

April 1, 2020

Cesarina Dancy
City of Aurora
Office of Development Assistance
15151 East Alameda Parkway, Suite 5200
Aurora, Colorado 80012

Re: High Point at DIA Metro District
Martin/Martin, Inc. Project No.: 19.1043
City of Aurora Project No.: 1433954

GENERAL

Key Issues:

- Planning Documents: Your project will require an Infrastructure Site Plan (ISP) that can be reviewed and approved administratively by the Planning Director. If any Major Adjustments are requested as part of the ISP, a public hearing before the Planning & Zoning Commission would be required. Referrals: The Infrastructure Site Plan will be referred to the Federal Aviation Administrative and Denver International Airport for comment during the review process. You will likely want to coordinate with these agencies prior to submittal to ensure that the detention pond design and associated landscaping complies with their standards given the proximity to runways.

Response: An Infrastructure Site Plan (ISP) has been included. M/M has considered FAA and DIA requirements.

- Site Access: Please coordinate the required maintenance access to this regional detention pond with Aurora Water. The access should be identified on the Infrastructure Site Plan.

Response: The sanitary main service road will double as the access to Possum Gully and Regional Pond PGO between E-470 and E. 66th Ave., which is shown on the ISP. A maintenance access path is shown along Possum Gully north of E. 66th Ave.

- Open Space: In order to understand the size and dimensions of the open space along Possum Gully as it relates to the detention and floodplain, Parks, Recreation, and Open Space (PROS) will be requiring that the limits of the Open Space be identified within the plans. Although the limits will need to be identified, timing of installing trails and landscaping will still be consistent with Form J once approved. In addition, the open space may not include any floodplain or be within detention areas that do not drain within 24 hours. As all detention is being accommodated in the floodplain, there shall be no open space within the detention. Please refer to additional PROS comments on page 8 for more information.

Response: As discussed, the Possum Gully tract and adjacent open space is dependent on the proposed stream corridor. Ownership and M/M would like to receive feedback with the first ISP submittal prior to defining these boundaries.



STEP I: PLANNING PHASE

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning comments are numbered. When you submit your application, please include a Letter of Introduction responding to each of the numbered comments, including key issues from other departments.

Key Issues:

- Site Access
Response: The sanitary main service road will double as the access to Possum Gully and Regional Pond PG0 between E-470 and E. 66th Ave., which is shown on the ISP. A maintenance access path is shown along Possum Gully north of E. 66th Ave.
- FAA and DEN Referrals
Response: FAA and DEN requirements have been accounted for in the Preliminary Design of Possum Gully and Regional Pond PG0.
- Landscape Requirements
Response: As discussed, landscape plans to be provided with future submittal.

General Zoning Code Review of your Property:

- The property is zoned MU-A (Mixed-Use Airport) District.
Response: Comment noted, thank you.
- The proposed use, regional detention pond, is permitted by the current zoning, but is subject to Infrastructure Site Plan (Preliminary Plat) approval.
Response: Comment noted, thank you.

Type of Application(s):

- As part of the application, the following land use requests will need to be made:
 - Infrastructure Site Plan (Preliminary Plat) (see Page 378 of the UDO for Approval Criteria)
Response: Comment noted, thank you.
- The Infrastructure Site Plan will be reviewed and approved administratively by the Planning Director. If any Major Adjustments are requested as part of the Site Plan, a public hearing before the Planning & Zoning Commission would be required. The application will be reviewed in a 12-13-week timeframe and will be processed electronically through our development review website.
Response: Comment noted, thank you.
- The following manuals and design standards may also be helpful in completing your application for submittal:
 - Landscape Reference Manual
 - Online Application



- Online Application and Plan Submittal Guide
- Site Plan Manual

Response: Comment noted, thank you.

Standards and Issues:

1. Planning Issues

C1a: *Intent of the Mixed-Use Airport District:*

The MU-A District shall enable the creation of master planned developments that allow for a mix of uses, located and designed in accordance with the Comprehensive Plan, and that will allow Aurora to leverage the economic opportunities created by Denver International Airport. For non-residential uses, the emphasis is on high-quality corporate office and business parks that desire or require high visibility and easy access to Denver International Airport, I-70, or E-470, as well as complementary hotel and conference facilities, limited and supporting retail, commercial, and service uses. The proposed regional detention pond is consistent with the uses permitted in the MU-A District.

R1a: ***Response: Comment noted, thank you.***

C1b: *Property Owner Authorization:*

If any portion of the land within the Infrastructure Site Plan has been sold to another property owner, a letter of authorization will be required with the application submittal.

R1b: ***Response: Letter of authorization from Hyde-Dev for Planning Area 29 will be forthcoming.***

C1c: *Site Access:*

Please coordinate the required maintenance access to this regional detention pond with Aurora Water. The access should be identified on the Infrastructure Site Plan.

R1c: ***Response: The sanitary main service road will double as the access to Possum Gully and Regional Pond PG0 between E-470 and E. 66th Ave., which is shown on the ISP. A maintenance access path is shown along Possum Gully north of E. 66th Ave.***

C1d: *FAA and DEN Referral:*

The Infrastructure Site Plan will be referred to the Federal Aviation Administrative and Denver International Airport for comment during the review process. However, it is the applicant's responsibility to coordinate with these agencies prior to submittal to ensure that the detention pond design and associated landscaping complies with their standards given the proximity to existing and future runways.

R1d: ***Response: FAA and DEN requirements have been accounted for in the Preliminary Design of Possum Gully and Regional Pond PG0.***

C1e: *Adjustments:*

If a Major Adjustment (Page 399 of the Unified Development Ordinance (UDO)) or a Minor Adjustment (Page 400 of the UDO) are requested, you must clearly list them in your Letter of Introduction and justify them according to the criteria listed in Section 5.4.4(D) or Section 5.4.4(E) respectively.

R1e: ***Response: Comment noted, thank you.***



2. Landscape Design Issues

C2a: General Landscape Plan Comments:

Prepare your landscape plans in accordance with the Landscape Reference Manual and the Unified Development Ordinance. Landscape tables shall be provided for each of the required landscape treatments (i.e. standard right-of-way landscaping, street and non-street frontage buffers, building perimeter landscaping, etc.). Please ensure that your landscape architect is aware of the project-specific comments and has copies of these documents.

- 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. Landscape plans submitted are used by the city to determine compliance with the landscape standards and for code enforcement purposes. Landscape plans must be 24” x 36” and have plant symbols, plant labels with quantities, and a plant schedule upon first submission or a complete review will not be possible. This may result in additional submittals and ultimately delays in approval of the plan set.

Please ensure that all AutoCAD SHX text items are removed from the “Comment” section and that all PDF sheets are flattened to reduce the select-ability of items. Plans submitted for city pre-acceptance review will be rejected if it is determined that plans do not comply with this requirement.

R2a: Response: As discussed, landscape plans will be provided with future submittal and will be completed per the criteria referenced above.

C2b: Section 146-4.7 Landscape, Water Conservation, Stormwater Management Requirements Detention Pond and Water Quality Measures:

To meet water quality objectives, the city encourages applicants to utilize Low Impact Development (LID) techniques as permanent best management practices (BMPs). Many of the LID practices have an integrated vegetative component which supports the treatment, evapotranspiration and infiltration functions so that storm water is treated at the source. With the implementation of LID techniques, landowners can benefit from the environmental quality and aesthetics of the area in which they live and work. Some examples of LID techniques are depicted in the images below and include permeable pavements, vegetative swales and rain gardens.

All detention pond facilities 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 4,000 square feet above the 100-year water surface elevation. When overlapping landscape standards occur, they may be counted towards meeting the buffer requirements. However, the most restrictive requirements shall be met. Landscaping shall be provided in accordance with Section 146-4.7.3.M.

R2b: Response: As discussed, landscape plans will be provided with future submittal and will be completed per the criteria referenced above.

C2c: Irrigation:

Refer to Section 4.7.3(C). All developments shall install an automatic irrigation system for landscape areas. To assess irrigation TAP fees, Aurora Water requires that the applicant divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the landscape



submittal. A table summarizing these areas shall also be provided. Contact Timothy York at 303.326.8819 regarding irrigation plan requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system.

R2c: *Response: As discussed, landscape plans will be provided with future submittal and will be completed per the criteria referenced above.*

3. Mineral Rights Notification Requirements

C3: Please fill out the Mineral Rights Affidavit and supply this document to your Case Manager at the time of Site Plan submittal.

R3: *Response: Acknowledged, the Owner will look to submit the mineral rights affidavit.*

4. CAD Standards

C4: The city has developed CAD Data Submittal Standards for internal and external use to streamline the process of importing AutoCAD information into the city's Enterprise GIS. Please note that a digital submission meeting the CAD Data Submittal Standards is required before your final Infrastructure Site Plan mylars can be routed for signatures or recorded. Please review the CAD Data Submittal Standards and email your Case Manager the .DWG file before submitting the mylars. Once received, the city's AutoCAD Operator will run an audit report and your Case Manager will let you know whether the .DWG file meets or does not meet the city's CAD Data Submittal Standards.

R4: *Response: Comment noted, thank you.*

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: Due to the current COVID-19 pandemic, a pre-submittal was not required.

PARKS, RECREATION, AND OPEN SPACE DEPARTMENT (PROS)

Project Characterization:

Based on your proposal, the following information has relevance to the determination of PROS' requirements for this project:

- This regional pond is located within the High Point Framework Development Plan (FDP) which is still under review.
Response: Comment noted, thank you.
- The latest iteration of the FDP under review identifies a commitment of 23.9 acres of open space within PA-76 and a total of 28.6 acres of open space between PA-87, 86, and 29b.
Response: Comment noted, thank you.

- Open Space limits will be required to be shown and approved with the infrastructure plan.



Response: As discussed, the Possum Gully tract and adjacent open space is dependent on the proposed stream corridor. Ownership and M/M would like to receive feedback with the first ISP submittal prior to defining these boundaries.

Open Space:

- In order to understand the size and dimensions of the open space along Possum Gully as it relates to the detention and floodplain, PROS will be requiring that the limits of the Open Space be identified within the plans. Although the limits will be identified, timing of installing trails and landscaping will still be consistent with Form J once approved. Landscaping and trails do not need to be identified at this time and may be designed as consistent with Form J.

As required, the open space may not include any floodplain or be within detention areas that don't drain within 24 hours. As all detention is being accommodated in the floodplain, there shall be no open space within the detention. Please identify the limits of the 100-year floodplain and the full limits of the open space labeled with the intended acreage. As developments come forward, they should be consistent with the limits approved in this plan. PROS understands that there may be minor changes with each Site Plan that comes in with regard to the orientation of the open space, but these plans shall set the general precedent for the intent of how connectivity to the corridor will occur.

Response: As discussed, the Possum Gully tract and adjacent open space is dependent on the proposed stream corridor. Ownership and M/M would like to receive feedback with the first ISP submittal prior to defining these boundaries.

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:

- The regional pond must be designed to meet MEP requirements of the Mile High Flood Control District.
Response: Comment noted. M/M has already begun this coordination process with MHFD.

- Due to the proximity to the airport (DIA), the pond must be drained within 40 hours after an event. All proposed designs are to be referred to Denver for review.
Response: This criteria has been taken into account with preliminary design of Regional Pond PG0, which is within the KDEN 10,000 Wildlife Attractant Separation Zone.

- A drainage easement is required for the detention pond for maintenance access.
Response: Comment noted. The proposed drainage easements have been shown.

- A domestic allocation agreement will be required starting in 2019 for connections 2" and larger.
Response: Comment noted, thank you.

Utility Services Available:

- Water service may be provided from: N/A



Response: Comment noted, thank you.

- Sanitary sewer service may be provided from: N/A

Response: Comment noted, thank you.

- The project is located on Map Page 93U

Response: Comment noted, thank you.

Utility Service Requirements:

- An Infrastructure Site Plan (ISP) is required for this project and must show existing and proposed utilities including:
 - Public/Private Mains
 - Service Lines
 - Fire Hydrants necessary to service your development
 - All utility connections in the arterial roadway are required to be bores

Response: Comment noted, thank you.

- General utility design criteria can be found in Section 5 of the Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure (Utility Manual).

Response: Comment noted, thank you.

Utility Development Fees:

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

Response: Comment noted, thank you.

PUBLIC WORKS DEPARTMENT

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

Key Issues:

- Pending something unforeseen, such as public comment, Traffic Engineering will not require a Traffic Study at this time.

Response: Comment noted, thank you.

- Ensure Site access road meets Aurora Water's criteria for maintenance access.

Response: Access roads shown are per Aurora Water's criteria.

- Include the access road extents to an existing build public right-of-way (ROW) within the Infrastructure Site Plan.

Response: Access road extents are shown extending to an existing build public right-of-way.

- Ensure all drainage facilities are located outside of the potential future 64th Avenue alignment.

Response: The proposed Possum Gully alignment crosses E. 64th Avenue, which has been designed with a crossing culvert in support of the channel improvements.



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

Response: Adjacent and opposing access points are shown on the ISP.

- Label the access movements on the Infrastructure Site Plan.

Response: Access movement are shown on the ISP.

- 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.

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

Response: Note has been added to ISP.

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:

- Access to the pond, for maintenance, shall be provided.

Response: Pond access has been shown.

- A preliminary drainage report shall be submitted with the site plan and shall be in conformance with the updated Master Drainage Study.

Response: Preliminary drainage report has been included and has been prepared to be in conformance with the Master Drainage Study.

- This will be referred to Mile High Flood District for review and comment. The pond shall be maintenance eligible.

Response: Comment noted. M/M has already begun this coordination process with MHFD.

- The Possum Gully channel improvements shall also be addressed.

Response: Preliminary design of the Possum Gully improvements have been included.

Improvements:

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

- Coordinate with Aurora Water and Mile High Flood District for maintenance access requirements for the detention pond.

Response: Comment noted, thank you.



ROW/Easements/Plat:

- Please coordinate with the Real Property Division of Public Works for the dedication of any required easements. If a plat will be prepared for this development, the plat can cover the required easements.
 - A drainage tract shall be dedicated to the City for drainage purposes for the detention pond. This tract shall tie to a public way with an access easement.
 - Utility easements shall be required for any proposed water/sanitary sewer/public storm sewer located outside of public right-of-way.
 - Public access/fire lane easement shall be required for fire lanes outside of public right-of-way. Please coordinate with Life Safety for their alignment.

Response: As discussed, final plat to be provided with future submittal.

Drainage:

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

- 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.

Response: Comment noted. A preliminary drainage plan and report have been provided.

- 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: Comment noted, thank you.

- 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: A water quality and EURV pond has been provided for the E. 66th Ave. improvements. Regional Detention Pond PGO will provide flood control.

- The detention pond requirements and release rate shall be per the High Point at DIA Master Drainage Report.

Response: Regional Pond PGO has been designed at a preliminary level to be in conformance with the High Point at DIA Master Drainage Report.

- Storm sewer system does not extend to this site.



- Discharge onto the adjacent property in accordance with the approved master drainage study/preliminary drainage study for this development.

Response: The proposed drainage improvements have been designed at a preliminary level to be in conformance with the High Point at DIA Master 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 Issue:

- The submittal of a regional detention pond reflects no structures or need to provide fire access or water supplies.

Response: Comment noted, thank you.

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: As discussed, final plat to be provided with future submittal.

- 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: As discussed, final plat to be provided with future submittal.

Infrastructure Site Plans:

- An Infrastructure 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: The ISP has been included with the development application.

Separate Documents:



- A separate document refers to a process to describe and record an encumbrance (easement, license etc.) or release of such on property when a subdivision plat already exists. The document usually consists of a legal description and drawing. Each are reviewed and approved by the City, signed by the property owner as well as the appropriate City officials and recorded with the County.
Response: Comment noted, thank you.
- During the Pre-application meeting no requirement for separate documents were specifically identified for your site as proposed. However, review of your actual Infrastructure 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
 - License Agreement Packet**Response: Comment noted, thank you.**
- 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.
Response: Comment noted, thank you.

STEP II: CONSTRUCTION DOCUMENT PHASE

CIVIL ENGINEERING PLANS

- Civil Construction Plans are required for your project as proposed and shall be submitted electronically.
Response: Comment noted, thank you.
- Use of the Batch Standards Checker Tool is requested for this project.
Response: Comment noted, thank you.
- Civil Engineering Plan Review (see links below for additional information):
 - Process
 - Review Schedule
 - Fees**Response: Comment noted, thank you.**
- 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.
 - Civil Construction Document Plan Set generally includes the following plans:
 - Stormwater Management Plan



- Final Drainage Plan/Report
- Final Grading Plan
- Utility Plan and Profiles

Response: Comment noted, thank you.

- Phasing shown on the Site Plan shall also be represented on the Civil Plan drawings.

Response: Comment noted, thank you.

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: Comment noted, thank you.

- Civil plans will not be required to be submitted to Public Works for review and approval.
 - All service line construction information (horizontal and vertical information, lengths, slopes, etc.) must be provided on the Site Plan Utility Sheet.
 - Individual service line connections and fire line connections must be approved through Aurora Water. Include all applicable standard notes from Section 5.05.1 of the Utility Manual on the Site Plan Utility Sheet.

Response: Comment noted, thank you.

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: Comment noted, thank you.

- 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: Comment noted, thank you.

PUBLIC WORKS DEPARTMENT

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

Traffic Division

- Construction Documents should reflect all approved accesses, laneage, and right of way and easement dedications.
Response: Comment noted, thank you.
- The Construction Documents shall include 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: Comment noted, thank you.
- Place a note on the Construction Site Plan or Grading Plan indicating all construction vehicles (including construction workers' vehicles) shall access the site from built public ROW and not through the adjacent residential neighborhood(s).
Response: Comment noted, thank you.

Real Property 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: Comment noted, thank you.
- 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: Comment noted, thank you.



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

Response: Comment noted, thank you.

- 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: Comment noted, thank you.

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

Response: Comment noted, thank you.

Roadway Design and Construction Specifications:

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

Response: Comment noted, thank you.

BUILDING PLANS

Building Division

- Building Plan Review
 - Process
 - Review Schedule
 - Fees

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

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

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

Response: Comment noted, thank you.



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.
 - Limited Plan Permits
 - The submittal of a regional detention pond reflects no structures. Building Division can only address fencing permits where they are greater than 6 feet in height.

Response: Comment noted, thank you.

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: Comment noted, thank you.

Checklist for Plan Review Submittals:

- The Aurora Building Division has established several 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: Comment noted, thank you.

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.

- U Occupancy - Buildings and structures of any accessory character, and miscellaneous structures not classified in any specific occupancy.

Response: Comment noted, thank you.

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: Comment noted, thank you.



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: Comment noted, thank you.

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 FeeFees 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.

Response: Comment noted, thank you.

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

Response: Comment noted, thank you.

PUBLIC WORKS DEPARTMENT

Engineering Division

- Public improvements shall mean and include, but not by way of limitation, the construction, reconstruction, and improvement of the following:
 - access road
 - culverts
 - bridges
 - overpasses and underpasses
 - storm drainage
 - detention and water quality facilities, including necessary structures
 - channel facilities
 - tree plantings and landscaping
 - repairs and replacements thereof necessitated by construction activity pursuant to issuance of a City of Aurora certificate of occupancy.

Response: Comment noted, thank you.

Building Division

Key Issues:



- Once the building permit is issued it is recommended that the General Contractor (GC) schedule a pre-construction meeting through the Office of Development Assistance Project Manager.

Response: Comment noted, thank you.

- The submittal of a regional detention pond reflects no structures. Building Division can only address fencing permits where they are greater than 6 feet in height.

Response: Comment noted, thank you.

Construction Permits:

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

Response: Comment noted, thank you.

Please do not hesitate to contact me with any questions.

Sincerely,

Ryan Byrne, PE, CFM, LEED AP
Associate