

May 28, 2020

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City of Aurora Planning Department
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RE: - MCC Retail (#145264) Response to Pre-App Meeting Comments

Enclosed you will find our submittal of the Planning Documents for the above referenced project. Below you will find our responses to the pre-app meeting comments in bold.

Planning Department

1. Zoning and Land Use Issues

1A. Subarea Master Planning Component (Minor Amendment to FDP) The existing Majestic Commercenter FDP/Master Plan is centered mainly around industrial land uses; therefore, a document for this new commercial/retail area of the Commercenter is needed. This document will be a high-level general plan that describes the development and design features for the area and should include potential uses, streets and other features. It is intended to ensure that the planning of the sites is coordinated and comprehensive to maximize the potential of the area and provide for efficiency of design and circulation on a larger, multi-lot scale. The plan should emphasize connectivity around the pad sites with north-south and east-west connections throughout the entire area as well as along the perimeter with a pedestrian connection to the High Line Canal to the west. Building design standards for commercial development should also be provided. This document can be submitted concurrently with the Preliminary Plat/ISP. Design elements of the master plan such as consistent lighting, signage and architectural themes may be appropriate to include as a subarea master plan (FDP) minor amendment.

Response: Per discussion with Ryan Loomis during the presubmittal meeting, the ISP submittal will not require amending the FDP as we are only proposing infrastructure at this time.

1B. Infrastructure Site Plan (Preliminary Plat) Components

The application will be reviewed and approved based on the Major Subdivision Preliminary Plat approval criteria found in Section 5.4.2.3.b (page 379) of the UDO. Infrastructure Site Plans generally identify street improvements, grading, utilities, and landscaping. Please review other Infrastructure Site Plans that have been approved recently, such as the Painted Prairie Infrastructure Site Plan for Picadilly Road, for a better understanding of what the document should include.

Response: Acknowledged.

1C. Internal Access Drives

The primary internal drives shall be designed to function as streets, providing for two-way traffic and detached sidewalks with curbside landscaping and street trees on both sides. On-street parking may also be appropriate and could count toward the minimum parking requirements. The access drive shall be provided by right of way dedication or public access easements.

Response: Understood. Where allowable, detached sidewalks will be provided as part of the individual pad site development submittals, as the layout of parking and landscape is unknown at this time. The developer understands the site connectivity requirements may be included in the FDP amendment with requirements listed for site connectivity, as well as connection to the existing sidewalk located in the 32nd Avenue right-of-way which connects to the High Line Canal trail, located east of the proposed infrastructure improvements.

1D. Property Owner Authorization

Regardless of whom is the official "applicant" on the subject Preliminary Plat, a signed letter of authorization must be provided for all underlying property owners that are a party to the application.

Response: Understood. This document has been included in the Planning Submittal Package.

1E. Implementation

Please identify on the plans the responsible party for installation and maintenance of each component of the project, including but not limited to, lighting, sidewalks, and landscaping. If phased, please identify each phase.

Response: Responsibility and phases (proposed and future) have been identified on the site plan.

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. Please follow adopted roadway design standards for required sidewalk types/widths and landscaping buffers. The right-of-way will be dedicated by plat. Please identify proposed easements and utilities on private property adjacent to the right-of-way. Utilities should not be located in the curbside landscape (between the back of curb and the sidewalk) in order to accommodate required landscaping and tree plantings.

Response: Understood.

3. Site Design Issues

Future development proposals will require approval through a separate Site Plan process in accordance with the UDO and applicable Master Plans and can be processed administratively if no adjustments/waivers are requested.

Response: Understood.

4. Landscape Design Issues

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

General Landscape Plan Comments. A master plan with design standards is being required prior to the submission of individual site plans for the various pad sites. The Majestic Commercenter

FDP currently under review does not address landscape standards relative to commercial developments. The master plan should include specific design standards or at a minimum defer to the new Unified Development Code. If the proposed master plan is to include specific design standards, they should address street and non-street perimeter buffers, curbside landscaping, street trees, building perimeter landscaping, interior and exterior parking lot screening and detention pond landscaping. Any landscaping standards not addressed by the master plan will defer to the new Unified Development Code. Any standards or guidelines proposed must meet or exceed UDO requirements.

Response: Per discussion with Ryan Loomis during the presubmittal meeting, the ISP submittal will not require amending the FDP as we are only proposing infrastructure at this time. The developer understands the MSP/FDP amendment approval will be required prior to the approval of the individual pad site's CSP approvals.

5. Signage

Any signage proposed must be on private property and in accordance with Section 146-4.10 of the UDO and applicable Master Plans. It is suggested that signage design standards be included in the subarea Master Plan design standards to ensure a uniform approach.

Response: Understood. No signage is proposed at this time.

6. Adjustments

If you decide to request any adjustments from Code requirements, you must clearly list them in your Letter of Introduction and justify them according to the criteria listed in UDO Section 146-

5.4.4.D. You must also list them on the cover sheet of your ISP or other drawings on which they occur. If requested, a public hearing before the Planning Commission may be required.

Response: Understood. No adjustments or variances are proposed at this time.

7. Mineral Rights Notification Requirements

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

Response: Understood and provided with the Planning Submittal Package.

8. New CAD Standards

The City of Aurora has developed a CAD Data Submittal Standard for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. Digital Submission meeting the CAD Data Submittal Standards are required by consultants on development projects before submitting to the City for signature sets and on capital projects funded by the City. Please review the CAD Data Submittal Standards, including templates and required layer file labeling, at <http://tinyurl.com/AuroraCAD>.

Response: Understood.

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.

Response: Understood.

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.

Response: Understood.

Neighborhood Services Liaison:

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.

Response: Understood.

Special Landscape Buffer:

Your site is adjacent to the High Line canal. For all projects adjacent to public park or open space, a 25' special landscape buffer is required. This includes 1 tree and 10 shrubs per 30 linear feet for commercial development. No encroachments of parking, sidewalk, building, detention pond infrastructure or other structure may fall within the buffer.

The High Line Canal Conservancy will be a referral on this project. PROS recommends reaching out to the conservancy ahead of application; Josh Phillips, Director of Planning and Implementation, josh.p@highlinecanal.org

Response: Understood. The proposed limits of improvements will not abut the specified open space area. This area is noted as future improvements and any future development and its requirements will be deferred to a future phase.

Trail Connectivity:

Please provide a connection from the High Line Canal Trail through your site out to the right of way. Please ensure all commercial pad sites may be accessed by trail users. In order to construct the connection portion within Denver Water property, a license agreement with Denver Water will be needed. Please reach out to Brandon Ransom, brandon.ransom@denverwater.org to begin that process.

Understood. Where allowable, detached sidewalks will be provided as part of the individual pad site development submittals, as the layout of parking and landscape is unknown at this time. The developer understands the site connectivity requirements may be included in the FDP amendment with requirements listed for site connectivity, as well as connection to the existing sidewalk located in the 32nd Avenue right-of-way which connects to the High Line Canal trail, located east of the proposed infrastructure improvements.

Potential Stormwater Outfall into the Canal:

Please be aware that the High Line Canal Conservancy is currently researching and promoting the goal of stormwater in the canal to create a more biodiverse canal ecosystem. If you would like to outfall into the canal, an IGA may be needed which would require maintenance of the canal within your development by the Metro District as Aurora Water will not currently assume maintenance responsibility. Please coordinate with Aurora Water and PROS if this is something you'd like to pursue.

Response: Understood. Thank you for the notice.

Forestry Division

The median has already been prepared for the opening and our staff has already worked out the tree mitigation. However, those trees on the site along E 32nd Pkwy that are impacted to allow the entrance into the site will require tree mitigation. And all of the trees that will not be impacted will need tree protection during the construction process.

Response: Understood.

Tree Mitigation Requirements:

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

Response: Understood.

Forestry's Role in Site Plan Review:

When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. Forestry Division staff will conduct a tree assessment after the initial submittal, which includes species, size, condition, and location factors.

Once Forestry Staff conducts the tree assessment, a spreadsheet will be provided showing the dollar value of the trees that will be removed as well as the number of inches required for replacement back onto the site. In most cases, the mitigation inches can be replaced on the site through upgrades to the landscape plan. If there is not room to replace the number of inches that will be lost, payment can be made into the Tree Planting Fund based on the dollar value associated with tree loss.

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

Response: Understood.

Ash Trees Prohibited:

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

Response: Understood.

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:

- ▶ A looped water supply is required to serve fire hydrants and private fire lines.
- ▶ All buildings require frontage to public water and sanitary sewer mains.

- ▶ A utility phasing plan will be required for this development.
- ▶ A domestic allocation agreement will be required starting in 2019 for connections 2" and larger.

Utility Services Available:

Water service may be provided from the 24" DIP on the west side of the property; or the 12" DIP in East 32nd Pkwy.

Sanitary sewer service may be provided from the 21" PVC in East 32nd Pkwy.

The project is located on Map Page 2Q.

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.

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).

Aurora Water does not require a Site Plan for this project.

Response: Understood. The proposed ISP will include public mains and service stubs for future pad developments. Water Meters, service extensions, and fire services lines/hydrants are deferred to the future pad developments. Not included in this proposal for improvements.

Utility Development Fees:

A partial Storm Drainage Development fee is required prior to the recording of the Subdivision Plat or at the time of building permit approval if a Plat is not required. Additional Storm Drainage fees may be charged and are based on the amount of impervious surface created by this project.

The Water Transmission Development Fee and the Sanitary Sewer Interceptor Fee have been combined into the water connection fee and are required to be paid after issuance of building permit and prior to issuance of the Certificate of Occupancy.

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

Response: Understood.

Public Works Department

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

Key Issues:

- ▶ A Traffic Impact Study was received, dated July 2018 for this development. Update/modify the previously submitted TIS with the applicable use and phasing. Specific concern has been identified for the single point of access and the need for an understanding of the Level of Service at a single, full movement access vs Traffic Signalization of this location.

Response: A current Traffic Letter has been included with the Planning Submittal Package.

► Traffic Signal Escrow will apply for the western (proposed only access). There is an option to either build the signal for opening year or provide payment of this Traffic Signal Escrow which would be required prior to release of first building permit.

Response: Understood.

► As identified in the pre-app submittal, no access to Tower Road will be supported by City Traffic Engineering. Based on property ownership and access control, it is expected CDOT will not allow an access to Tower Road.

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

Label the access movements on the Site Plan.

Objects and structures shall not impede vision within these sight triangles. Landscaping shall be restricted to less than 26-inches in the sight triangles. Show sight triangles on the site plan and landscaping plan at all access points in accordance with City of Aurora Standard Traffic Detail TE-13 In addition, street trees shall be set back from Stop signs and other Regulatory signs as detailed in City of Aurora Standard Traffic Detail TE-13.3.

Response: Understood. Site triangles have been included on the Infrastructure Site Plan.

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

Response: Understood. Landscape plans will be deferred to the future development of the pad sites, at this time.

ROW/Plat:

Designate a Public Access Easement along private roadways.

Response: Understood.

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

Response: Understood.

A traffic signal easement shall be required at the intersection of 32nd Pkwy and west access to accommodate the proposed traffic signal pole, underground conduits, pull boxes and signal control cabinet.

Response: Per the current Traffic Letter, a traffic signal does not meet the warrant requirements for this phase. The Owner/Developer understands this easement will be required once the warrant requirements have been met.

Improvements:

The developer is required to construct a left-turn bay on 32nd Pkwy (if not previously constructed).

Response: Understood. The 32nd Pkwy left-turn bays have already been constructed.

A deceleration lane may be required on 32nd Pkwy at west access pending review of Traffic Impact Study.

Response: Deceleration lane was not merited per the current Traffic Letter – provided in the submittal package. A tract along the south side of 32nd Pkwy has been designated, by Plat, for the future requirements of a deceleration/turn lane.

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.

Response: Understood. A stop sign has been proposed and identified on the Infrastructure Site Plan.

Show the installation, by developer, "Right Turn Only"/"Do Not Enter" signs at east access point. Signs shall be installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards.

Response: A "Right Turn Only/Do not Enter" east access point is not included in this submittal package.

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.

Response: Understood.

The intersection of 32nd Pkwy and west access is a potential candidate for a future traffic signal if and when signal warrants are met. As an adjacent land owner/developer, you must participate in the cost of the traffic signal installation. Add the following note to the Site Plan, if Site Plan only includes site south of 32nd Pkwy- use 50%, if only on southwest corner – 25%, if full north & south of 32nd Pkwy – 100%:

(Applicant/owner name, address, phone) shall be responsible for payment of 25/50/100% of the traffic signalization costs for the intersection of 32nd Pkwy and west access, if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the most recently adopted version of Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warrant purposes, the minor street approach traffic shall typically be comprised of all through and left-turn movement and 50% of right turn movements unless otherwise determined by the traffic engineer. Pursuant to 147-37.5 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant / owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code. The percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirement.

Response: We are proposing ISP improvements south of 32nd Pkwy. Note has been added to plans per the 50% responsibility.

A Traffic Impact Study will be required for this site which will include addressing the following specific items:

1. Existing, 1st buildout, 2nd buildout (& more if applicable) and 2040 average daily traffic counts.
2. Include detailed analysis of, looking at each buildout condition:
3. All site access points
4. Intersection of Tower Rd & 32nd Pkwy
5. Interior intersection control
6. Signal Warrant Analyses of 32nd Pkwy & western access point– Warrant 1,2,3 all to be included (collect 72 hr tube counts for analysis)
7. If a traffic signal or multiway stop warrant is met at an intersection, then a roundabout shall also be considered at the intersection.
8. Discussion of the application of elements from the Traffic Calming Toolbox to address any concerns for speeding, pedestrian crossings, etc. Techniques in the Traffic Calming Toolbox may: Advanced Yield Lines, Enhanced Crosswalk, High-Visibility Signs and Markings, In- Street Pedestrian Crossing Signs, Enhanced Pedestrian Crossing Sign Devices (HAWK or RFB), Mid-Block Lane Narrowing, Curb Extension, Angled Parking, Pedestrian Safety Island, Staggered Pedestrian Safety Island, Lane Narrowing, Mini Roundabout, Speed Cushions and Chicane. Details of Enhanced Crosswalk, compact roundabout, speed cushions and chicane may be made available if requested.
9. Analysis of pedestrian connectivity/ trail system /crossing locations.

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

Submitting the Traffic Study:

The Traffic Study shall be sent directly to Brianna Medema at bmedema@auroragov.org as soon as possible.

The Traffic Study shall also be uploaded with the rest of the submittal.

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

Response: A current Traffic Letter has been included with the Planning Submittal Package.

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.

Key Issues:

- Improvements to Tower Road may be required pending the updated Traffic Study. If improvements are identified as necessary in the future, those improvements, including a 10' detached sidewalk, shall be shown on the site plan. A deferral may be requested for those improvements. Roads interior to the development will be private.
- If the traffic signal is installed with this development, curb ramps on the north side of 32nd Avenue shall be updated to meet current City of Aurora standards.
- A preliminary drainage report shall be submitted with the site plan that includes the entire area of the master plan. On-site detention and water quality is required.

Response: Understood.

Improvements:

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

1. Typical roadway sections are specified in the City Code and summarized in Section 4.08 with details shown in the Standard Detail S1.
2. Curb ramps must be shown (located) on the plans at all curb returns and any other location of public necessity. Refer to Standard Detail S9. Any street grades in excess of three percent will require detailed grading of the curb ramps.
3. 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.
4. 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.
5. Retaining walls shown on plans shall indicate material type and a height range or indicate a maximum height. Where appropriate, guard or hand rails may be required.
6. 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.
7. 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.
8. Street lights are required along adjacent roadways. Please refer to the Draft Lighting Standards for street light spacing, location, wattage, etc., information. Street lights along public right-of-way shall become City owned and maintained once they have been installed and the final acceptance letter for the lights has been issued. Street light locations shown on the site plan are conceptual. The street lighting plan shall be included with the Civil Plan submittal and will determine final street light locations based on a photometric analysis.

Response: Understood.

ROW/Easements/Plat:

1. 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.
2. Sidewalk easements may be required for new sidewalk installed.
3. A drainage easement shall be required for any detention/water quality facilities on site. This drainage easement shall tie to a public way.

4. Utility easements shall be required for any proposed water/sanitary sewer/public storm sewer located outside of public right-of-way.
5. 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: Understood.

Drainage:

Drainage design standards can be found in the City's "Storm Drainage Design and Technical Criteria".

1. 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: A Preliminary Drainage Report has been included in the submittal package.

2. 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 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 Stormwater Permits will be issued.

Response: Understood.

3. Detention of storm drainage is required for this site and shall be incorporated on the site, unless other accommodations are approved by the City Engineer.

Response: Understood.

4. Release rate for the detention pond shall be based upon the "Storm Drainage Design and Technical Criteria" Manual, latest revision.

Response: Understood.

5. 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: Understood.

6. 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: This public storm sewer has been identified on the site plan.

7. Extend storm sewer through the site, including inlets, pipes, manholes, etc., as needed.

Response: Understood.

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.

Response: Understood.

Addressing Requirements:

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

Response: Understood.

Adopted Codes by the City of Aurora – Setbacks:

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

Response: Understood.

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.

- Alternative Fire Lane Surfacing Material
- Alternative Fire Lane Surface Signs
- Combined Fire Lane and Pedestrian Sidewalks
- Dead-End Fire Lane Detail
- Fire Lane Sign Detail
- The developer of the site will be required to install fire lane signs in areas where the site abuts an existing fire lane easement that is currently without adequate signage.
- Grading Plan
- Handicap Accessible Parking Signs
- Sign Package
- Signature Block
- Street Standards and Street Section Details

Response: Understood.

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.

Core and shells structures will not require this assessment, but the tenant finish that follows and prior to issuance of the certificate of occupancy will be required to conduct this assessment, install a system where needed.

Response: Understood.

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

Response: Understood.

Fire Hydrants:

The number and spacing of fire hydrants are determined using the 2015 IFC, Appendix B & C. As indicated in the previously stated code sections, fire hydrant coverage requirements include both internal site areas and abutting public street systems.

Response: Understood.

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.

General Comments:

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

Response: Understood.

Handicap Accessibility Requirements:

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

- Commercial

Response: Understood.

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.

Response: Understood.

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: Site Plan Legends have been provided on the individual plan sheets.

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: Understood.

Motor Fuel Dispensing Sites:

Automotive motor fuel-dispensing facilities, marine motor fuel-dispensing facilities, fleet vehicle motor fuel-dispensing facilities, aircraft motor-vehicle fuel-dispensing facilities and repair garages must reflect the specific elements within the site plan submittal.

- Show and label locations of underground fuel storage tanks with gallon size and type of fuel being stored.

Response: Understood.

Phasing Plans:

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

Response: Understood.

Photometric Plan:

- Add the following note to the Photometric Site Plan:

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 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: Understood. Will be deferred to the pad site development submittals.

- Add the "accessible route" (heavy dashed line) to the photometric plan and verify minimum 1 foot- candle of illumination along its entire length.

Response: Understood. Will be deferred to the pad site development submittals.

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) Accessibility Note for Commercial Projects
- (Site Plan Note) Addressing
- (Site Plan Note) Aircraft Noise Reduction (LDN)
- This area is within a noise mitigation area. Sec. 22-425
- (Site Plan Note) Alternative Fire Lane Surfacing Materials.
- (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: Understood

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: Site Plan Data Blocks will be deferred to the future pad site developments.

Special Design Considerations:

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

- Abutting Fire Lane or Public Access Easement to Property
 - If an existing fire lane or public street has to be removed or relocated for any reason, the roadway must be replaced using the current specifications of the Public Works Department.

Response: N/A

- Access to within 150 feet of Each Structure
 - The fire code official is authorized to increase the dimension of 150 feet reach requirement where the building is fire sprinkled in accordance with the 2015 IFC, Section 503.1.1 where allowed by code. If granted approval, a fire sprinkled structure may utilize a 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.

Response: N/A, structures are not proposed on this ISP

- Access Road Width with a Hydrant

Response: A hydrant has been added to the SW corner of the driveway connection to 32nd Pkwy

- Aerial Fire Apparatus Access Roads

Response: Fire Lane and Access Easements are provided on the proposed private drive.

- Alternative Fire Lane Surfaces
 - Alternative fire lane surfaces other than asphalt or concrete will require a license agreement through Real Property within Public Works.
Response: Understood
- Fire Apparatus Access Road Specifications
 - If an existing fire lane or public roadway must be removed or relocated for any reason, the portion replaced must be in compliance with the current specifications of the Public Works Department.
Response: Understood
- Combined Fire Lane, Public Access and Utility Easements
- Construction of Fire Lane Easements and Emergency Access Easement
- Cul-De-Sac's
- Dead-end Fire Apparatus Access Roadways
- Dead-End Public Streets
- Encroachment into Emergency Access or Fire Lane Easements are Prohibited
- Grade
- Labeling of Easements on the Site Plan, Plat and Civil Plans
- License Agreement
 - Construction of fire lanes using alternative surfacing materials other than asphalt and concrete and/or installations of gating systems crossing a dedicated fire lane easement will require a license agreement through Real Property.
- No Parking is allowed within a Fire Lane Easement
- Private Streets Constructed to Public Street Standards
- Pocket Utility Easements for Fire Hydrants
- Public Street Systems Adjacent to Site
- Remoteness
- Speed Bumps
- Snow Removal Storage Areas
- Two points of Emergency Access Width and Turning Radius
Response: Understood

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.

Response: Understood

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 has never been platted and will be required to be subdivided at this time in order to obtain a building permit. Plats must be prepared using City of Aurora specifications given in our most current Subdivision Plat Checklist. The review of the plat can run concurrently with your other Planning Dept. submittals.

Response: Understood, a Plat is included in the submittal package

- 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 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 and bring two sets of the plat.

Response: Understood, Presubmittal was held prior to the Planning Package being submittal

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.

Response: Understood, provided in the submittal package

Separate Documents:

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

Response: Understood, License agreement package to be initiated with Real Property

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

Response: Understood

- 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.

Response: Understood

- If 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: Understood

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 Construction Plans are required for your project as proposed and shall be submitted electronically.
- Use of the Batch Standards Checker Tool is requested for this project.
- Civil Engineering Plan Review (see links below for additional information):
 - Process
 - Review Schedule
 - Fees

Response: Understood

Prior to submittal of the electronic Civil Construction Plans, the civil consultant must schedule a pre- submittal meeting with Christopher Eravelly at 303.739.7457. One paper set of Civil Plans and Reports is required for this pre-submittal review. Also bring a copy of the pre-application meeting notes and a copy of the submitted site plan, including the landscape plan. At this meeting the Civil Plans shall be reviewed for completeness. A checklist is used to ascertain completeness.

Response: Understood

Civil Construction Document Plan Set generally includes the following plans:

- Stormwater Management Plan
- Final Drainage Plan/Report
- Final Grading Plan
- Utility Plan and Profiles
- Street Plan and Profiles
- Signing and Striping Plan
- Street Lighting Plan
- Phasing shown on the Site Plan shall also be represented on the Civil Plan drawings.

Response: Understood

Aurora Water

General Requirements:

- Utility Plans will be required with the Civil Engineering Plans:
- Utility Plans shall be prepared in accordance with the Utility Manual
- Utility Plans must be approved prior to obtaining building permits
- Utility Plans must include:
 - Fixture Unit Table and Meter Sizing Tables
 - Water Service and Water Meter locations
 - Sanitary Sewer Service Lines
 - Resistivity Tests for any public water mains installation per Section 20 of the Utility Manual.
- Cross Connection Control Devices are required for:
 - Fire Service Lines
 - Commercial and Domestic Water Service Lines.
 - These devices are required to be located within the building or within a heated and drained vault after the water meter.

Response: Understood

Construction Stormwater Quality Requirements:

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

Response: Understood

CAD Data Submittal Standard: The City of Aurora has developed a CAD Data Submittal Standard for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. Digital Submission meeting the CAD Data Submittal Standard are required by consultants on development projects when submitting to the City for signature sets and on capital projects funded by the City. Details of the CAD Data Submittal Standard can be found on the CAD Standards web page.

Response: Understood

Public Works Department

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

Response: Understood

Traffic Engineering

- Construction Documents should reflect all approved accesses, and laneage, and right of way and easement dedications.
- The Construction Documents shall include an Interim and an Ultimate Signing and Striping Plan, a Traffic Signalization Plan

(if warranted for build year), and Traffic Control Plans. If lane closures are required per the Traffic Control Plans, occupancy fees will apply. The calculation for these fees are available on the City's website or in the Development Handbook.

Response: Understood

Place a note on the Construction Site Plan or Grading Plan indicating all construction vehicles (including construction workers' vehicles) shall access the site from Tower Rd, via 32nd Pkwy and not through the adjacent residential neighborhood(s).

Response: Understood

Engineering Division

General Requirements:

- All new developments and redevelopments are required to develop and implement a permanent condition Stormwater Management Plan (SWMP) in conjunction with the overall drainage plan for the site. The 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.

Response: Understood

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

Response: Understood

- A drainage easement is required for stormwater quality detention ponds. This easement shall connect to a public way for access to the facilities. This easement shall be executed prior to the approval of the Civil Plans.

Response: Understood, provided on Plat and Site Plan

- An Inspection and Maintenance Plan (I and M Plan) shall be developed concurrently with the design of the permanent BMP's and submitted with the final drainage plan and report for approval. See the 2010 Storm Drainage Design & Technical Criteria manual's appendices for direction on preparing an I and M Plan, including the Maintenance Agreement. A signed Maintenance Agreement shall be submitted to the Water Department prior to issuance of a certificate of occupancy, or if no CO, then prior to approval of the Civil plans.

Response: Understood, will be provided with the CD package

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

Response: Understood

Roadway Design and Construction Specifications:

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

Response: Understood

- 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.

Response: Understood

Accessibility:

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

Response: Understood

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

Response: Understood

Building Division General Comments:

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

Response: Understood

Checklist for Plan Review Submittals:

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

Response: Understood

Day-Night Sound Level (LDN or DNL):

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

Response: Understood

General Fire Protection System Requirements:

Based on the information provided during the Pre-Application meeting the following fire protection systems are likely to be required for this structure:

- Commercial Cooking Hood Suppression System - 2015 IFC, Section 904.
- Fire Alarm and Detection System – 2015 IFC, Section 907.
- Fire Sprinkler System - 2015 IFC, Section 903.
- Standpipe System – 2015 IFC, Section 905.
- 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.

- A-2 Occupancy - Assembly uses intended for food and/or drink consumption.
- 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.
- M Occupancy - Buildings and structures, or portions thereof, for the display and sale of merchandise. Involves stocks of goods, wares or merchandise incidental to such purposes and accessible to the public.

- R-1 Occupancy - Residential occupancies where the occupants are primarily transient in nature (less than 30 days).

Response: Understood

Request for Modification or Alternative Material:

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.

Response: Understood

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.

Response: Understood

STEP III – CONSTRUCTION PHASE

Aurora Water

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.
- Irrigation Water Meter Fees:
 - Will be calculated in accordance with the City Ordinance for irrigated common areas in Single- Family Detached and Commercial areas.
 - The Landscape Plan must identify the “NON-WATER CONSERVING” and “WATER CONSERVING” areas used for the meter fee calculations.
- For a full listing of Utility Fees, please see the Aurora Water Fee Schedule.

Response: Understood

Public Works Department

Engineering Division

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

- 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.

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

Response: Understood