, tape player, or other machine or device for the production or reproduction of sound in such a manner as to violate the maximum permissible sound levels in Table 4.11-1, is prohibited.

■ *Response: Acknowledged.*

C. Using or operating any loudspeaker, public address system, or similar device between the hours of 10:00 p.m. and 7:00 a.m., in a manner that creates a noise disturbance to a residential real property boundary is prohibited, unless the activity is authorized by a temporary permit.

■ *Response: Acknowledged.*

D. 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. This Section shall not apply to:

- i. Engines that must be operated in the idle mode for safety reasons, including but not limited to cranes and forklifts used in the construction industry; and**
- ii. Uses where freight drivers sleep in their cabs, provided that the location of the idling is at least one-quarter mile from residential dwellings and from Residential zone district boundaries.**

■ *Response: Acknowledged.*

E. Emitting periodic, impulsive, or shrill sounds that exceed five dBA less than the maximum permitted between 7:00 am and 9:00 in Table 4.11-1.

■ *Response: Acknowledged.*

Notwithstanding the provisions of Section 146-4.11.2 or Chapter 94-107 (Unnecessary Noise; Disturbing the Peace), 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. (Ord. No. 2019-49 § 1, 08-19-2019)

■ *Response: Acknowledged.*

3C. Access and Connectivity

The proposal must comply with the applicable Aurora Crossroads Master Plan for all roads, infrastructure, parks and open space, and phasing of development, per the Public Improvement Plan (PIP). Additionally, the proposal shall provide the applicable infrastructure, traffic flow and

circulation for all modes of anticipated transportation including, but not limited to, pedestrian, bicycle, automobile, and truck traffic.

The applicant will be responsible for the installation of the sidewalk along the access roads adjacent to the site. Provide sidewalk connections between the designated office space entrances for each building as well as to Gun Club Road and 10th Avenue and to the designated open space within this planning area. In addition to vehicular access clear pedestrian access must be established leading up to the building entrance. The requirements for these pedestrian connections can be found here: <https://aurora.municipal.codes/UDO/146-4.5.4.D.2>.

- *Response: Acknowledged, pedestrian access was provided from both building to Gun Club Road.*

Pedestrian and bicycle routes shall be provided in accordance with the Master Plan. Sidewalks along Gun Club shall be 6' wide, detached with a minimum 9.5' curbside landscaping with street trees between the back of curb and the sidewalk, as well as a 7' multi-modal sidewalk with internal drives complying with code requirements. The north half section of East 10th Avenue along the perimeter of the parcel's frontage shall be shown and designed on the site plan submittal. Trails on the proposed site (PA-5A) shall be demonstrated on the proposed plan as well.

- *Response: Acknowledged, trails and sidewalks are shown where required.*

3D. Parking, Loading, and Stacking

Off-street parking is required by Section 146-4.6. Parking alternatives listed in Section 146-4.6.4 may reduce parking requirements. In addition to vehicle parking, the development is required to provide 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.

- *Response: Bicycle parking was provided in Site Plan.*

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. Additionally, the following section outlines the requirements for parking design within Subarea C <https://aurora.municipal.codes/UDO/146-4.6.5.A.3>. This specifically states "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: Parking was included in the Site plan.*

3E. Landscape, Water Conservation, Stormwater Management

General Landscape Plan Comments

Prepare your landscape plans in accordance with the requirements found in the Aurora Crossroads Master Plan, the Gun Club/ Colfax Infrastructure Site Plan, the Unified Development Ordinance (UDO) and the Landscape Reference Manual. The landscape comments provided herein are based upon the above documents and should follow Section

146-4.7 Landscape, Water Conservation, Stormwater Management of the UDO. Please ensure that your landscape architect or designer has a copy of these documents as well as our project specific comments.

- *Response: Acknowledged, landscape requirements in the UDO were 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.

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, tables and plans were provided in the Site Plan set*

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: Added sight distance triangles from E. 10th Ave. access point.*

Aurora Crossroads Master Plan, the Gun Club/Colfax Infrastructure Site Plan (ISP)

The ISP was approved in 2021 and includes landscaping for E. Colfax Avenue and Gun Club Road. Unless an amendment is anticipated, the landscaping for these streets and the associated medians shall be constructed in accordance with the approved plans and shall be installed prior to the issuance of a certificate of occupancy for the buildings proposed with this application.

- *Response: Acknowledged.*

Section 146-4.7 Landscape, Water Conservation, Stormwater Management

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

- *Response: Acknowledged.*

Section 146-4.7.5 Required Landscaping (C) Curbside Landscaping 2a

Provide one shade/street tree per 40 linear feet of street frontage along the north side of 10th Avenue. While a previous landscape plan for 10th Avenue was approved as part of the Crossroads development, that plan will no longer be applicable as a new site plan is being

required therefore the landscaping for the north side of 10th Avenue should be included with this application.

The south side of the street was designed in association with Project Sycamore. In order to have a consistent aesthetic along the street, please coordinate with the Case Manager to obtain a copy of the approved landscape plan. Street trees shall be provided within the designated curbside landscape area when detached walks are required or four to five feet from the back of walk, curb, or pavement when an attached sidewalk is installed. Street trees shall be located 50' from the face of a stop sign to maintain regulatory sign visibility. Refer to Figure 4.7-2.

City Council passed a turf ordinance that prohibits the installation of non-functional turf. This includes all curbside landscapes. All site plans submitted after September 30, 2022 shall comply with the new ordinance. Questions regarding the ordinance should be directed to Tim York, Water Conservation Supervisor, Water Conservation Division, 303.326.8819. Refer to this section of the UDO for alternatives to sod installation.

- *Response: Acknowledged.*

Section 146-4.7.5 D. Street Frontage Landscape Buffer

Provide 25' wide street frontage landscape buffer along Gun Club Road and a 10' wide street frontage buffer along 10th Avenue. The proposed use is considered industrial and therefore the buffer requirements are based upon the use. A reduction in buffer width is permitted to six feet in accordance with Table 4.7-2 Required Landscaping Buffer Widths and Allowed Reductions along 10th Avenue, while no buffer reductions are permitted for industrial uses adjacent to arterial streets. Landscaping shall be provided at a ratio of one tree and ten shrubs per each forty linear feet of buffer length. A reduction in the buffer width does not mean a reduction in the required plantings. Landscaping shall be installed along the exterior sides of any proposed fencing or walls. Please note that buffers are measured from the back of walk.

- *Response: Acknowledged, project was designed in accordance with UDO standards.*

When overlapping landscape standards occur such as when building perimeter 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. The buffer depth is required to be met regardless of any overlapping standards. Shrubs and ornamental grasses may not be substituted for trees in the buffer unless the applicant demonstrates to staff that the site is encumbered. Encumbrances shall include overhead and underground utilities, floodplain, easements or the like.

- *Response: Acknowledged.*

Section 146-4.7.5 E.2.b. Non-Street Perimeter Buffers.

Provide a 10' wide non-street frontage landscape buffer along the eastern property boundary line. Buffers may be reduced to five feet depending upon the landscape incentive feature chosen as specified in Table 4.7-2 Required Landscaping Buffer Widths and Allowed Reductions. For buffers adjacent to non-residential properties, the buffer plant material shall

be provided at a ratio of one tree and five shrubs per 40 linear feet of buffer with 30 percent of the tree species being evergreen.

- *Response: Acknowledged.*

Plant material shall be chosen based upon their ability to provide appropriate screening and shall be selected to reach a mature height of no less than five feet. 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 25 percent of the buffer requirement. While Junipers are commonly used for buffer screening, alternative plant material shall be integrated that are better suited to winter snow loads and provide year-round visual interest. Refer to the UDO for an alternative plant list.

- *Response: Acknowledged.*

Landscaping shall be located on the exterior side of any fences or walls. If there is an existing fence along an adjoining property line and the applicant also wishes to install a fence, the city will work with the applicant on the best buffer alternative and likely, landscaping will be permitted to be located along the interior side of the lot.

- *Response: Acknowledged.*

Section 146-4.8.5 J. Building Perimeter Landscaping

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. Landscaping shall consist of one tree or tree equivalent per 40 linear feet of elevation length or per building face. Building perimeter landscaping provided within 20' of the building face may count towards the building perimeter landscaping requirements including landscaping provided within parking lot.

- *Response: Acknowledged.*

Section 146-4.7.5 K. Parking Lot Landscaping

Both interior and exterior parking lot landscaping is required for all proposed parking lots. No parking row shall exceed 15 spaces without an intervening landscaped island, median or landscaped peninsula. All parking rows must terminate in a landscaped island. The perimeter of all parking lots shall be screened from public rights-of-way, public open space and adjacent property with one or a combination of methods shown in this section. If required, street and non-street frontage landscape buffers may be combined with the parking lot screening requirements to satisfy both if the two requirements should overlap. City staff will determine whether the overlap exists once a formal site plan submittal is made.

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.*

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

All service, loading and storage areas visible from residences, public or private streets, public open spaces or trails shall be screened by fences, walls, berms, or any combination of those items with landscaping. Chain link fencing is not permitted for this purpose. If walls are used, they shall not exceed nine feet in height. Landscaping shall accompany all wall and fence screening on the exterior side. Landscaping shall consist of one tree and 10 shrubs per 40 linear feet.

- *Response: Acknowledged. Trash enclosures proposed for the project are screened and the loading docks drop 4' which provides screening from Gun Club road & 10th ave.*

All trash dumpsters and recycling bins must be enclosed and set back 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.

- *Response: Trash enclosures are setback from property lines and screened by a wall.*

Section 146-4.7.5 L. Site Entryways and Intersections

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 may be integrated with any proposed signage. Both primary and secondary entry monuments have been proposed within PA-5. These will require enhanced landscaping in compliance with this section and the Master Plan.

- *Response: Acknowledged.*

Section 146-4.7.3. C. Irrigation

All developments shall install an automatic irrigation system for landscape areas. To assess irrigation tap fees, Aurora Water 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.*

3F. 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. Additionally, the Aurora Crossroads Master Plan design standards must be considered as well.

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

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.

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 above for applicable building design standards and ensure that the building elevations meet all applicable requirements. Additional architectural standards may be found in the Aurora Crossroads Master Plan (See Tab 12/Form H-Architectural Matrix)). These land uses should focus on modern functionality while also achieving quality design. Facades facing public spaces shall be architecturally appealing with the encouraged use of unique lighting, colors, and textures. Loading docks and service areas shall not be visible from public or private rights-of-way. Commercial, Office Use sites shall have landscape at defined entrances for a welcoming feel and aesthetic. Large scale, long

commercial/office/flex buildings within this district shall also utilize vertical articulation as noted in Form H to create visual interest and reduce the overall appearance of mass.

- *Response: Acknowledged.*

3G. Exterior Lighting

Standards for exterior lighting are found in Section 146-4.9. Show typical details of lighting on the plan and on building elevations. Per the Master Plan, all fixtures shall employ full-cutoff technology or be shielded or capture to minimize light trespass directly to the sky.

- *Response: Acknowledged. Photometrics plan included with Site Plan submission*

3H. 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. Refer to Form H within the master plan regarding additional signage standards: Signage shall be presented as branding elements on compliant facades, not facades or roofs as branding elements. Provide internally lit pan channel letters with options for sales marks or logo sets in boxed cabinets.

- *Response: Acknowledged. Signs are called out on detailed site plan sheet.*

3I. Fencing

Standards for perimeter fencing may be found in section 146-4.7.9 of the UDO. Please review this section for complete details. Show all internal and perimeter fencing on the site plan and provide the fencing type(s) on the building elevations.

- *Response: Acknowledged. Fencing will be the same as Phase 1 fencing. (2021-6004-00).*

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. Approval 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.*

5. Submittal Reminders

5A. CAD Data Submittal Standards

The city has developed [CAD Data Submittal Standards](#) for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. A digital submission meeting the CAD Data Submittal Standards is required before final mylars can be routed for signatures or recorded for all applications. Please review these standards and ensure that files are in the correct format to avoid future delays.

- *Response: Acknowledged.*

5B. PDF Requirements

The application will be uploaded through the city's development review website as separate PDFs. Please ensure that all AutoCAD SHX text items are removed from the "Comment" section during the PDF creation process and that the sheets are flattened to reduce ability to select items. PDFs will be rejected during pre-acceptance reviews if they do not comply with this requirement, which could result in delays.

- *Response: Acknowledged.*

5C. Mineral Rights Notification

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

- *Response: Acknowledged, mineral rights affidavit is submitted with Site plan set.*

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.

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: Acknowledged.*

Community Participation:

Please work proactively with registered neighborhood organizations and adjacent property owners. 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.

- *Response: Acknowledged.*

Community Engagement Coordinator:

- Community Engagement Coordinators can assist in scheduling and facilitating meetings with community members. They have included a report attached to these notes listing the registered neighborhood organizations within one mile of your proposed project. Please work with the organizations that express interest in your project to address comments and mitigate concerns.
- All meetings with registered neighborhood organizations should also include the Planning and Development Services Department Case Manager so that questions concerning the UDO and procedures can be properly addressed. The Case Manager will record any project-related commitments that are made to the community at these meetings.
- Additional information about the Community Engagement Program can be found on the [Housing and Community Services](#) page of the city website.

- *Response: Acknowledged.*

Oil and Gas 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 Oil & Gas Division can assist by providing additional information.

Currently there is a horizontal well drilled underneath your site. The well is at a depth of greater than 7,000 feet below the surface. The operation of the well is not anticipated to impact your surface development. The City of Aurora has no authority or control over subsurface well equipment or operations. Contact the Colorado Oil & Gas Conservation Commission (COGCC) for more information.

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

- *Response: Acknowledged.*

Parks, Recreation & Open Space Department (PROS)

Planning Design and Construction

Trail Connections

The previously approved site plan includes a trail connection in a wide landscaped area along Gun Club Road to provide connectivity for residents southeast of the project to loop back into the regional trail system to the north. This proposal retains this 10' wide concrete meandering trail in the landscaped area, however, the proposed E/W building orientation pushes the internal vehicular drive and security fencing very close to the trail at the southerly most proposed building. PROS encourages to move the trail to the west to maintain a minimum of 25 feet between the trail and your security fencing as a buffer, both for the facility's security and as well as to improve the experience for trail users. Please work with PROS to determine how this can be accomplished.

- *Response: Acknowledged, moved trail west and kept fence 20' off trail edge.*

Aurora Water

Utilities

Key Issues:

- A utility conformance letter is required with the site plan amendment. This letter should use anticipated water demands and sewer loading to show compliance with the overall [Aurora Crossroads MUS](#).
 - *Response: A utility conformance letter was submitted with the Site Plan set.*
- Water meters are to be outside of any locked or gated areas and be publicly accessible at all times. Fire service lines, the fire loop, and hydrant can be within the locked/gated area with a license agreement for gates crossing the utility easement.
 - *Response: Acknowledged.*

- Meters 1.5-inches and larger require a Domestic Service Allocation Agreement (DSAA). Meter size is based on fixture unit values that are reviewed during the civil plan process.
 - *Response: Acknowledged.*

- Connection fees are those in effect at time of payment.
 - *Response: Acknowledged.*

- Any unused water or sanitary stubs that are being constructed into the property must be capped and abandoned at the main.
 - *Response: Acknowledged.*

- A SWMP plan and report will be required with this site.
 - *Response: Acknowledged, will completed in Construction Documents phase.*

- If phasing is included on the civils then please ensure each phase has a looped water supply and any temporary blow off are called out.
 - *Response: Acknowledged, each phase has a looped water system.*

- Please see appendix F of the updated standards and specifications linked below regarding high water users.
 - *Response: Acknowledged, the Project will be a low water user since the cooling equipment will be running off of electric.*

- If evaporative cooling is pursued it is recommended to look into district heating system to send excess heat to nearby users such as the anticipated hospital to the north.
 - *Response: Acknowledged.*

Utility Services Available:

- Water service may be provided from: 10th Avenue, Gun Club Road, internal stubs
 - *Response: Acknowledged, water connects to E. 10th ave and Gun Club Road*

- Sanitary sewer service may be provided from: Gun Club Road, internal stubs
 - *Response: Acknowledged, sanitary sewer ties into Gun Club road stubs*

- Project is located on the following Map Pages: 05U, 06U
 - *Response: Acknowledged.*

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.

- All utility connections in the arterial roadway are required to be bores.
 - *Response: Acknowledged, utility plan showing connections is provided in the Site Plan set.*
- 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.*

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: Acknowledged.*
- 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: Acknowledged.*
- 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: Acknowledged.*
- 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: Acknowledged.*

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:

- Illustrate in the report that the site complies with the imperviousness and drainage paths shown in the master plan EDN 220237.
 - Please note the offsite area to the south, shown in the master plan, and the emergency overflows which may be conveyed through your site in your plan development.
 - *Response: Acknowledged, included text in the report addressing the emergency overflows from the property to the south. The drainage map shows location of how the Project plans to route the emergency overflows.*

- Improvements required as part of the PIP for this area should be included in the submittal.
 - *Response: Acknowledged.*

- The regional detention pond supporting this development should be built and a pond certificate issued prior to civil plan approval.
 - *Response: Acknowledged.*

- An approved pond certificate will be required prior to Temporary Certificates of Occupancy (TCO) or Certificates of Occupancy (CO).
 - *Response: Acknowledged.*

- Please include a signed Inspection and Maintenance (I&M) plan for the pond at the time of civil plan submittals.
 - *Response: Acknowledged.*

- Basin boundaries extend to the centerline of adjacent roadways. The first-in developer for these roadways shall coordinate with adjacent developments to design infrastructure such that parallel storm sewer systems are avoided.
 - *Response: Acknowledged.*

- Due to the shift in irrigated landscape use, please use the city's draft impervious values for the site.
 - *Response: Acknowledged.*

- Public improvements shall be provided in conformance with the approved Public Improvement Plan (PIP). The ISP for the infrastructure required with this planning area shall be approved prior to the approval of this site plan.
 - *Response: Acknowledged.*

- On-site detention and water quality/EURV pond is required unless handled at a regional level.
 - *Response: Detention is handled at a regional level.*

- This application will be referred to Mile High Flood District (MHFD) for review and comment. It is advised that coordination with MHFD is started as soon as possible.
 - *Response: Acknowledged.*

- All finished floor elevations (FFE) shall be minimum one-foot above all emergency overflow elevations and all 100-year ponding and flow depths.
 - *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. The site plan will not be approved until the preliminary drainage report is approved. Full spectrum detention is required for this project.
 - *Response: Acknowledged, a PDR and Plan is submitted with the Site Plan set.*
- The engineer is responsible for researching and determining if there has been a study by Mile High Flood District (MHFD) proposing improvements within or adjacent to said development. Any such improvements may be required to be constructed with the subject development. Coordination with MHFD and the city shall be initiated in such case at the master plan level or as soon as determined with any proposed development.
 - *Response: Acknowledged.*
- 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 are approved or Stormwater Permits will be issued.
 - *Response: Acknowledged.*
- Detention of storm drainage is required for this site and shall be incorporated on the site, unless a variance is approved through the City review process.
 - *Response: Acknowledged, stormwater will be collected on-site through storm infrastructure and routed to the regional detention pond.*
- Per City of Aurora Storm Drainage Design and Technical Criteria Section 3.61, underground detention may be used only as a last resort and must be approved by variance, when all other alternatives are exhausted. If a development chooses to propose underground detention, they are doing so at-risk of significant redesign if the underground detention is not approved. A variance, with supporting documentation, in the preliminary drainage report for underground detention will be evaluated on a case-by-case basis.
 - *Response: Acknowledged, no underground detention is proposed.*
- Release rate for the detention pond shall be based upon the ["Storm Drainage Design and Technical Criteria"](#) Manual, latest revision, and in conformance with the MHFD's MDP/OSP.

- *Response: Acknowledged.*
- Cross pans are not allowed across collector or arterial roadways, nor are they allowed on roadways with storm sewer systems.
 - *Response: Acknowledged, no cross pans are proposed across collector or arterial roadways.*
- Storm water from concentrated points of discharge from a minor storm event shall not be allowed to flow over sidewalks but shall drain to the roadway by the use of sidewalk chase sections. Sidewalk chase sections shall not be located within a curb cut, driveway, curb ramp, or curb return.
 - *Response: Acknowledged.*
- 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: Acknowledged, our project tied into the existing stubs for the project.*
- Extend storm sewer through the site, including inlets, pipes, manholes, etc., as needed.
 - *Response: Acknowledged, refer to utility plan for storm sewer layout and tie-ins*
- 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 Letter will be required for this development. See below for additional information.
 - *Response: A detailed traffic letter was submitted with the Site plan set.*
- Gates are required to be setback from public road flowline a minimum of 35-feet, longest expected vehicle or at least the 95th percentile queue. If the gating system swings, it shall swing into the site.
 - *Response: Acknowledged, gates are setback 35' from roads.*

- Show all adjacent and opposing access points on the Site Plan.
 - *Response: Acknowledged, shown in detailed site plan*

- The access onto Gun Club Road (between the two roundabouts) shall align with the opposing street to the future PA-1 site.
 - *Response: Acknowledged, access was provided at a different location off Gun Club Road (where Phase 1 of the project enters from). The MOB to the north of the Project doesn't propose an entrance off Gun Club Road at the required location so the Project decided to change the entrance to the site to make more sense for site circulation and security.*

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

- Show 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: Acknowledged, included stop signs in the site plan set and called them out.*

- Ensure interior site circulation is conducive for all intended vehicles using the site. The alignment of internal site intersections needs to be improved for 90-degree corners if possible and intersections at or near curved aiseways should be avoided as much as possible.
 - *Response: Acknowledged, site circulation has no 90 degree turns.*

Traffic Impact Study:

- A traffic letter will be required documenting trip generation for this site as compared to the 2021 Traffic Letter previously prepared for the site. The generated trips need to be provided according to standard trip generation methodology as established by ITE in Trip Generation Manual, 11th Edition. The letter shall be signed and stamped by a professional engineer licensed in the State of Colorado, and address:
 - Trip Generation to/from the site.
 - Site Circulation Plan.

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

Submitting the Traffic Letter:

- The Traffic Letter shall be sent directly to Dean Kaiser at djkaiser@auroragov.org as soon as possible.
- The Traffic Letter shall also be uploaded with the rest of the submittal.
- Previously approved Traffic Impact Studies/Letters are available through this [link](#).
 - *Response: Acknowledged, traffic letter was sent directly to Dean and submitted with the Site Plan set.*

ENGINEERING DIVISION

Key Issues:

- Public improvements shall be provided in conformance with the Public Improvement Plan (PIP). This includes Gun Club Road, Colfax Avenue, and 10th Avenue. There is currently an existing deferral for the required improvements.
 - *Response: Acknowledged.*
- Additional coordination and a meeting are requested with regards to the 10th Avenue deferral and the required improvements. If the scope of the improvements being deferred changes, then a new PIDA will be required. Any coordination or agreements between the north and southern properties may impact the existing deferrals.
 - *Response: Acknowledged.*
- 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.*
- 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 \(Roadway Manual\)](#).

- 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.*
- 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: Acknowledged, curb ramps are shown in the site plan submission.*

- 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.*

- 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.*

- 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 all cast in place walls and walls greater than four feet in height. Please refer to Section 4.02 of the Roadway Manual for additional retaining wall requirements.
 - *Response: Acknowledged, called out retaining wall height and location on plans.*

- 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.*

- 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: Acknowledged.*

ROW/Easements/Plat:

- Please coordinate with the Real Property Division of Public Works for the dedication of any required easements. If a plat will be prepared for this development, the plat can cover the required easements.
- Sidewalk easements may be required for new sidewalks to be installed.
- A drainage easement shall be required for any detention/water quality facilities on site. This drainage easement shall tie to a public way.
- Utility easements shall be required for any proposed water/sanitary sewer/public storm sewer located outside of public right-of-way.
- Public access/fire lane easement shall be required for fire lanes outside of public right-of-way. Please coordinate with Life Safety for their alignment.
 - *Response: Acknowledged.*

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 Issue:

- As of May 2, 2023, all construction plan review submittals to the Aurora Building Division must follow the 2021 International Codes with the exception of the 2020 National Electrical Code.
 - *Response: Acknowledged.*

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 the building number in the manner provided in the Aurora City Code of Ordinance, Chapter 126 - Article VII - Numbering of Buildings.
- *Response: Acknowledged.*

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.](#)

- The Aurora Building Division currently utilizes the adopted 2021 International Codes Series except for the 2020 NEC.
- Show the distance of new or existing lot lines to proposed exterior walls of structures on the site plan.
 - *Response: Acknowledged.*

Civil Plans:

Based on the discussion within the pre-application meeting the following information must be reflected within the Civil Plan package submitted to Public Works Department.

- Dead-End Fire Lane Detail
- Fire Lane Sign Detail
- Grading Plan
- Handicap Accessible Parking Signs
- Sign Package
- Signature Block
 - *Response: Acknowledged, all have been included in the Civil Plan Package.*

Emergency Responder Radio 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 (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.

- *Response: Acknowledged.*

Fire Department Access:

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

- [Fire Lane Easement](#)
 - Buildings less than 30' in height require only a 23' wide fire lane easement with 29' inside and 52' outside turning radii. 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 2021IFC 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.
 - *Response: Acknowledged, provided 26' fire lane with appropriate radii. Refer to civil plans for callouts of fire lane.*
- [Outdoor Storage Yards](#)
 - *Response: Acknowledged, called out size on site data table.*

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.

- 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: Acknowledged, refer to utility plan for fire hydrant locations.*
- 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, all fire hydrants are shown/called out on utility plans.*

Fire Sprinkled Structures:

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

- *Response: Acknowledged.*

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 Fire Chief (designated Fire Chiefs representative).

- *Response: Acknowledged.*

- 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.*

Accessibility Requirements:

The City of Aurora reviews accessibility requirements based on 2021 IBC, Chapter 11, the 2009/2017 ICC/ANSI A117.1.

- [Commercial](#)

- *Response: Acknowledged.*

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: Acknowledged.*

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.

- *Response: Acknowledged.*

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.*

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: Loading docks are shown on the site plan.*

Phasing Plans:

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

- *Response: A phasing plan is included in the site plan set.*

Photometric Plan:

- Add the following note to the Photometric Site Plan:
ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 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: Added note to the photometrics plans.*

- Add the “accessible route” (heavy dashed line) to the photometric plan and verify minimum 1 foot- candle of illumination along its entire length.
 - *Response: Acknowledged, added accessible route.*

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: Acknowledged, included notes on Cover sheet.*

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: Data block was included on the cover sheet.*

Special Design Considerations:

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

- [Abutting Fire Lane or Public Access Easement to Property](#)

- If an existing fire lane or public street has to be removed or relocated for any reason, the roadway must be replaced using the current specifications of the Public Works Department.
- [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 where allowed by code. If granted approval, a fire sprinkled structure may utilize 200-foot reach criteria in place of the 150-foot standard requirement.
 - Where fire hydrants and fire department connections are provided adjacent to vehicular access drive aisles, they will need to be dedicated as fire lane easements in order to provide emergency access to them.
 - 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](#)
- [Fire Apparatus Access Road Specifications](#)
 - If an existing fire lane or public roadway has to 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](#)
- [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 Land Development Review Services.
- [No Parking is allowed within a Fire Lane Easement](#)
- [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: Acknowledged.*

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: Acknowledged.*

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.

Subdivision Plats:

- The property is currently platted; however, due to your proposed use, it will need to be resubdivided (replatted) at this time in order to obtain a building permit. Plats must be prepared using City of Aurora specifications provided in the most current [Subdivision Plat Checklist](#). Plat reviews may run concurrently with your other Planning Dept. submittals.
 - *Response: Acknowledged, a plat was submitted with the Site plan.*

- 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: Acknowledged, had pre-sub meeting on July 25th with Liz Fuselier.*

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.*
- If there are existing easements that are no longer needed, the city will require the developer to make an 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.
 - *Response: Acknowledged, existing easements that are no longer needed will be removed by separate document.*
- 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, license agreements will be completed with the City once requested.*
- 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.*

We appreciate your review and approval of these plans. Please contact me at 720-647-6231 or stephen.litsas@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Steven Litsas, P.E.