

April 14, 2022

Site Plan Review – Phase 2 Lot Development
Re: Pre-App Meeting Comment Responses
Address: 25th & Elmira Street, Aurora, CO 80010

To whom it may concern,

Below, please find our responses to the Pre-App Meeting comments.

Planning Process (Sarah Wile, swile@auroragov.org):

- Site Plan Amendment, Schedule II (12-13-week review), followed by approval at a public hearing of the Planning and Zoning Commission. The public hearing is triggered by the proposed development's gross floor area being greater than 10,000 sf. **Response:** *Acknowledged.*
- Landscaping shall be as required by the Unified Development Ordinance (UDO) and in compliance with the approved site plan. **Response:** *Acknowledged.*
- A neighborhood meeting may be required based on comments received (if any) during the referral process. **Response:** *Acknowledged.*

Parks, Recreation and Open Space (PROS):

- PROS will be a referral on this application. Being an infill project, the application may be subject to cash-in-lieu of land dedication and parks development fees. **Response:** *Acknowledged.*
- If there are any trees on the site that will be impacted by construction, mitigation is required. **Response:** *Acknowledged.*

Aurora Water (Vern Adam, vadam@auroragov.org):

- Water and sanitary sewer must be extended to this future lot. See Public Works Engineering comments below for further information. **Response:** *Acknowledged.*
- Backflow prevention is required. **Response:** *Acknowledged.*
- Per discussion, Aurora Water will only permit one water meter to serve the site. The applicant may submeter if desired. **Response:** *Acknowledged.*
- The new meter shall be located in a landscaped area. **Response:** *Acknowledged.*
- A fixture unit table is required on the civil plans. **Response:** *Acknowledged.*
- Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area. **Response:** *Acknowledged.*

Traffic Engineering (Carl Harline, charline@auroragov.org):

- A Traffic Letter demonstrating conformance with the previously approved traffic study is required to be submitted with the site plan amendment. The letter must verify that trip generation falls within the scope of the previously approved site

plan. When you are ready to submit the study, reach out to Steve Gomez at segomez@auroragov.org. **Response:** *The original Site Plan Review did not require a traffic analysis letter. Please see attached, the traffic analysis letter for the current development (Phase 2).*

Public Works Engineering (Janet Bender, jbender@auroragov.org, Kristin Tanabe, ktanabe@auroragov.org): **(additional feedback from Public Works to follow this email specifically regarding the deferral/development covenant process; also see attached email from Janet)**

- With the site plan amendment, submit a drainage letter demonstrating conformance with the previously approved drainage report and assumptions made in that report. This phase 2 is adjacent to the detention pond, and even as the pond was sized to account for development of this future lot, the previous report did not include specifics on grading and the finished floor elevation (FFE) of this future building. The letter should confirm adequate freeboard from the pond emergency overflow water surface elevation (WSEL) to FFE. **Response:** *Submitted.*
- Civil plans are required for phase 2. A pre-submittal meeting is required. Civil plans may be submitted once all significant comments on the site plan and drainage letter have been addressed. **Response:** *Acknowledged.*

Building Division/Life Safety (Mike Dean, mdean@auroragov.org, Jose Rodriguez, jcrodrig@auroragov.org):

- Occupancy has been determined as R-2 for the residence and B for the offices. **Response:** *Acknowledged.*
- If the applicant desires two separate addresses, this may be accomplished by assigning one numerical address for the building with two separate alpha unit designations for the residence and offices. **Response:** *Acknowledged.*
- The Building Division will conduct two separate plan reviews – one for the commercial/mixed-use and a limited review for the tenant finish. Two COs are required. **Response:** *Acknowledged.*
- Fire suppression is required. **Response:** *Acknowledged. We are specifying NFPA 13 through the building (both B and R-2).*
- The applicant may submit the building permit application after addressing all significant comments from the civil plans. **Response:** *Acknowledged.*

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Real Property Division (Darren Akrie, dakrie@auroragov.org):

- A Subdivision Replat is required. This may be submitted with the site plan amendment and approved administratively during the same timeline. Please request a pre-submittal meeting with Darren Akrie once the plat is ready to submit. **Response:** *Submitted.*
- Any new easements required may be dedicated via the plat. **Response:** *Acknowledged.*
- Any encroachments into easements dedicated to the city will require a Master License Agreement. Building overhangs and footers cannot encroach into easements. **Response:** *Acknowledged.*

Respectfully,

Factor Design Build