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July 20, 2023

Carl Koelbel  
Koelbel & Co  
5291 E Yale Ave  
Denver, CO 80222

**Re: Third Submission Review – Innovus- Site Plan w/Adjustment and Plat**  
Application Number: **DA-2241-05**  
Case Numbers: 2023-6006-00; 2023-3005-00

Dear Mr. Koelbel:

Thank you for your third submission, which we started to process on July 5, 2023. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before August 11, 2023.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also list them specifically in your letter.

The Planning & Zoning Commission hearing date *will be determined after the next submittal*. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility, and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7450 or [efuselier@auroragov.org](mailto:efuselier@auroragov.org).

Sincerely,

Liz Fuselier, Planner II  
City of Aurora Planning Department

cc: Ted Swan Ware Malcomb 990 S Broadway, Suite 230 Denver CO 80209  
Jacob Cox ODA  
Filed: K:\SDA\2241-05rev3



## *Third Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Exterior Material Usage (Planning)
- Adjustment Mitigation (Planning)
- Redline Comments (Landscaping)
- Infrastructure Site Plan (Public Works)
- Right of Way Dedication (Public Works)
- Traffic Letter and Site Plan Alignment (Traffic)
- Knox Box Location (Fire/Life Safety)
- Preliminary Drainage Report (Aurora Water)
- Easement Labels and Plat Comments (Real Property)
- External Comments (E-470 Public Highway Authority)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Completeness and Clarity of the Application**

- 1A. Provide an updated Letter of Introduction with the next submittal; per code, please include language as to which adjustments are being requested and how the requested adjustment(s) will be mitigated. (3<sup>rd</sup> Request). The resubmittal will NOT be accepted if the adjustment request language is not included in the LOI in the resubmittal.
- 1B. Questions provided by the E-470 Highway Authority have not been addressed. Please provide responses to their questions with your next submittal. In the response letter, address each individual comment specifically.

#### **2. Architectural and Urban Design Comments**

- 2A. Staff recommends a lighter color for the east facing offset. Please incorporate this into the revised drawings.

#### **3. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)**

- 3A. **Sheet 11:** Darken both sides of the sidewalk. The comment response letter indicated that this was done, but when these sheets are printed at 11"x17", the sidewalk is still not very visible. All landscape plan sheets.
- 3B. Correct/label the plants where identified.
- 3C. Provide the bike racks and/or adjust the location of the bike rack call out.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **4. Civil Engineering (Julie Bingham / 303-739-7306 / [JBingham@auroragov.org](mailto:JBingham@auroragov.org) / Comments in green)**

- 4A. The ISP shall be approved prior to the approval of this site plan.
- 4B. **Sheet 2:** Please add the following note: "The Infrastructure Site Plan (ISP) and civil plans for the associated infrastructure must be approved prior to the issuance of building permits. Construction shown on the civil plans for the ISP for associated infrastructure must be initially accepted by the City prior to the issuance of Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (C) per the approved Public Improvement Plan."
- 4C. **Sheet 3:** Identify the proposed ROW dedication. The plat labels 7'.
- 4D. **Sheet 5:** Please check this slope label. Max 4% cross slope in the fire lane easement.
- 4E. Please check and revise the location of these callouts.



- 4F. **Sheet 6:** Please check the leader locations in this area. Max 3:1 slopes.
- 4G. **Sheet 7:** Please check the leader locations or show the easement linework.
- 4H. Minimum 1% slope in asphalt.
- 4I. **Sheet 8:** Show the contours tying in correctly to the existing contours.

**5. Traffic Engineering** (Carl Harline / 303-739-7584 / [Charline@Auroragov.org](mailto:Charline@Auroragov.org) / Comments in amber)

- 6A. *Traffic Letter:* Site plan shows the east and west leg offset rather than one intersection - update to be consistent with site plan and adjust analysis accordingly.
- 6B. *Site Plan*-Sheet 3: traffic letter still shows this as a 4-way intersection – ensure both documents are in alignment.
- 6C. Sheet 4: ADA path should not be leading to stairs.

**6. Fire / Life Safety** (Stephen Kirchner / 303-739-7489 / [stkirchn@auroragov.org](mailto:stkirchn@auroragov.org) / Comments in blue)

**Site Plan Comments**

- 7A. Sheet 3: Add fire lane signs at these locations.
- 7B. Sheet 5: Add the following note: All perimeter infrastructure improvements will be made by the overall development. See ISP CN 2022-6006-00.
- 7C. Sheet 11: Use the symbol provided below for identification of all Knox Boxes on all sheets.
- 7D. Sheet 17: Show and label Knox Box mounting location on the gate.

**7. Aurora Water** (Daniel Pershing / 303-739-7490 / [Ddpershi@auroragov.org](mailto:Ddpershi@auroragov.org) / Comments in red)

- 8A. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

**8. PROS** (Curtis Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in mauve)

- 9A. Approved.

**10. Land Development Services** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 10A. See the Red Line Comments on the Plat and site plan. Adhere to the Advisory Comments shown on the first page of the plat. Add the easements shown on the Site plan. Check the distances on the plat. The comments for the Plat are minimal and maybe corrected without another review. Just make sure the separate documents are sent in with the electronic version of the signed plat. If there are any comments generated by the separate documents, then those items will need to be completed prior to recordation of the plat.

**11. E-470 Public Highway Authority** (Brandi Kemper) / 303-537-3727 / [bkemper@e-470.com](mailto:bkemper@e-470.com)

- 11A. Please provide responses to their initial letter. (Repeat)
- 11B. **Comments are as follows:** Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the “Permit Manual”) and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for construction.
  - A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.
  - Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>
  - Clearly identify the E-470 ROW and MUE on all applicable drawings.
  - A 10' wide concrete regional trail will be constructed along E-470 in the future. Please coordinate with the City of Aurora, Arapahoe County, and E-470 for trail improvements which may connect to the regional trail system.



- Developed flows from the site will need to be treated and discharged at or below historic rates.
- An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE.
- Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.
- Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.
- A comment/response document would be helpful to track the revisions to each submittal.
- Additional comments will be issued as design progresses.

## **Warning this process can take up to 60 days, no exception**

### **CRANES/BOOM EQUIPMENT Off Airfield**

Lawrence Aragon (L.A.), Airfield Manager: 720-847-9731, [lawrence.aragon.1@us.af.mil](mailto:lawrence.aragon.1@us.af.mil)

Pete Mendoza, Asst. Airfield Manager: 720-847-6352, [peter.mendoza.2@us.af.mil](mailto:peter.mendoza.2@us.af.mil)

#### **Mandatory steps:**

- Inform Airfield Management of cranes/booms that will be used during construction. Send map with marked location/address and MAXIMUM tip height of crane/equipment above ground level (see page 2). Airfield Management will send it to GeoBase for the Lat/Long and Elevation. Airfield Management will then in turn send it to our Terminal Procedure Representative for evaluation. This part of the process will general take approx. 5 business days.
- Airfield Management will inform the submitter if a FAA notification is needed IAW UFC 3-260-01 Appendix B Section 1 para. B14-5. The submitter will need to file an electronic form 7460-1 off airport form 30 days prior (14CFR Part 77 states 45 days prior) to start of construction for FAA for determination at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. When FAA sends determination, Airfield Management will need a copy of the PDF document. NOTE: The sooner Airfield Management is notified the more we can help without delaying your construction.
- 72 hours (NLT 24 hours) prior to the crane/boom going up, Airfield Management will need to be contacted. Resend map with location, reemphasize max height of boom/crane, start and end dates, days of week and times it will be erect (see page 2). This will allow Airfield Management to post the NOTAMs for the Pilots in the area.
- Obstruction flags will need to be on top of crane/boom and obstruction lights may be needed if the equipment stays up between sunset and sunrise.

### **CRANES/BOOM EQUIPMENT On Airfield**

#### **Mandatory steps:**

- A temporary construction waiver (TCW) will need to be initiated IAW UFC 3-260-01 Appendix B Section 1 para. B1-2.1.4 prior to construction to ensure full routing and approval from the Buckley Garrison Commander before the start; may take 60 days (Mike Mont-Eton will assist with the process).
- Inform the Airfield Manager of cranes/booms that will be used during construction. Send map with marked location/address and MAXIMUM tip height of crane/equipment above ground level (see page 2). Airfield Management will send it to GeoBase for the Lat/Long and Elevation. Airfield Management will then in turn send it to our Terminal Procedure representative for evaluation.
- Airfield Management will inform the submitter if a FAA notification is needed IAW UFC 3-260-01 Appendix B Section 1 para. B14-5. The submitter will need to file an electronic form 7460-1 off airport form 30 days prior (14CFR Part 77 states 45 days prior) to start of construction for FAA for determination at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. When FAA sends determination, Airfield Management will need a copy of the PDF document and must be submitted with TCW Package for approval. NOTE: The sooner Airfield Management is notified the more we can help without delaying your construction.
- 72 hours (NLT 24 hours) prior to the crane/boom going up, Airfield Management will need to be contacted. Resend map with location, reemphasize max height of boom/crane, start and end dates, days of week and times it will be erect (see page 2). This will allow Airfield Management to post the NOTAMs for the Pilots in the area.
- Obstruction flags will need to be on top of crane/boom and obstruction lights may be needed if the equipment stays up between sunset and sunrise.
- If need to drive on the airfield, contact Pete Mendoza at x6352, [peter.mendoza.2@us.af.mil](mailto:peter.mendoza.2@us.af.mil)

## Example of Map in Relation to Runway with Required Data



**55ft max height crane/boom**

**East side Hangar 801**

**1 June – 31 July 2019**

**Mon-Fri 7am-5pm**