



**Studio Obermeier ■ Sheykheth Architecture Inc.**

*ARCHITECTURE, PLANNING, INTERIOR DESIGN*

**1580 Lincoln Street, Suite 200**

**Denver, Colorado 80203**

**Phone 303.327.4600**

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July 27, 2016

Gary Sandel Project Manager  
City Manager's Office  
Office of Development Assistance  
15151 E. Alameda Parkway, Suite 5200  
Aurora, Colorado 80012

**Re: Denver Limo (#1127654) / Pre-Application Meeting held July 07, 2016**  
**Project: DLS, 91602**

Dear Gary,

Thank you for providing the Staff Comments from our Pre-Application Meeting, dated 07/20/16. The original comments are written in faded grey with our responses written in solid black to highlight our responses.

***Key Issues:***

► **Aurora CentreTech Park:** The property is subject to the covenants of the Aurora CentreTech Park and the Centrepark Design Guidelines. The review and approval of the CentreTech Design Review Committee is required for the site plan, building architecture, materials, landscape, lighting and signage.

**Acknowledged.**

► **Sand/Oil Interceptor:** Floor drains within your vehicle service areas must be connected to a sand/oil interceptor.

**A sand/oil interceptor is shown on both the architectural site plans as well as the Civil Engineer's Utility Plan.**

► **Laredo Street Extension:** Street and utility extensions are required as part of your project. It is understood that the Metropolitan District is undertaking the design and construction of Laredo, however, these public improvements must be complete and accepted prior to your project receiving a certificate of occupancy (CO). Requirements listed in the comments below outline these requirements.

**The owner is aware and agrees to these terms.**

► **Traffic Letter Required:** The applicant shall prepare a detailed letter to address the trip generation from the site. The letter shall be signed and stamped by a professional engineer licensed in the State of Colorado

**Traffic letter by licensed Traffic Engineer is provided.**



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### **Planning Department**

The Planning comments are numbered, when you submit your application, include a letter of introduction responding to each of the numbered comments including key issues from other departments.

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

- ▶ Compliance with site design and landscape requirements
- ▶ Subdivision Plat required
- ▶ Construction of Laredo Street and associated improvements
- ▶ The property is subject to the covenants of the Aurora CentreTech Park. The review and approval of the CentreTech Design Review Committee is required for the site plan, building architecture, materials, landscape, lighting and signage.

#### ***General Zoning Code Review of your Property:***

- Your property is zoned M-1, Light Industrial District.
- The uses you propose, office, vehicle storage, light automotive maintenance, are permitted by the current zoning, but subject to a Site Plan and Plat approval.

#### ***Type of Application(s):***

- As part of your application, you will need to make the following land use requests:
  - Site Plan
  - Subdivision Plat
- Your project will require approval in a public hearing before the Planning Commission for the site plan and will be processed electronically through our digital submission process. The subdivision plat will be administratively reviewed.
- The following applications, manuals and design standards may also be helpful in completing your application for submittal:
  - Air Influence Districts
  - Aurora CentreTech Design Guidelines
  - Fence Ordinance, City Code Chapter 146, Article 17
  - Landscape Manual
  - Landscape Ordinance [Chapter 146, Article 14]
  - On-Line Application
  - On-line Application and Plan Submittal Guide
  - Noise, vibration, & engine idling ordinances [Chapter 146, Sections 1800 - 1805]
  - Preliminary list of community groups and homeowners associations within a one mile radius of your proposed development
  - Site Plan Manual (see here for Site Plans and Contextual Site Plans)
  - Street Standards Ordinance [126-1] and [126-36]
  - Street Standards, Roadway Cross Sections
  - Subdivision Plat Manual
  - Subdivision Ordinance [Chapter 147]



- Xeriscape Plant List (see Landscape Manual)
- Zoning criteria for each land use approval requested

*Standards and Issues:*

**1. Zoning and Land Use Issues**

1A. The purpose of M-1 Light Industrial Zoning District is to provide locations for light manufacturing, office uses, wholesaling, and related services. Please include a description of activities that will occur within the garage and service areas. Body work and painting are not permitted uses in the Light Industrial Zoning District.

**Building is divided into 3 components:**

- 1. Administrative office housing clients' area; private offices; open studio; employee facilities**
- 2. Indoor vehicle storage and fitting area: garage where limousines and party busses will be prepared for client's use and cleaned after usage**
- 3. Light manufacturing/industrial activities where limited repairs and upgrades to vehicle will be conducted in compliance with zoning use.**

1B. The property is subject to the covenants of the Aurora CentreTech Park and the Centrepark Design Guidelines. The review and approval of the CentreTech Design Review Committee is required for the site plan, building architecture, materials, landscape, lighting and signage.

**Acknowledged**

1C. Article 12 of the Zoning Code lists standards for industrial development which includes in part, the following:

- A. The site is graded, dust free surface, typically concrete, asphalt or other city approved surface;
- B. Any outdoor storage must be appropriately screened from view by an approved treatment that may include landscaping, opaque walls, or fencing; and
- C. Dock doors should not be visible from a public street.

**Acknowledged**

1D. Label the surface material for the parking areas either asphalt or concrete as required by city code.

**All parking areas shall be provided with asphalt for the surface material**

**2. Traffic and Street Layout Issues**

All proposed streets whether public or private need to be labeled according to our street standard ordinance, Chapter 126-1 and 126-36 of the city code. City design standards for a two lane collector calls for a 5 foot detached sidewalk and 8 foot tree lawn.

**The Landscape reviewed has required a 6' wide sidewalk and a 9'-0" min. buffer. (See sheets A1.00 and L100.0)**



### **3. Environmental Issues**

The property falls within the Buckley Airport Influence District (AID). There is an existing aviation easement that encompasses the site, therefore, please provide the Permanent Parcel Identification (PPI) number and Book and Page where the aviation easement is recorded to the Case Manager. Development in the AID shall comply with height restrictions in the underlying zone district, which do not intrude into 14 CFR 77 surfaces for military airports.

**The aviation easement for this property is provided.**

### **4. Site Design Issues**

4A. *Building Orientation.* The building orientation as shown will not allow for driveway access in addition to the required landscape buffers. See Landscape Design comments for additional information. Dock and overhead doors should be oriented internally to minimize visibility.

**Overhead doors are oriented to minimize visibility.**

4B. *Pedestrian Circulation and Linkages to Off-Site Trails & Open Space.* Please show the accessible (ADA) route from the main entrance of the building and in particular, to the public sidewalk to be located along Laredo Street.

**Accessibility route is provided. (See Sheet A1.00)**

4C. *On-Site Vehicular Circulation.* Please include turn radii diagrams for each of the different types of vehicles accessing the site and/or to be stored on-site.

**Vehicular circulation is unimpeded as the drive isle is in excess of 40'-0" wide.**

4D. *Parking.* On-Site parking is required by Section 1504 of the Zoning Code. Additional information regarding the square footage of the different building uses as well as the number of vehicles to be stored on-site must be provided in order to calculate the number of spaces needed. Accessible parking will be required in the visitor parking area. Label employee/visitor parking and limo/bus storage parking.

**Accessible and Van accessible parking stalls are indicated on sheet A1.00**

Bicycle parking is required. Please locate the bicycle parking in a convenient area that does not interfere with pedestrian circulation. The required parking is 3 percent of the required vehicular parking.

**A bicycle rack is provided on sheet A1.00**

4E. *Fencing.* Code Section 146-1741(E) addresses fencing location, setback and height requirements and Section 146-1743 governs fence design and material requirements for fences along collector streets.

**Compliant fence is provided on sheet A1.00 and detailed on sheet A9.00**



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4F. *Site Lighting.* Code Section 146-1509(H) governs the design of parking lot lighting. Show typical details of lighting on the plan and/or building elevations. Please include a photometric plan in your plan set for review.

**Photometric plan and lighting cut sheets are provided on sheet L100.0**

4G. *Trash Enclosures:* Screening of trash enclosures is required. Enclosures should be constructed of materials that complement the building materials and finished on all four sides. Show location(s) of proposed enclosure(s) on the site plan.

**Trash enclosure is provided. The location is identified on sheet A1.00 and the construction details are on sheet A9.00**

4H. *Outdoor Storage:* Outdoor storage is a permitted use in the M-1 zone district. See Code Section 146-1104(D) for regulations and acceptable screening materials. All outdoor storage must be screened with an opaque wall or fence.

**There is no current intention to provide an exterior storage structure. A screening perimeter fence is provided. Location is shown on sheet A1.00 and the fence detail is provided on sheet A9.00.**

## **5. Landscape Design Issues**

For further information, please feel free to contact our Senior Landscape Architect, Kelly K. Bish, RLA, LEED AP. The general landscape comments on your proposal are listed below:

A. **General Landscape Plan Comments.** Prepare your landscape plans in accordance with the requirements found in the City of Aurora Zoning code, specifically the Landscape Reference Manual, Article 14 Landscape Ordinance as well as the CentreTech Design Guidelines. Please ensure that your landscape architect or designer has a copy of these documents as well as our project specific comments.

Provide the necessary landscape tables in order to demonstrate compliance with code requirements. Tables shall be provided for each of the required landscape treatments i.e. street frontage and buffer tables etc.

## **Acknowledged**

- **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 submitted with a site plan or redevelopment plan are used by the City to determine compliance with the landscape standards and for code enforcement purposes.

Landscape plans submitted during the Development Application/Contextual Site Plan submittal process must have plant symbols, plant labels with a plant schedule upon first submission or a complete review will not be possible and may result in additional submittals and ultimately delays in the approval of the plan set.



## **Acknowledged**

### **B. CentreTech Design Guidelines**

- These guidelines do not replace or take precedence over local codes and/or ordinances.
- The guidelines ensure overall uniformity in development within the CentreTech business campus.
- Site, architectural and landscape plans shall be approved through a preliminary, final and construction review through the design review board for the campus.
- The guidelines identify specific design parameters for parking, circulation, lighting, signage and site layout.

## **Acknowledged**

### **C. Article 14 Landscape Ordinance Requirements**

The following bullet points are not necessarily and all-inclusive list of the landscape requirements found within Article 14. The applicant is responsible for reviewing the landscape code and determining all applicable landscape conditions.

- **Standard Right-of-Way Landscaping.** Provide one shade/street tree per 40 linear feet of street frontage along East Lockheed Drive and Laredo Street. Refer to Section 146-1451 (B) 2. Additional Requirements for Non-Residential Development. When a detached walk and tree lawn are provided according to Public Works street cross section requirements, street trees shall be provided within the designated tree lawn. When a detached walk and tree lawn are absent, street trees shall be located from four to five feet from the back of walk, curb or pavement. Avoid the use of blue grass sod and install a more xeric sod mixture for the tree lawn. In lieu of sod, consider the installation of shrubs, perennials and ornamental grasses.

## **Acknowledged (See sheet L100.0)**

- **Landscape Street Buffers.** Provide a 10' wide landscape buffer along both E. Lockheed Drive and Laredo Street. All buffers are measured inward from back of walk or from the right of way if no walk is provided. The required buffer may be reduced in width to 5' when xeriscape and/or landscape incentive features as described in Table 14.6 Standard Buffer Widths and Allowed Reductions for Industrial Development are implemented. All buffers shall be landscaped with one tree and 10 shrubs per each 40 linear feet of buffer length. One tree equivalent is equal to 10 five gallon shrubs or 30 one gallon perennials or any combination of trees, shrubs, or perennials meeting equivalents. When overlapping landscape standards occur such as when buffer, detention/water quality and parking lot landscape requirements fall within the buffer, they may be counted towards meeting the buffer requirements, however the most restrictive requirements shall be met. Refer to Section 146-1422.

## **Acknowledged (See sheet L100.0)**

- **Parking Lot Landscaping and Screening.** Screen the perimeter of all parking lots with one or a combination of methods shown in Section 146-1440. If using plant material, screening shall consist of a continuous row of shrubs planted in a double row at 3 feet on center. Shrubs must reach a minimum of height of 3 feet at maturity. Also provide and landscape each parking lot island with one tree and six five gallon shrubs per 9' X 19' island. No more than an average of 10



parking spaces are permitted in a row without a landscape island. Islands or areas within parking lots should be landscaped with one tree and a sufficient number of shrubs to provide 50% cover at installation. A table of plant coverage values may be found in Section 146-1431 Living Material Requirements.

When overlapping landscape standards occur such as parking lot screening and required landscape street buffers, provide and document the more restrictive of the requirements to satisfy both.

**Acknowledged (See sheet L100.0)**

- **Non Street Frontage Landscape Buffers.** Provide a minimum 10' wide non-street frontage landscape buffer along the southern and western property boundary lines per Table 14.6 Standard Buffer Widths and Allowed Reductions for Industrial Development. A typical non-street frontage buffer requires 1 tree and 5 shrubs per 40 linear feet of buffer. If existing and/or proposed easements preclude the installation of trees, the applicant is required to provide tree equivalents in lieu of the required trees. Refer to the landscape ordinance Section 146-1451 Additional Requirements for Non-Residential Development (B) 3. B for further clarification on non-street frontage buffers.

**A waiver has been requested to allow that there not be planting along the west property line due to existing building's non-conforming placement on the site, which is not conducive to the health support for vegetation.**

- **Building Perimeter Landscaping.** Landscape building elevations facing public rights-of-way, residential neighborhoods, public open space, or having an entrance door. 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. Refer to Section 146-1451 (D) Additional Requirements for Non-Residential Development.

**Acknowledged (See sheet L100.0)**

- **Special Landscape Requirements at 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. Refer to Section 146-1451 Additional Requirements for Residential Development (C) Special Landscape Requirements at Entryways and Intersections.

**Acknowledged (See sheet L100.0)**

- **Service Areas and Trash Enclosures.** Service areas visible from streets or residences shall be screened by fences, walls, landscaping, berms or any combination of items. Refer to Section 146-1433, Service Areas and Trash Enclosures.





**Acknowledged (See sheet A9.00)**

- **Detention, Retention and Water Quality Ponds.** The city encourages all applicants to utilize LID (Low Impact Development) principles as permanent best management practices (BMP's) whenever possible in order to avoid the installation of large unsightly detention ponds. Applicants may propose their own BMP's or refer to Urban Drainage and Flood Control Districts Storm Drainage Criteria Manual where multiple examples of BMP's are described such as grass buffers, grass swales, permeable pavements etc.

Should the applicant chose to utilize a traditional detention pond, pond depths shall not exceed 6' in depth. The area within the tract surrounding the pond shall contain a minimum of 1 tree and 10 shrubs or the approved tree and shrub equivalents per 4000 sf. Refer to Section 146-1434 Detention, Retention and Water Quality Ponds.

**Acknowledged (See sheet C100.0)**

- **Irrigation.** Refer to Section 146-1430. All developments shall install an automatic irrigation system for landscape areas. To assess irrigation tap fees, the City Water Dept. 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) 739-8819 in Aurora Water regarding irrigation plan requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system.

**Acknowledged (See sheet L100.0)**

**6. Architectural and Urban Design**

6A. *Design Standards.* Code Section 146-405(F)8 of the zoning code establishes the approval criteria for building architecture and urban design. Building elevations will need to be included as part of your site plan and should call out dimensions, exterior finishes and color schemes. We will also ask for color and material samples with the initial submittal. As a general rule, "high quality of design" usually means that architectural details should be continued on all four sides of all buildings open to view. Industrial building material requirements can be found in Code Section 146-1304. The building design is subject to review approval by the CentreTech Design Review Committee. Metal buildings are highly discouraged.

**Acknowledged. Property perimeter to be provided with 6'-0" high solid screened type fencing. Ground level finishes will not be visible to the general public.**

6B. *Screening of Roof Top Mechanicals.* Code section 146-1300 states the requirements for showing the location of any rooftop or mechanical equipment and vents greater than eight inches in diameter on the elevation drawings. All such equipment must be screened. Screening must be compatible with building architecture and shall be continuous forms of the building. Use drawings and notes to explain how this will be accomplished. Screening must be at least as high as the equipment it hides. The





following note to be labeled “Roof-Mounted Equipment Screening” must be added to the general notes section of all Site Plans: (click [here](#) for the specific note)

## **Acknowledged**

### **7. Signage**

Signage allowance and location are included in the Aurora CentreTech Design Guidelines. Single user developments may have one wall sign per building and one monument sign located at each site entrance driveway. Signs may include only the company/business name, building address and logo. Signage should consist of individual letters, numbers and/or symbols.

The total allowable square footage of signs is based on a zoning code formula tied to the location of the property and building frontage. All ground signs should be at least 4 feet back from the property line and 21 feet back from the flow line. In non-residential areas, ground signs abutting non-arterial streets may be up to 8 feet high; ground signs abutting other streets and areas are limited to 8 feet in height. Please refer to Article 16 of the Zoning Code for complete regulations.

All proposed signage is subject to review and approval by the CentreTech Design Review Committee.

## **Acknowledged (See sheet A1.00)**

### **8. Waivers**

The material you supplied us was not sufficiently detailed to determine whether any waivers of development standards are indicated. If you decide to request any waivers, you must clearly list them in your *Letter of Introduction* and justify them according to the criteria listed in Section 405 of the Zoning Code. You must also list them on the cover sheet of your Site Plan or other drawings on which they occur.

**Acknowledged. A waiver has been requested to allow that there not be planting along the west property line due to existing building's non-conforming placement on the site, which is not conducive to the health support for vegetation.**

### **9. Mineral Rights Notification Requirements**

Please fill out the Mineral Rights Affidavit and supply this document to your Case Manager at the time of site plan submittal

**Provided.**

### **Pre-submittal Meeting:**

At least one week prior to submitting an application, you will be required to hold a Pre-submittal meeting with your assigned Case Manager to ensure that your entire application package is complete and determine your application fee. Please contact your Case Manager in advance to schedule.

**Completed 02/17/17**



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### ***Community Participation:***

You are encouraged to work proactively with neighborhood groups and adjacent property owners. Neighborhood groups within a mile radius will formally be notified of this project when submittal has been made to the Planning Department.

### ***Neighborhood Services Liaison:***

- Your Neighborhood Services Liaison is Margee Cannon. She has put together a report attached to these notes listing the registered groups within one mile of your proposed project and can assist in scheduling and facilitating meetings with community members. It is recommended that you work with the neighborhood organizations that express interest in your project to mediate and mitigate concerns.
- All meetings with neighborhood associations should also include your Planning Department Case Manager so that questions concerning City Code or policies and procedures can be properly addressed. We will record any project-related commitments that you make to the community at these meetings.
- Additional information about the Neighborhood Liaison Program can be found on the [Neighborhood Services](#) page of the city website.

### **Completed**

### **Parks, Recreation & Open Space Department (PROS)**

No comments from this department.

### **Aurora Water**

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

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

- ▶ Any floor drain installed in the auto service area of the new facility must be connected to a sand/oil interceptor.

### **Provided. (See sheets A1.00 and C100.0)**

- ▶ While potable water and sanitary sewer services are readily available on Lockheed Drive, the developer will be expected to extend the 8" sanitary sewer on Laredo Street from Lockheed Drive to at least the southern boundary of the subject property. If the developer is expected to improve the full width of the pavement on Laredo the 8" water main will also require an extension on Laredo from Lockheed to at least the southern property line.

### **Acknowledged**



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### *Utility Services Available:*

- Water service may be provided from the 8" water main on Lockheed Drive.
- Sanitary sewer service may be provided from the 8" sewer on Lockheed Drive.
- The project is located on Map Page 07J.

### *Utility Service Requirements:*

- A Site Plan is required for this project and must show existing and proposed utilities including:
  - Public/Private Mains
  - Service Lines
  - Water Meters
  - Fire Suppression Lines
  - Fire Hydrants necessary to service your development
  - Grease Interceptors are required for commercial kitchens
  - Sand/Oil Interceptors are required for vehicle maintenance facilities
  - All utility connections in the arterial roadway are required to be bores.

### **Provided. (See sheet A1.00)**

- 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).

### **Acknowledged**

### *Utility Development Fees:*

For a full listing of Utility Fees, please see the Aurora Water Fee Schedule.

### **Acknowledged**

## **Public Works Department**

### **Traffic Division**

*The Traffic Division will receive a referral of the Site Plan and Subdivision Plat for review and comment.*

### *Key Issue:*

- ▶ As part of this project, Laredo Street shall be extended southward along the eastern edge of the site.

### **Provided by Master Developer under a separate permit submittal process.**

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

### **Provided (see sheet C100.0)**



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- A minimum paved access of 100-feet in length must be provided from flowline of the street into the site.

**Provided (see sheet C100.0)**

- Gates are required to be setback from the street flow line a minimum of 35-feet or one truck length whichever is greater.

**Provided (see sheet A1.00)**

- Label the access movements on the Site Plan.

**Provided (see sheet A1.00)**

- Sight distance criteria as shown on City of Aurora Standard Traffic Detail TE-13 and as detailed by AASHTO guidelines is required.

**Provided. (See sheets L100.0 and A1.00)**

- Designate the 30-foot sight triangles at all access points and intersections. Objects and structures shall not impede vision within these sight triangles. Landscaping shall be restricted to less than 26-inches in the sight triangles. Show sight triangles on the site plan and landscaping plan at all access points in accordance with City of Aurora Standard Traffic Detail TE-13. In addition, street trees shall be set back from Stop signs and other Regulatory signs as detailed in City of Aurora Standard Traffic Detail TE-13 page 3 of 3.

**Provided. (See sheets L100.0 and A1.00)**

**ROW/Plat:**

- Construction of the western half of the Laredo Street along your property frontage is a requirement for your project. Associated with this is the requirement for the dedication of a 2-foot-width sidewalk easement to contain the sidewalk for the City-standard 2-Lane Collector cross section. The requirement is to address the fact that the existing one-half ROW is 35 feet while 37 feet is required for the 2-Lane Collector cross section.

**Design of Laredo St extension is provided under separate submittal by Master Developer. Construction of sidewalk and all requirements west of Laredo St curb line shall be provided by the owners of this project development.**

**Improvements:**

- Construction of the western half of the Laredo Street as a City-standard 2-Lane Collector along your property frontage is a requirement for your project. You are required to construct the western sidewalk, tree lawn, curb and gutter, 24-foot minimum width of pavement and a 4' wide gravel shoulder (on the east side).

**Acknowledged**



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- Street lights and pedestrian lights are required along adjacent roadways. Street light, spacing, location, wattage, etc., information is contained in the Roadway Design and Construction Specifications Manual, Section 2.11.

### **Design of Laredo St extension is provided under separate submittal by Master Developer.**

- 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. 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.

### **Provided. (See sheet C100.0)**

- 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. Add a note to the Site Plan indicating this commitment.

### **Provided (See sheet A1.00, General Notes #8)**

- A full Traffic Impact Study will not be required. The applicant shall prepare a detailed letter to address the following items. The letter shall be signed and stamped by a professional engineer licensed in the State of Colorado. The traffic letter shall be submitted with the Application Package.
  - Trip Generation from the site.

The Traffic Letter shall be prepared in accordance with the City of Aurora Traffic Impact Study Guidelines. A pdf copy of the Traffic Letter shall be submitted to *Ethan Jacobs* at [ejacobs@auroragov.org](mailto:ejacobs@auroragov.org) at the time of Site Plan Application. The study shall not be submitted with the electronic Site Plan Submittal.

### **Please see submitted Traffic Letter by a licensed Traffic Engineer.**

### **Engineering Division**

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

- 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 to Engineering at the time of Planning Department application submittal. A review fee shall be paid to engineering prior to acceptance of the preliminary drainage report.

### **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. Urban Drainage and Flood Control District (UDFCD) has created a spreadsheet form (called



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*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. Public Works Engineering will verify the information matches the final drainage report. Notification must be made before Civil Plans will be approved or Storm water Permits will be issued.

### **Acknowledged**

- Detention of storm drainage is not required for this site.

### **Acknowledged**

- On-site water quality treatment is required for your site and shall be incorporated on the site, unless other accommodations are approved by the City Engineer.

### **Acknowledged**

- A public storm sewer system is located adjacent to your site and was designed to accommodate developed-conditions runoff from your site. Please verify and document in your drainage report that site imperviousness will not exceed values assumed in the previously approved drainage design report for the metro-district and that you are delivering your flows to the anticipated location within the system.

### **Acknowledged. (See sheet C100.0 and Preliminary Drainage Report)**

### **Fire/Life Safety Comments - Building Division**

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

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

- ▶ Aurora water has determined that no waterline is required within Laredo Street located on the east side of the site. Based on this, Life Safety will not be asking for a fire hydrant off of Laredo, or any additional fire hydrants since there are two fire hydrants in close proximity to this site.

### **Addressing provided on Title block has been provided by the City of Aurora's Department of Enumerations.**

- ▶ Based on the location of the proposed building, no additional fire lane easements appear to be needed since the adjacent street is within 150 feet of all structures and storage areas of the site.

### **Acknowledged**

- ▶ A 4' manway gate with approved Knox hardware is required in the area of the northwest corner of the site to allow fire department access to the adjacent fire hydrant to this area. A sidewalk will be needed to provide an all-weather surface for emergency access.



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### Acknowledged

- The primary vehicular access gate being proposed off of Laredo Street will be required to be equipped with approved Knox Hardware to allow emergency access. The minimum 23' gate opening width will be required to support emergency access.

### Provided. (See Sheet A1.00)

- All existing fire lane easements within the site can be vacated. In the event that the structure is relocated in a manner that does not allowed for fire department access to within 150' of all sides of the structure or a fire sprinkler system is required, a fire lane easement is would then be required. In this case please utilize the notes reflecting the fire lane easement requirements provided within the Fire/Life Safety comments that follow.

### Acknowledged

- The 2015 International Building and Fire Code requires a fire sprinkler system where the fire area of the S-1 occupancy is greater than 12,000 square feet. If this is the case, please use the fire sprinkler requirements provided within the Fire/Life Safety comments that follow.

### 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 such number in the manner provided in the Aurora City Code of Ordinance, Chapter 126 - Article VII - Numbering of Buildings.

**Addressing provided on Title block has been provided by the City of Aurora's Department of Enumerations.**

#### Adopted Codes by the City of Aurora – Setbacks:

The site plan and civil plans must reflect the setback requirements of the 2015 International Building and Fire Code for placement of the structure(s) in relation to adjacent buildings, property lines, public ways, accessible walkways, etc. To view the 2015 International Codes please utilize the following hyperlink; [ICC Codes Online](#)

### Provided. (See Sheets C100.0 and A1.00)

#### *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 **Not required**
- Fire Lane Sign Detail **Not required**
- Gated Entry for Fire Department Access utilizing a 4' Manway Gate **Provided. (See Sheet A1.00)**
- Grading Plan **Grading schematic provided.**





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- Handicap Accessible Parking Signs **Provided.** (See Sheet A9.00)
- Sign Package **To be provided under separate submittal.**
- Signature Block **Provided.** (See cover sheet A0.00)

### Emergency Responder Radio Coverage:

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

- The 2015 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.

### **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

### **No easement required per meeting 2/10/17**

### Fire Hydrants:

- No additional fire hydrants will be required to support this site, even where the structure is fire sprinkled.

### **Acknowledged**

### Fire Sprinkled Structures:

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

### **Acknowledged**



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### Flag Lots:

A flag lot is considered a parcel of land that is entirely dependent upon an adjacent property for access to a public street and to a public water supply. A flag lot can create an area of land that is undevelopable unless a dedicated means of access and water is established at the time of the subdivision of the site.

- A small subdivided lot is located within at the southwest corner of this site. Please verify this is part of your property as indicated during the pre-application meeting. If it is not part of your property would be considered a flag lot. If this is the case, fire access such as a fire lane, and a public water main would typically be needed to be extended to through your property to the edge of the flag lot.

### **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.

### **Acknowledged**

### Handicap Accessibility Requirements:

The City of Aurora enforces handicapped accessibility requirements based on 2015 IBC, Chapter 11, the 2009 ICC/ANSI A117.1.

- Commercial

### **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 life-saving of fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an accessible location.

### **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.

### **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.

N/A

### Phasing Plans:



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

**Provided. The fence and gate are to be a phased install. (See Sheet A1.00)**

### *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.

- (Civil Plan Note) Fire Hydrant Placement N/A
- (Civil Plan Notes) Fire Service Lines Supplying Fire Sprinkler Systems N/A
- (Civil Plan Note) Reduced Pressure Backflow Prevention Devices N/A
- (Plat Note) If Plat Contains Fire Lane Easement N/A
- (Site Plan Note) Access Control Gate or Barrier Systems **Provided as “future phase” on sheet A1.00**
- (Site Plan Note) Accessibility Note for Commercial Projects **Provided.**
- (Site Plan Note) Addressing **Provided by City of Aurora’s Dept. of Enumerations.**
- (Site Plan Note) Aircraft Noise Reduction (LDN) **Acknowledged**
- (Site Plan Note) Americans with Disabilities Act **Acknowledged**
- (Site Plan Note) Emergency Ingress and Egress **Provided. (See Sheet A1.00)**
- (Site Plan Note) Emergency Responder Radio Coverage **Acknowledged**
- (Site Plan Note) Fire Lane Easements N/A
- (Site Plan Note) Fire Lane Signs N/A
- 

### *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.

### **Acknowledged**

### *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
- Access to within 150 feet of Each Structure
  - Where fire hydrants and fire department connections are provided adjacent to vehicular access drive aisles, they will need to be dedicated as fire lane easements in order to provide emergency access to them.
- Fire Apparatus Access Road Specifications N/A
- Construction of Fire Lane Easements and Emergency Access Easement N/A
- Dead-end Fire Apparatus Access Roadways N/A
- Dead-End Public Streets N/A
- Encroachment into Emergency Access or Fire Lane Easements are Prohibited N/A
- Grade **Existing grade is provided. (See sheet C100.0)**
- Labeling of Easements on the Site Plan, Plat and Civil Plans N/A
- License Agreement N/A
- No Parking is allowed within a Fire Lane Easement N/A
- Public Street Systems Adjacent to Site **Provided. (See Sheet A1.00)**
- Speed Bumps N/A



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- Snow Removal Storage Areas **Provided at gravel area shown on sheet A1.00**
- Width and Turning Radius **Provided. (See Sheet A1.00)**

### Trash Enclosure:

Per the 2015 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.

### **Acknowledged**

### Real Property Division

*The Real Property 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 but because of what you propose to do, it will need to be re-subdivided (re-platted) at this time in order to obtain a building permit. Plats must be prepared using City of Aurora specifications given in the most current Subdivision Plat Checklist. These reviews of the plat can run concurrently with your other Planning Dept. submittals.

### **Acknowledged**

- A **pre-submittal meeting** with Real Property is required on all plat submittals so that we can make sure the basic elements have been addressed before they are submitted to Planning. This 30 minute meeting is for the 1<sup>st</sup> 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 and bring two sets of the plat.

### **Completed**

### Site Plans:

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

### **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.

### **Acknowledged**



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- During the Pre-application meeting no requirement for separate documents were specifically identified for your site as proposed. However, review of your actual Site Plan when submitted may identify additional conditions that may require a separate document. Following are the links to additional information if needed later in your formal review process:

- [Dedications Packet](#)
- [Easement Release](#)
- [License Agreement Packet](#)

### Acknowledged

- **Off-site easement dedications** may be required in order 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 Real Property specifications which can be found in the [Dedication Packet](#). Once complete and accurate easement dedication information is submitted to Real Property, it takes about 4-6 weeks to complete the process. They must be complete and ready to record before Real Property will record the plat and/or site plan.

### Acknowledged

- If there are existing easements that are no longer needed, the City will require the developer to make application to the City to release those easements. Easement release documents must be prepared using Real Property specifications and are available in the [Easement Release Packet](#). Once complete and accurate easement release information is submitted to Real Property, it takes about 4-6 weeks to complete the process. They must be complete and ready to record before Real Property will record the [plat and/or site plan](#).

### Acknowledged

- 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 4-6 weeks to complete the process after submittal. The License Agreement must be completed before the site plan is recorded.

**No encroachments into city-owned property or easements are anticipated.**

## STEP II – CONSTRUCTION DOCUMENT PHASE

*The Construction Document Phase is when Engineering and Building plans are reviewed against City Codes for compliance. It is an administrative process and usually occurs after Planning Commission or Planning Director decisions. Permits are issued from these documents.*



## Civil Engineering Plans

- Civil Construction Plans are required for your project as proposed and shall be submitted electronically.

### Acknowledged

- Civil Engineering Plan Review (*see links below for additional information*):
  - [Process](#)
  - [Review Schedule](#)
  - [Fees](#)

*Prior to submittal of the electronic Civil Construction Plans, the civil consultant must schedule a pre-submittal meeting with Tim Pitts or Duane Launder at 303.739.7300. One paper set of Civil Plans and Reports is required for this pre-submittal review. At this meeting the Civil Plans shall be reviewed for completeness. A [checklist](#) is used to ascertain completeness.*

### Acknowledged

- Civil Construction Document Plan Set generally includes the following plans:
  - Stormwater Management Plan
  - Final Drainage Plan/Report
  - Final Grading Plan
  - Sign Package
  - Utility Plan and Profiles
  - Street Plan and Profiles
  - Area Grading Plans
  - Signing and Striping Plan
  - Landscaping

### Acknowledged

- A per-sheet review fee is required prior to beginning the Civil Plan review process. Refer to the Development Review Handbook for all required fee amounts.

### Acknowledged

## Aurora Water

### *Utility Development Fees:*

- The following fees are required prior to the recording of the Subdivision Plat or at the time of building permit approval if a Plat is not required:
  - Storm Drainage Development Fee: – \$2,818 per acre

### Acknowledged



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### *General Requirements:*

- Utility Plans will be required with the Civil Engineering Plans:
  - Utility Plans shall be prepared in accordance with the Utility Manual

### **Provided**

- Utility Plans must be approved prior to obtaining building permits

### **Acknowledged**

- Utility Plans must include:
  - Fixture Unit Table and Meter Sizing Tables
  - Water Service and Water Meter locations
  - Sanitary Sewer Service Lines
  - Resistivity Tests for any public water mains installation per Section 20 of the Utility Manual.

### **Acknowledged**

- Cross Connection Control Devices are required for:
  - Fire Service Lines
  - Commercial and Domestic Water Service Lines.
  - These devices are required to be located within the building or within a heated and drained vault after the water meter.

### **Acknowledged**

### *Construction Stormwater Quality Requirements:*

A Stormwater Quality Discharge Permit and Stormwater Management Plan and Report will be required for this project. See the latest revision of the City of Aurora Rules and Regulations Regarding Stormwater Discharges Associated with Construction Activities Manual (SWMP Manual) for more detailed requirements. A Colorado Discharge Permit System (CDPS) (CDPS) permit may be required by the State Health Department if a City of Aurora Stormwater Quality Discharge Permit is required.

## **Public Works Department**

### **Traffic Division**

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

- Construction Documents should reflect all approved accesses, and lineage, and right of way and easement dedications.

### **Acknowledged**





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- The Construction Documents shall include a Street Lighting (Roadway Design and Construction Specifications Manual, Section 2.11), and a Signing and Striping Plan.

**Provided separately by Master Developer**

**Engineering Division**

***General Requirements:***

- All new developments and redevelopments are required to develop and implement a permanent condition Stormwater Quality Control Plan (SWQCP) in conjunction with the overall drainage plan for the site. The SWQCP shall be included in and become part of the preliminary and final drainage reports. The SWQCP shall discuss and propose the solutions to permanently enhance the quality of stormwater runoff through the site.

**Acknowledged**

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

**Acknowledged**

- A drainage easement is required for storm water quality detention ponds as well as an easement for access to the facilities prior to approval of the Civil Plans.

**Acknowledged**

***Roadway Design and Construction Specifications:***

- Roadway construction shall conform to the “City’s Roadway Design and Construction Specifications” latest edition. The City considers the burden on you (the developer) for not only your front footage, but also to construct all needed transitions to match the existing roadway.

**Acknowledged**

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

**Acknowledged**



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

### Acknowledged

## Building Plans

### Building Division Comments:

#### Building Plan Review

- Process
- Review Schedule
- Fees

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

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

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

### *Permit Types:*

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

### Acknowledged

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

- 
- Modular, Construction Trailer, Mobile Home

### Acknowledged



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### *Fire*

- Fire Alarm
  - Fire Sprinkler & Standpipe Systems
  - Gating Systems across Fire Apparatus Roads
  - Hazardous Materials Storage
  - High Piled Combustible Storage Checklist
  - Knox Box
  - Knox Box Rapid Entry
- Separate (standalone) plan submittals, approvals and permits for fire protection systems can include, but are not limited to:
    - Automatic Fire-Extinguishing System and Standpipes
    - Emergency Responder Radio Coverage Systems
    - Fire Alarm and Detection Systems and related equipment
    - Hazardous Materials
      - Where work is related to new construction, alteration or an addition to an existing building the Hazardous Materials Inventory Statement (HMIS) must be submitted with the construction drawings. This information is imperative to accurately determine the occupancy classification of the structure or space.
    - High-Piled Combustible Storage and Racking Systems
      - Where work is related to new construction, alteration or an addition to an existing building these storage systems can be submitted with the construction drawings.

### **Acknowledged**

#### *Accessibility:*

The City of Aurora enforces handicapped accessibility requirements based on 2015 IBC, Chapter 11, and the 2009 ICC 117.1.

### **Acknowledged**

#### *Adopted Codes by the City of Aurora:*

This “link” will provide a current listing of all adopted building codes and ordinances utilized by the Aurora Building Division. To view the 2015 International Codes please utilize the following hyperlink; [ICC Codes Online](#)

### **Acknowledged**

#### *Building Division General Comments:*

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

### **Acknowledged**



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**Checklist for Plan Review Submittals:**

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

**Acknowledged**

**Day-Night Sound Level (LDN or DNL):**

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

**Acknowledged**



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### Geographic Design Criteria:

New construction must adhere to the climatic and geographic design criteria provided using the hyperlink above.

### Occupancy Specific Building Code Requirements:

Based on the information provided, your building occupancy or occupancies are as follows.

- B Occupancy - A building or structure or portion thereof, for office, professional or service-type transactions, including storage of records and accounts. Building or tenant space used for assembly purposes by fewer than 50 persons may be considered a Group B occupancy.
- S-1 Occupancy - Moderate-hazard storage buildings occupied for storage uses that are not classified as Group S-2.
  - o To include S-1 Occupancy Repair Garages.

### **Acknowledged**

### Request for Modification or Alternative Material: (select "Plan Review Services")

Per the 2015 IFC, Section 104.10 and 104.10.1, whenever there are practical difficulties involved in carrying out the provisions of this code, the fire code official shall have the authority to grant modifications for individual cases, provided the fire code official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements.

### **Acknowledged**

### Real Property Division

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

### **Acknowledged**

## STEP III – CONSTRUCTION PHASE

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

### Aurora Water

### Utility Connection Fees:

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



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

- Wet Tap Fees:
  - Apply when making connections to existing water mains for water line extensions, fire hydrant lines, and fire service lines.

### Acknowledged

### Public Works Department

#### Engineering Division

- Prior to the start of paving of a street or parking lot, a letter requesting use of the default section must be approved or alternatively, a geotechnical report and a pavement design shall be submitted to the Public Works Department for review and approval (see Section 5 of the “Roadway Design and Construction Specification” for requirements). Once the civil construction package, the pavement design and compaction testing for private utilities are approved, a paving permit can be obtained from the Building Division Permit Center.

### Acknowledged

- A new Certificate of Occupancy needs to be issued for this site. Aurora City Code requires all public improvements (see definition below) be completed, escrowed for, a deferral granted, or have a Public Improvement Plan (PIP), indicating when the improvements will be installed, in place prior to issuance of the Certificate of Occupancy.

### Acknowledged

- Public improvements shall mean and include, but not by way of limitation, the construction, reconstruction, and improvement of the following:
  - commercial/industrial or private streets or avenues
  - major and minor arterials
  - commercial or industrial streets or avenues
  - collector streets or avenues
  - service or frontage roads
  - one-half of all streets abutting subdivided or platted land
  - fire lanes
  - bike paths
  - parkways
  - alleys
  - culverts
  - bridges
  - overpasses and underpasses
  - curbs, gutters, and sidewalks
  - transit passenger facilities
  - monuments and range boxes
  - sanitary sewer mains, including laterals to each lot line



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- storm drainage
- retention and detention and water quality facilities, including necessary structures
- channel facilities
- street lighting
- median construction
- water mains, hydrants and valves
- tree plantings and landscaping
- repairs and replacements thereof necessitated by construction activity pursuant to issuance of a City of Aurora certificate of occupancy.

**Acknowledged**

**Building Division**

**Construction Permits:**

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

**Acknowledged**

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

Utilize the requirements of the 2015 IFC, Chapter 33 for both construction and demolition of any structure within your site. To obtain a full copy for fire department access and water supplies to a construction site, please click the hyperlink provided.

**Acknowledged**

**Secondary Access Roadways during Construction:**

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

Providing only one point of access through another jurisdiction is not an acceptable operational position for the City. Please click on the “link” provided to obtain the full requirements associated to concern.

**END OR RESPONSES**

Regards,

Alan D Meyers  
Project Manager