

RESPONSE TO PRE-APPLICATION COMMENTS

PLANNING DEPARTMENT

Standards and Issues:

1. Zoning and Land Use Issues

1A. The MU-TOD district is intended to foster special, sustainable and urban places near transit stations that include places to live, work, shop, and recreate, to reduce reliance on the automobile and encourage the use of public transit, encourage job creation and economic growth through proximity to transit, encourage the integration of sustainable features such as green roofs, and provide citizens with new housing and lifestyle choices with a high level of amenities and social interaction.

1B. The existing Heather Gardens Village General and Preliminary Development Plan (CN2001- 2001) will need to be amended to accommodate your proposal to reflect the change in density (from 20 units to the proposed 26 units in the memory care building).

Response: This has been completed.

1C. There is an existing Site Plan, Heather Gardens Village (CN 2001-2004) for this site. This document will need to be amended to accommodate your proposal. The current Site Plan will need to be amended to reflect the changes in both site data (gross floor area, building coverage, parking, etc.) and the location of the new memory care building.

Response: This has been completed.

1D. The property is subject to standards found in the Heather Gardens Village General and Preliminary Development Plan (CN 2001-2001). Please refer to this document for design requirements and standards.

Response: This has been reviewed.

2. Traffic and Street Layout Issues

All proposed streets whether public or private need to be labeled according to our street standard ordinance, Chapter [126-1](#) and [126-36](#) of the city code. City design standards call for detached sidewalks and tree lawns along South Anaheim Street.

Response: Acknowledged. All existing sidewalks and tree lawns are to remain.

3. Environmental Issues

The City of Aurora has no environmental records on this site. As our records may be incomplete, please contact the Environmental Health Division of the Tri-County Health Department at 303-220-9200, and the Colorado Department of Public Health and Environment (CDPHE) at (303) 692-2000 for more information.

Response: Acknowledged.

4. Site Design Issues

4A. *Density of Use.* The density you propose is higher than the currently approved General and Preliminary Development Plan and Site Plan. The existing plans referenced above will need to be amended to reflect the change in density (from 20 units to the proposed 26 units in the memory care building) and changes within the site data table (gross floor area, building coverage, parking, number of units etc.) as well as the location of the proposed memory care building.

Response: This has been completed.

4B. *Pedestrian and Bicycle Circulation.*

The parking lot will need to be designed to provide clear areas for pedestrian and bicycle circulation

and minimize conflicts with vehicular circulation. Per the Heather Gardens Site Plan, an “exterior accessible route” must be provided from the proposed building entrance to the public right-of-way. Adjacent sidewalks will need to be improved as well. Please see Engineering comments for details on those improvements.

Response: This has been completed.

4C. On-Site Vehicular Circulation

Vehicular circulation should be fluid and must provide cross access and should be fully integrated within the larger site by providing connectivity to all adjacent buildings. Access related to the dropping-off and picking-up of residents should be clearly defined and expressed within the site plan. Queuing should not block fire lanes or encroach into the public right-of-way.

Response: All building services will be provided from the main facility building. All deliveries and drop-offs will be made to the main building and brought over to the new building by facility staff.

4D. Parking

On-Site parking is required by [Section 1504](#) of the Zoning Code. Additional information is needed before parking space requirements can be calculated. Please outline your operations plan (including staffing, information related to shift times, use of shuttles to the RTD Light Rail station etc.) within your Letter of Introduction. Include provisions for handicap parking in the visitor parking area as well as handicapped designated spaces adjacent to the proposed building.

Response: The parking requirements have been updated on the GPDP and Site Plan. Handicap spaces are provided at the front door of the facility.

4E. Site Lighting

[Section 146-1509\(H\)](#) governs the design of parking lot lighting. Show typical details of lighting on the plan and/or building elevations. Please also include a photometric plan (per Life/Safety) that shows the illumination of the accessible route in and around the site. Light fixtures should match those utilized throughout the site.

Response: This has been included in the document.

5. Landscape Design Issues

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

A. General Landscape Plan Comments. Prepare your landscape plans in accordance with the requirements found in the Heather Gardens Village General and Preliminary Development Plan (G&PDP), [Article 14](#) Landscape Ordinance as well as the [Landscape Reference Manual](#). Please ensure that your landscape architect or designer has a copy of these documents as well as our project specific comments.

Please be advised the city is in the process of adopting a new zoning code that includes updated landscape standards. The adoption process is tentatively scheduled to be completed by the end of September 2019. Until the adoption process is complete, the landscape review comments shall be based upon Article 14 in the event the proposed code should change prior to adoption. Should a site plan be submitted after the adoption process, the application would be subject to the new zoning code standards. The proposed zoning code can be found on line using this link: [New Unified Development](#).

If a formal submittal is made prior to the adoption of the new zoning code, the applicant shall comply with the landscape standards found within Article 14, the Landscape Reference Manual as

well as the adopted FDP. Please ensure that your landscape architect or designer has a copy of these documents as well as our project specific comments. The landscape plan shall include the necessary landscape tables to demonstrate compliance with code requirements. 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 landscape tables etc.

- **Landscape Plan Preparation:** Please label all landscape sheets “*Not for Construction*”. Landscape construction drawings are not required and therefore do not necessitate the signature, stamp and seal of a licensed landscape architect upon final approval by the City of Aurora. Landscape plans submitted with a site plan or redevelopment plan are used by the City to determine compliance with the landscape standards and for code enforcement purposes.

Landscape plans submitted during the Development Application/Contextual Site Plan submittal process must be prepared on 24” x 36” sheets and have plant symbols, plant labels with quantities, and a plant schedule upon first submission or a complete review will not be possible and may result in additional submittals and ultimately delays in approval of the plan set.

- **PDF Plan Creation Process** - Please ensure that during the PDF creation process, that all AutoCAD SHX text items are removed from the comment section and that the landscape sheets are flattened to reduce the select-ability of items. Instructions can be provided by your Case Manager if there are questions as to how to change the AutoCAD settings during the creation of the PDFs. Plans submitted for city pre-acceptance review will be rejected if it is determined that plans do not comply. This could result in delays in application start times if the applicant is asked to re- upload corrected PDFs.
- **Sight Triangles** – Include sight distance and sight triangles per the [Roadway Design and Construction Specifications](#) document. All landscaping within the designated triangles shall not exceed 26” in height as measured from the roadway surface.

B. Heather Gardens Village General and Preliminary Development Plan (G&PDP)

The following bullet points are not necessarily an all-inclusive list of the landscape requirements. The applicant is responsible for reviewing the (G&PDP) and determining all applicable landscape conditions.

- The mature trees along the south, west and east sides of the property are to be retained in order to preserve the quality of plantings and the aesthetic value.
- A minimum 10’ wide site perimeter buffer is required along the northern property boundary as measured from the property line to the nearest curb face.
- All plant material shall be installed at the following sizes: shade trees 2.5”, ornamental trees 2”, evergreen trees 5 gallon.
- Perimeter landscaping is required where buildings are visible from public streets.
- Street frontage buffers – A street frontage buffer shall be required along all streets. The buffer shall be 15’ wide along South Anaheim street. Landscaping shall include at least one tree per 25 feet of street frontage.
- Fences are prohibited within 50’ of the any street right of way. If provided, they are to be of masonry or wrought iron construction.
- Detention, retention and water quality ponds shall be integrated physically, functionally and aesthetically into the landscape design.
- Any ponds built on the property will be dual-purpose facilities designed to serve as a visual park amenity.
- The area or tract surrounding the pond shall be landscaped with one tree and ten shrubs per 4000

square feet of tract area.

- Setbacks – Principal structures shall be set back 50 feet from any street right-of-way line and 25 feet from side or rear property lines.
- Building perimeter landscaping is required where buildings are visible from public streets, transportation corridors, public open space or residential neighborhoods. Not less than five percent of total landscaped area of a site shall be designed as building perimeter landscaping.
- If tiered retaining walls are proposed they shall be separated a minimum of 36 inches and there shall be landscaping provided between the walls.
- Parking lots shall include one landscaped island for each 10 or portion of 10 parking spaces. Parking rows are limited to no more than 15 contiguous spaces.
- All parking lot perimeters shall be screened from public rights-of-way, public open space and adjacent property.
- Refer to Table 1 for various buffer setback requirements.

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

- **Standard Right-of-Way Landscaping.** Provide one shade/street tree per 40 linear feet of street frontage along Anaheim Street. The existing berm and evergreen trees shall be preserved in response to the (G&PDP) requirements. Additional street trees (deciduous canopy trees) shall be added to meet this requirement where deficient. Refer to [Section 146-1451](#) (B). Additional Requirements for Non-Residential Development.

Response: See documents

- **Landscape Street Buffers.** Landscaped street frontage buffers are required in accordance with the G&PDP as well as Article 14. Buffers shall be provided in accordance with [Section 146-1422](#) and Table 14.5 Standard Buffer Widths and Allowed Reductions for Commercial Development. Landscaping shall be provided at a ratio of 1 tree and 10 shrubs per 40 linear feet of buffer. A buffer depth of 15' is required as measured from the property line in accordance with the G&PDP. This may be reduced to 9' with incentive features as defined by Table 14.5. *Note: The street frontage buffer requirements are more restrictive in the G&PDP at one tree per 25' linear feet.*

If utilizing tree equivalents, one tree equivalent is equal to 10 five-gallon shrubs or 30 one-gallon perennials or any combination of trees, shrubs, or perennials meeting equivalents. When overlapping landscape standards occur such as when building perimeter, parking lot landscape screening and/or detention and water quality pond landscaping fall within the buffer, they may be counted towards meeting the buffer requirements, however the more restrictive requirements shall be implemented.

Response: Acknowledged.

- **Non-Street Frontage Landscape Buffers.** Non-street frontage landscape buffers are required along the north and west property boundaries. The western and one of the northern non-street frontage buffers have already been satisfied as part of the site plan submittal for the proposed Residence Inn Hotel to the west. In 2007, an easement agreement was approved to allow the hotel to access an existing fire hydrant on St. Andrew's property and in exchange, the hotel agreed to landscape, irrigate and maintain a 14.90' wide buffer along their eastern property boundary (western boundary of St. Andrews Village) and a 9.75' wide buffer along their

southern property boundary (northern boundary of St. Andrews Village) for a ten-year period after which time, St. Andrews Village would assume maintenance and irrigation responsibilities.

St. Andrews Village will need to ensure that the approved buffer widths are captured on the proposed layout for the memory care facility and that the layout be adjusted as necessary to accommodate the buffers. No additional western non-street frontage buffers are required as part of the St. Andrews Village proposal.

A 10' wide northern non-street frontage buffer is required where the proposed parking lot abuts the northern property boundary. This is necessary as it was not included as part of the original easement agreement with the adjoining Residence Inn Hotel. This buffer shall consist of one tree and five shrubs per 40 linear feet of buffer. Buffer width standards can be found in Table 14.5 Standard Buffer Widths and Allowed Reductions for Commercial Developments. Plant quantities and requirements are outlined in Section 146-1451 Additional Requirements for Non-Residential Development.

Response: See documents

- **Parking Lot Landscaping and Screening.** Both interior and exterior parking lot landscaping is required and shall follow the parking lot landscape requirements as described herein. The perimeter of all parking lots along all street frontages shall be screened from public rights-of-way, public open space and adjacent property with one or a combination of methods shown in [Section 146-1440](#). The landscape buffers above, may be combined with the parking lot screening requirements to satisfy both, but the most restrictive requirements shall be met.

Parking lot screening shall consist of a berm between 2 feet 6 inches and 3 feet high with a maximum slope of 4:1 in combination with evergreen and deciduous trees and shrubs. Screening should be integrated with streetscape plantings whenever possible. If berms are not practical, then one of the following options shall provide equivalent screening:

- a. A low continuous hedge between 2 feet 6 inches and 3 feet tall planted in a double row at 3 feet on center in a triangular pattern or;
- b. A decorative masonry wall between 2 feet 6 inches and 3 feet tall in combination with landscaping.

Shrubs must reach a height of 3' at maturity. Large shade and evergreen tree species and/or small tree or large shrub species shall be used as accents throughout the screen planting in conjunction with buffer and street frontage plantings to offset the horizontal lines of a typical shrub bed.

In addition, provide and landscape each parking lot island with one tree and six five-gallon shrubs per 9' X 19' island and two trees and 12 shrubs per 9' x 38' island. No more than an average of 10 parking spaces are permitted in a row without a landscape island. Islands or areas within parking lots should be landscaped with one tree and a sufficient number of shrubs to provide 50% cover at time of installation. A table of plant coverage values may be found in [Section 146-1431](#) Living Material Requirements.

Response: Acknowledged.

- **Building Perimeter Landscaping.** Building perimeter landscaping shall be provided for those elevations that face public rights-of-way, residential neighborhoods, public open space, or have an entrance door. Loading and/or service doors shall not be included in this requirement. Landscape each elevation with one tree equivalent per each 40 linear feet of elevation length. One tree equivalent is equal to one tree, or 10 five-gallon shrubs, or 30 one-gallon perennial plants or ornamental grasses. Any combination of plant material may be used that totals the

required number of tree equivalents. Refer to [Section 146-1451](#) (D) Additional Requirements for Non-Residential Development.

Parking lot landscaped islands provided within 20' of the building may be used to satisfy the building perimeter landscape requirements.

Response: Acknowledged.

- **Special Landscape Features.** Provide a distinctive landscape feature at each site entrance. Distinctive landscape features should consist of specimen quality plant material that will provide visual interest during all seasons. Refer to [Section 146-1451](#) Additional Requirements for Non-Residential Development (C) Special Landscape Requirements at Entryways and Intersections. This may be incorporated into your proposed signage, if any.

Response: All site entries are existing to remain as is their landscaping.

- **Detention, Retention and Water Quality Ponds.** Should an on-site detention pond be required as well as water quality, the city encourages all applicants to utilize LID (Low Impact Development) principles 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.

Applicants may propose their own BMPs or refer to the Urban Drainage and Flood Control District's Storm Drainage Criteria Manual where multiple examples of BMPs are described such as grass buffers, grass swales, permeable pavements etc. The City of Aurora Water Department has recently completed a study and produced a manual entitled "Low Impact Development Techniques for Urban Redevelopment in Aurora". Applicants are encouraged to utilize this document as an introduction to LID/BMP techniques. To obtain a copy, please contact Vern Adam, Engineering Services Manager at Vadam@auroragov.org. The applicant may also wish to review the Ultra-Urban Green Infrastructure Guidelines published by the City and County of Denver/ Public Works.

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 4000 square feet above the 100-year water surface elevation. When overlapping landscape standards occur such as when buffers, detention/water quality and parking lot landscape requirements fall within the buffer, they may be counted towards meeting the buffer requirements, however the most restrictive requirements shall be met. Landscaping shall be provided in accordance with [Section 146-1434](#) Detention, Retention and Water Quality Ponds.

Response: Acknowledged.

- **Irrigation.** Refer to [Section 146-1430](#). All developments shall install an automatic irrigation system for landscape areas. Work with Tim York Irrigation Plans Examiner, on plan submittal requirements especially if connection to the existing irrigation system is being considered. He can be reached at (303) 326-8819.

In order to assess irrigation tap fees, the City Water Department will require that the applicant divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the landscape submittal. A table summarizing these areas shall also be provided. An irrigation permit is required prior to the installation of an irrigation system.

Response: Acknowledged.

6. Architectural and Urban Design

6A. Design Standards

The Heather Gardens Village General and Preliminary Plan (CN 2001-2001) establishes architectural standards with which you will need to comply. These standards address screening, fencing, minimum percentages of masonry on building elevations, roof pitch, and roof material among other standards. The design should be comparable to and compatible with the existing St. Andrew's buildings.

Building elevations will need to be included as part of your site plan, and should call out dimensions, exterior finishes and color schemes in line with the standards noted above. We will also ask for color and material samples with the initial submittal.

Response: This has been provided.

6B. Screening of Roof Top Mechanicals.

Code section [146-1300](#) states the requirements.

Show the location of any rooftop or mechanical equipment and vents greater than eight inches in diameter on the elevation drawings. All such equipment must be screened. Use drawings and notes to explain how this will be accomplished. Screening may be done either with an extended parapet wall, or a freestanding screen. In either case the screening must be at least as high as the equipment it hides. The following note to be labeled "Roof-Mounted Equipment Screening" must be added to the general notes section of all Site Plans: (click [here](#) for the specific note)

Response: This has been provided.

7. Signage

The total allowable square footage of signs is based on a zoning code formula tied to location of the property and building frontage. Your site plan signage requirements will continue to govern the site which will allow for 200 square feet of maximum sign area.

Response: Acknowledged.

8. Waivers

From the material you supplied us, it is unclear if adjustments/waivers of development standards are involved.

If you decide to request any waivers, you must clearly list them in your *Letter of Introduction* and justify them according to the criteria listed in [Section 405](#) of the Zoning Code. You must also list them on the cover sheet of your Site Plan or other drawings on which they occur.

Response: This has been provided.

9. 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: This is an addition to an existing development with the existing owner.

10. 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: Acknowledged

PARKS, RECREATION & OPEN SPACE DEPARTMENT

Forestry Division

There are no trees on this property that would require mitigation, but there is one tree that should be protected along S Anaheim Street. If this tree is damaged during development activities, tree mitigation will be required.

Forestry's Role in Site Plan Review

- 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 – this includes trees on the neighboring property. 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](#).

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: Acknowledged

AURORA WATER

Utility Services Available:

- Water service may be provided from the 8-inch PVC in private drive.
- Sanitary sewer service may be provided from the 10-inch PVC in S Anaheim Street.
- The project is located on Map Page 14G.

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).
Response: Acknowledged

PUBLIC WORKS DEPARTMENT

- 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.

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'

- Show existing stop signs and street name signs or the installation of new stop signs and street name signs by developer at the site access points onto public streets. Add the following note to the site plan: 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.
- 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: Acknowledged

ENGINEERING DIVISION

- 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.
- 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.
- 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.
- 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.
- The maximum private access drive slope may be 4% (non-residential) when sloping down toward the public street and up to 6% maximum when sloping up toward the public street.

Response: Acknowledged

ROW/Easements/Plat:

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

Response: Acknowledged

Drainage:

- 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.

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

Response: Acknowledged

FIRE/LIFE SAFETY – BUILDING DIVISION

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.

- Provide an individual address for this structure off S. Anaheim St.

Response: Acknowledged. Will work with planning to establish address.

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.

- 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.
- Gated Entry for Fire Department Access utilizing a 4' Manway Gate
- Grading Plan
- Handicap Accessible Parking Signs
- Sign Package
- Signature Block

Response: Acknowledged.

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.

Response: Acknowledged.

Fire Department Access:

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

- Designated Fire Lane
- Fire Lane Easement
 - o The existing fire lane easements within the site are sufficient, no additional fire lane easement are being required internally within this site. Please show and label existing fire lane easements within this site on the site plan submitted to the Planning Department.

Response: Acknowledged.

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.

- Based on the proximity of the structure to existing fire hydrants, Fire/Life Safety is not asking for additional fire hydrants to support this site. Please show and label existing fire hydrants abutting this site on the site plan submitted to the Planning Department and Civil Plans submitted to Public Works.

Response: Acknowledged.

Fire Sprinkled Structures:

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

- See I-2 occupancy requirements.

Response: This project will be classified as an I-1 Condition 2.

Gated Entry:

Memory Care Facilities typically utilize secured outside areas for walking paths that are continuous and loop back to building entrances. Where these areas are within an enclosed court yard Life Safety would not have any concerns. Where these areas include a fenced enclosure a 4' manway gate with approved Knox hardware will be required to allow emergency responders access to the walking path area.

- No gating systems crossing fire lane easements were discussed during the pre-application meeting.

Response: This is correct. There is an enclosed internal courtyard.

Handicap Accessibility Requirements:

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

- Commercial
- During the pre-application meeting, a question was asked about the use of crush or fines within the accessible route of the exterior walking path. The Aurora Building Division would differ to the ICC A117.1, 2009 Edition, specifically Chapter 4 for Accessible Routes.
 - Section 403 addresses walking surfaces and does not intend to require only paved surfaces; however, any proposed type would need to be evaluated prior to approval. Considerations by staff would be to ensure a stable surface remains unchanged by contaminants or applied

force, so that when the contaminant or force is removed, the surface returns to its original condition. A firm surface will resist deformation by either indentation or particles moving on its surface which also reduces a potential slipping hazard to the user.

- The new outdoor parking area is remote from the main entrance of the proposed structure, please ensure all accessible parking spaces needed are at the front main entrance area.

Response: Acknowledged. This parking location has changed.

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 or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an accessible location.

- A Knox box will be required at the front main entrance of the structure and fire riser room door. Please label and show these Knox boxes on the site plan submitted to the Planning Department.

Response: Acknowledged.

Legend:

The cover sheet must include a "Site Plan Legend" reflecting both existing and/or proposed site elements that are existing or proposed within site.

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: All building services will be provided from the main facility building. All deliveries and drop-offs will be made to the main building and brought over to the new building by facility staff.

Motor Fuel Dispensing Sites:

- Advisory comment only: Currently, there are no motor fuel dispensing sites within 500 feet of this site.

Phasing Plans:

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

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

Response: A photometric plan has been included.

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: An existing site trash enclosure will be utilized

REAL PROPERTY DIVISION

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.

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.
- 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
- 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.
- The developer may need to **dedicate new easements** and/or street right-of-way on the site. Since a new subdivision plat is not required, these dedications must be done by separate legal document. These legal documents must be prepared using Real Property specifications which are found in the Dedications 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.
- 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.
- 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: Acknowledged.