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*AuroraGov.org*

June 21, 2024

Jesse Carano  
Ware Malcomb  
990 S Broadway Ste 230  
Denver, CO 80209

**Re: Initial Submission Review: Project Waterfall Site Plan and Plat**  
**Application Number:** DA-2284-02  
**Case Numbers:** 2024-6024-00; 2024-3023-00

Dear Jesse Carano:

Thank you for your initial submission, which we started to process on Friday, May 24, 2024. 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 Monday, July 15, 2024. Please pay the fee of \$66,678.97 ahead of second submission.

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 specifically list them in your letter.

The estimated Administrative Decisions date is still set for Wednesday, August 21, 2024. Please remember that all abutter notices must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the decision 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 303-739-7259 or [amuca@auroragov.org](mailto:amuca@auroragov.org).

Sincerely,

Ariana Muca, Planner II  
City of Aurora Planning Department

cc: Collette Richards Kairus Inc. 677 Washington Blvd, Suite 1100 Stamford, CT 06901  
Ariana Muca, Case Manager  
Brit Vigil, ODA  
Filed: K:\\$DA\DA 2284-02rev1.rtf



## *Initial Submission Review*

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

- The Storm Drain Development Fee due:  $\$1,242 \times 147.948 = \$183,751.42$ . This must be paid ahead of recordation.
- Please include the curbside landscaping as agreed upon at the second submission. Please be sure to review both the Unified Development Ordinance and the Sun Empire Master Plan to make sure you are meeting all landscape requirements.
- Add further architectural details to the primary facades of the building and move loading docks away from the street (Planning).
- Plaza or courtyard spaces are required at entries to primary buildings. Entries are required to have defined features meeting the architectural standards. With the resubmission, please clarify what doorways are building entrances vs. emergency or service exists (Planning).
- Storm Drain Development Fee due:  $\$1,242 \times 147.948 = \$183,751.42$ .
- Update the conformance letter to account for the water demands and sewer loading for this use (Utilities).
- If there are any gating systems planned as part of this site, please add the gating system note as shown (Fire and Life Safety).
- Parking lots are required to be setback 60' when more than 60% of the street frontage. The setback area should be highly landscaped with plantings and berm areas to properly buffer the street. This is also particularly important along 48<sup>th</sup> where future residential development is planned to the south (Landscaping and Planning).

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments, and Concerns**

- 1A. No community comments received during first review.

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

- 2A. Please pay the Planning Development Fee of \$66,678.97 ahead of the second submission. An additional fee will be sent over following the second submission, as the landscape sheets were not accounted for during the first review.
- 2B. Please eliminate all AutoCAD SHX text from the plan documents.
- 2C. Please include the curbside landscaping as agreed upon at the second submission for review. Please be sure to review both the Unified Development Ordinance and the Sun Empire Master Plan to make sure you are meeting all landscape requirements. Failure to meet these standards could result in another adjustment and/or another round of review.
- 2D. On the sheet index, please have the simple numerical numbers and sheet title. Please remove sheet names C3, C4, etc.
- 2E. Please include the abutting zone districts on all site plan sheets per the site plan manual.
- 2F. Per the site plan manual, please include the lot dimensions, boundaries and lot and block numbers on the site plan set.

#### **3. Letter of Introduction**

- 3A. Identify a timeline for each phase and the parties responsible for the installation and maintenance of required infrastructure. Describe how each phase will independently support future site development. Also, identify any associated off-site improvements that may be required. Please include this in the letter of introduction.

#### **4. Streets and Pedestrian Comments**

- 4A. In the light industrial zone, each primary structure shall be arranged so that the primary façade and each façade with a main pedestrian entry, orients onto and provides direct pedestrian access onto, one of the following.



- A public or private street
- A public park open space or common green space
- A plaza or courtyard
- A pedestrian passage (not a sidewalk)

The buildings are situated internally at the site, with a ring road around the buildings, which has created a fracture from the street. Staff recommends including park nodes or plaza nodes throughout the site (located along building entrances or large plaza at the admin building) and having a direct sidewalk from the plazas/parks to the streets. This would eliminate the need for an adjustment and a large-scale redesign of the vehicular traffic.

- 4B. Where an I-1, I-2, or AD zone district occurs along an arterial street frontage and residential use areas are located across the arterial street, entries serving the I-1 or I-2 district shall be placed out of alignment with residential use area entries to keep heavy commercial traffic out of residential neighborhoods. Similar to the pre-application meeting, staff recommends moving the majority of the truck traffic from E 48<sup>th</sup> Ave toward the northern private street (Code section 146-4.5.4.B.2). It will be especially important for truck traffic as semi-truck tractor and/or trailer, commercial vehicle, trailer, or bus exceeding 6,000 pounds empty weight, shall be permitted on streets that separate R-1 or R-2 Residential zone districts from the I-1, I-2 or AD zone district. The site plan appears to have this already in place, but staff would like it confirmed in the response to comment. Staff would also like to sign signage for the truck route on the site.

## **5. Parking Comments**

- 5A. Please update the parking space requirements on the data block to follow the light manufacturing requirements of 1 space per peak-time employee. <https://aurora.municipal.codes/UDO/146-4.6.3.C>
- 5B. Per code, non-residential development in subarea C shall provide bicycle parking spaces equal to at least five percent of the required automobile parking spaces. Please include and note the bicycle parking on the site plan and add the bicycle parking to the data block. Bike parking spaces shall be located near the building entrance(s) in a space that is connected by a sidewalk to the adjacent street network.
- 5C. Please include the handicapped parking stalls on the site plan and within the data block.
- 5D. Please include the setback dimensions for the southern parking lot on both the eastern and southern edges. The minimum would be 60'.
- 5E. An ADA route will need to be established and included in the site plan and legend.

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

- 6A. Please include a fencing detail. The fence details should include the labeled materials, color, and height. Security gates will also need to be included as detail.
- 6B. Please label all benches, trash receptacles, bollards, pedestrian lighting, and wall fixtures and include site details in the site plan set upon second submittal.
- 6C. Exterior trash enclosures should be labeled on the site plan, and elevations should be provided. Please confirm if none are proposed.
- 6D. Please include the building footprints on the site plan set. The building footprints should include dimensions and gsf. For the elevations, please include the building height and building length.
- 6E. Reading the elevations, was difficult to differentiate between a main or secondary entry and a unit entry. Please label the main and secondary entries. All entry points (Table 4.8-9) must have one of the following entry options:
- A projected mass
  - Recessed mass
  - Corner entry
  - Roof form variation
  - An awning or sun shade device
- 6F. Please include the building names on the site plan or have the buildings be building A, building B and match with the elevations.
- 6G. Buildings shall be situated so dock and overhead doors will be oriented internally to minimize visibility



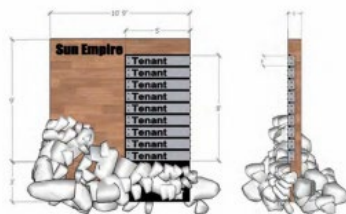
- from adjacent streets (Section 146-4.8.10). Staff has concerns with buildings 952, 951, 940, 400, and 230.
- 6H. Light industrial buildings require a break-up of horizontal and vertical articulation. The elevations provided a strong start, but further delineation is necessary for primary buildings.
- 6I. Industrial buildings shall use at least one of the horizontal articulation methods shown in Table 4.8-3 at an interval of 100 feet or less on each street facing the façade of the primary building. Some options would be:
- Change in material texture, patterning or color
  - Horizontal offset or projection
  - Change in fenestration pattern
  - Change in roof height or form
  - Wall notch combination
- 6J. The areas outlined in a teal square are on the site plan set, and are areas of concern as they read as one large mass that is not broken up. Our code requires architectural details to give a pedestrian scale and a level of interest to all elevations. Staff recommends adding further changes in material and a stronger wall notch throughout the elevation. The wall notches should be a minimum of 3 ft. deep and 8 ft. wide.
- 6K. Please bring the staircase internal to the building.
- 6L. Stainless steel is not a permitted building material, and staff recommends a wrap of some sort for the diesel fuel tanks.
- 6M. Please note that Synthetic Stucco such as EIFS is not permitted; please add a note to the building elevations.
- 6N. Will there be any rooftop mechanical equipment, or will it be located on the ground? Please demonstrate all building and ground-mounted electrical equipment on the building elevations or site plan. Aurora has specific screening requirements, and staff would like to ensure the application has a complete review and no issues during the building permit stage.

## **7. Signage & Lighting Comments**

- 7A. Please note that the site plan may have signage, and it is recommended that such a large-scale site plan create a wayfinding program, directional signage, and monument signage. The Sun Empire master plan includes a sign program with defined styles and locations.



Entry Monument sign



Wayfinding sign



- 7B.
- 7C. For all potential wall signage, please include dimensions of the building elevations.
- 7D. On the photometric plan, please note that all site lighting shall be downcast and cut off fully.
- 7E. Show the illumination levels on the site 10' beyond all property lines.



**8. Landscaping Issues** (Tammy Cook / 954-266-6488/ [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in bright teal)

- 8A. Sheet L1 (54): Provide the curbside landscaping along Harvest Mile Road and 52nd Avenue.
- 8B. Street frontage buffers along Harvest Mile Road and 52nd Avenue will be provided at the time of adjoining lot development.

*General Comments:*

- 8C. Double check the parking lot islands as there are plant labels being provided, but the plants are missing.
- 8D. Provide the required curbside landscaping for all the streets with the next submission as well as updating the appropriate landscape table to include the required and provided curbside landscaping.
- 8E. Show the locations of the monument signs and planting around them on the planting pans. Per the Master Plan, a three-layer approach to the landscape of the monuments shall be applied. A graduated approach of smaller to taller plant species is envisioned followed by a bosque of ornamental trees creating an orchard-like back drop.
- 8F. Label all of the perimeter Streets on the Key Maps.
- 8G. Sheet L2 (55): Provide labels on the plan for what elements are showing as it is not clear. Provide the location of all trash and recycling bins as they are not labeled on the plans as well as the required screening per the UDO.
- 8H. Sheet L3 (56): Section 146-4.7.5 L. Site Entryways and Intersections. Provide the Master Plan requirement for site entrance landscaping. These landscape features should consist of specimen quality plant material that will provide visual interest during all seasons. This is often provided around any proposed signage or monumentation.
- 8I. Sheet L4 (57): Label and dimension the Street Frontage Buffer.
- 8J. The Civil Drawings Sheets C2.14 & C2.15 show the Stormwater Area on the plans. If this is part of the construction for this project, include the planting requirements on the planting table and show the required planting on viewports of these areas to be included in the planting sheets.
- 8K. Provide labels for streets.
- 8L. On the Street Frontage Buffer, no more than 20% of the buffer plant material shall be ornamental grasses due to their limited buffering ability during the late fall through the summer months. Of the 500 shrubs in this buffer there are 188 ornamental grass or 38%, please change them to a different shrub that will get 3-4 feet height and provide better screening.
- 8M. Sheet L5 (58): Label Harvest Road on this plan.
- 8N. Sheet L6 (59): Label this material or provide a hatch and include it in the Legend. The Civil plans show a concrete hatch pattern.
- 8O. Sheet L10 (63): On the terminal islands, 12 shrubs are required.
- 8P. It appears as if solar canopies are being provided over the parking spaces. Please provide a light gray hatch (Lighter than the sidewalk hatch) over the areas to be included beneath the solar panels for more clarity. Typical all landscape sheets.
- 8Q. Sheet L11 (64): Add the Concrete Hatch to the Legend.
- 8R. 12 shrubs are required per terminal islands provide the missing plants where the labels are (typical).
- 8S. Sheet L12 (65): No parking row shall exceed 15 spaces without an intervening landscaped island, median or landscaped peninsula.
- 8T. Sheet L13 (66): Add the following note: Street frontage landscape buffers along Harvest Mile Road and 48th Avenue will be provided at the time of adjoining lot development.
- 8U. "Provide the landscaping grayed back that has been included with a previous Infrastructure Site plan.
- 8V. Include the following note when resubmitting: For the landscaping provided in 48th Avenue, refer to Case No. 2022-6047-00, 48th Avenue Infrastructure Site Plan No. 1 ISP.
- 8W. Sheet L14 (67): A tree is required in this terminal island and add the island to the south.
- 8X. "Will there be any signage proposed at this location? If so, per Section 146-4.7.5 L. Site Entryways and Intersections. Provide the Master Plan requirement for site entrance landscaping. These landscape features should consist of specimen-quality plant material that will provide visual interest during all seasons. This is often provided around any proposed signage or monumentation.
- 8Y. Sheet L15 (68): Per the Master Plan, the parking lot screening shall follow UDO standards but where grading permits, a berm shall be provided to additionally help screen with planting.





- 8Z. Sheet L16 (69): Label and dimension the Street Frontage Buffer.
- 8AA. Sheet L17 (70): On the Plant List: Per the City of Aurora UDO Sec. 4.7.3 General Landscaping Standards, no populus species are allowed to be planted, unless being used to continue the native appearance along the border with open space or natural areas or within non-street frontage buffers, but not in connection with curbside landscape area or abutting walks and/or bldgs.
- 8BB. Show the typical shrub symbols.
- 8CC. Per the Master Plan, call out the locations on the plans where the Employee Break Areas are located. The employee break areas shall include plants, special concrete scoring, seating, and a small wall to enclose the space. The Pre-app comments included a sample graphic of these areas.
- 8DD. Approaches to the development entries along street rights-of-ways shall include a more defined landscape and aesthetic to refine where entries are found. The Pre-app comments included a sample graphic of these areas.
- 8EE. Please add the following comment: "Landscape maintenance, installation and replacement is inclusive of the landscaping included on the landscape plan and is not confined to the property line boundaries. If a Metro District is responsible for the curbside landscaping to be provided with the next submittal, then that should be stated within this note."
- 8FF. Sheet L18 (71): The curbside Landscaping is required as part of this development and the Curbside Landscape Requirements Table and Planting Plans shall be provided with this submittal. List each roadway with the appropriate side of the street: north, south, east or west. Per Section 146-7.5 Required Landscaping (C) 2.a. Provide one street tree per 40 lineal feet all street frontages. The UDO requires plantings within the curbside landscape to vary depending upon the width required by the street cross section. Refer to the UDO for specific curbside planting requirements. Sod is no longer permitted.
- 8GG. A complete landscape plan review was not possible provided as not all the required landscaping has been provided in accordance with the Unified Development Ordinance and the pre-application review letter.
- 8HH. Provide the Hydrozone Table that documents the high, medium and low water use areas by square footage and by percentage of the overall landscape area for the entire development.
- 8II. If the Detention Ponds are part of this project, provide the Detention Pond Landscape Requirements Table on this sheet.
- 8JJ. Per the Sun Empire Industrial Master Plan with Adjustments (MP), The applicant is responsible for reviewing that document and determining all applicable landscape conditions prior to a formal landscape submittal. Way Finding and monument signage have been identified in association with the area proposed for development.
- 8KK. Additionally, - Detention Pond landscaping to follow the UDO. A 10' regional trail is proposed in connection with the detention pond. Additional landscaping shall be provided such as a combination of evergreen and deciduous trees shall be strategically located along the trail corridor to help define the alignment and provide a buffer between the industrial uses and the corridor. Additional plantings at a ratio of three trees and 10 shrubs are required per 100 linear feet of trail.
- 8LL. - Employee break areas shall include plants, special concrete scoring, seating and a small wall to enclose the space. See graphic below from the MP.
- 8MM. Change title of this table to: STREET FRONTAGE BUFFER
- 8NN. Note these tables as: Building Perimeter requirements for Building 1, 2 etc.
- 8OO. Revise the Landscape Requirements Tables per the PDF markups.

**9.Addressing (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))**

- 9A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.



## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### **10.Civil Engineering** (Julie Bingham/ 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org))

- 10A. Please remove AutoCad SHX test items in the comment section. Please flatten to reduce select-ability of the items.

*Site Plan*

*6 of 80*

- 10B. Provide ramps and remove sidewalk through drive.  
10C. Cross pans to be reviewed and approved with the Civil Plan submittal.

*Site Plan*

*7 of 80*

- 10D. Please either remove crossspans from the Site Plan submittal or add note: "Crossspan shown but not approved with Site Plan approval".

*Site Plan*

*13 of 80*

- 10E. Provide ramps and remove sidewalk through drive.

*Site Plan*

*15 of 80*

- 10F. No receiving ramp on south side of 48th Ave.  
10G. Provide ramps and remove sidewalk through drive.

*Site Plan*

*16 of 80*

- 10H. Since there are no receiving ramps, add note that construction of these ramps need to be delayed until such time that receiving ramps are constructed.

*Grading Plan*

*22 of 80*

- 10I. Please show longitudinal slope on access drives per section 4.05.4 of the COA Roadway Design & Construction Specifications.  
10J. Please provide Finished Floor elevations per section 2.08.1.03 of the COA Roadway Design & Construction Specifications.  
(TYP.)  
10K. Provide ramps and remove sidewalk through drive.  
10L. Finished Floor Elevation?  
10M. Please show longitudinal slope on access drives per section 4.05.4 of the COA Roadway Design & Construction Specifications.

*Grading Plan*

*23 of 80*

- 10N. Cross pans to be reviewed and approved with the Civil Plan submittal.  
10O. Please either remove crossspans from the Site Plan submittal or add note: "Crossspan shown but not approved with Site Plan approval".

*Grading Plan*

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- 10P. Please show longitudinal slope on access drives per section 4.05.4 of the COA Roadway Design & Construction Specifications.

*Sections*

*53 of 80*

- 10Q. Verify section matches plans. Plan view only shows sidewalk on one side of the street.



**11. Traffic Engineering** (Jason Igo / (303) 739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber)

*Plat*

- 11A. To permit maintenance of the proposed traffic signal equipment (such as controller cabinets, pull boxes, and signal poles), dedicate a traffic signal easement (consisting of a 75-ft corner chamfer on this corner.
- 11B. All comments about signal easements is based if the signal actually meets warrants. The TIS needs some refinements before we understand when and if these intersections need to be signalized.

*Traffic Impact Study*

- 11C. Additional information on background trips, trip generation, and trip distribution needed. Signal warrant analysis and aux lane discussion need to be updated based on comments.
- 11D. COA traffic may have further comments based on what the additional information provides.
- 11E. A suggestion to consider for better traffic flow for the site is to have the employee entrance on Little River and the exit be on Harvest. This would eliminate a lot of the improvements that would be required at Site #1 access.
- 11F. Truck generation looks lower than ITE Trip Generation based on Manufacturing site. Need more information on where this number came from.
- 11G. The distribution needs to be discussed more. This doesn't match the Sun Empire MTIS. I don't think it should match the MTIS but they will be compared because that one incorporates this development. An extra paragraph describing how this was developed and thought that went into it.

*Cover*

*1 of 80*

- 11H. Further comments may come from COA traffic based on changes to the TIS and the additional information requested on these plans.

*Notes*

*2 of 80*

- 11I. Signal warrant analysis will need to be updated based off of comments on the TIS. If the signal is warranted but not on opening day then we will need an escrow for the signal.

The following note will need to be added to plans. The percentage that you are responsible is the amount of corners that the signal touches. For the following intersection based on the TIS it would be 48th\Harvest, 48th\Little River, Harvest\52nd it would 25%. For Site Access #1 it would be 50%.

-(Applicant/owner name, address, phone) shall be responsible for payment of \_\_\_\_% of the traffic signalization costs for the intersection of \_\_\_\_\_ and \_\_\_\_\_, if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the most recently adopted version of Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warrant purposes, the minor street approach traffic shall typically be comprised of all through and left-turn movement and 50% of right turn movements unless otherwise determined by the traffic engineer. Pursuant to 126-38 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant / owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code. The percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirement.

- 11J. All comments about signal easements/escrow is based if the signal actually meets warrants. The TIS needs some refinements before we understand when and if these intersections need to be signalized.

*Overall Site Plan*

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- 11K. A suggestion to consider for better traffic flow for the site is to have the employee entrance on Little River and the exit be on Harvest. This would eliminate a lot of the improvements that would be required at Site #1 access.

*Site Plan Set*

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- 11L. If signal is warranted because of trips generated by this site for opening day then the signal will need to be included in the site plans.
- 11M. Need to show signing on the site plan.
- 11N. Provide truck turn template at site access and intersections that the trucks will use.

*Site Plan Set*

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- 11O. TIS has a left thru and right turn for this approach.
- 11P. Provide storage length.
- 11Q. Provide taper rate.
- 11R. To permit maintenance of the proposed traffic signal equipment (such as controller cabinets, pull boxes, and signal poles), dedicate a traffic signal easement (consisting of a 75-ft corner chamfer on this corner.

*Site Plan Set*

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- 11S. Label type of intersection. Example (Full movement, Right in Right out, Three quarters.)  
Need to show sight triangles.
- 11T. Dimension width of access.
- 11U. Is the fence extended into the roadway? This will not be allowed.
- 11V. This area should have an ADA pedestrian path to public ROW. It could provide to building for that connection.
- 11W. Need more information on this roadway.
- 11X. We have the space. It would be good to add a turn lane here.

*Site Plan Set*

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- 11Y. This area should have an ADA pedestrian path to public ROW. It could go to the building to provide that path.
- 11Z. Provide storage length.

*Site Plan Set*

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- 11AA. The TIS has this as an exit only but it is shown to have an entrance.

*Site Plan Set*

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- 11BB. To permit maintenance of the proposed traffic signal equipment (such as controller cabinets, pull boxes, and signal poles), dedicate a traffic signal easement (consisting of a 75-ft corner chamfer on this corner.
- 11CC. Need to show the lanes for this approach and the full intersection.
- 11DD. Does this include the right turn lane.
- 11EE. Label type of intersection. Example (Full movement, Right in Right out, Three quarters.).
- 11FF. Need sight triangles based on TE 13.
- 11GG. To permit maintenance of the proposed traffic signal equipment (such as controller cabinets, pull boxes, and signal poles), dedicate a traffic signal easement (consisting of a 75-ft corner chamfer on these corners.
- 11HH. The TIS has a double left for this intersection. Need to see how this intersection will work.
- 11II. Provide where future James Town road will be on the site plan.
- 11JJ. To permit maintenance of the proposed traffic signal equipment (such as controller cabinets, pull boxes, and signal poles), dedicate a traffic signal easement (consisting of a 75-ft corner chamfer on this corner.
- 11KK. Show all full intersections on the site plan sheets.

*Landscape Plans*

Sheet 55 of 80

- 11LL. Provide sight triangles to verify plans in sight triangle are less than 24" high.
- 11MM. Need to provide signs on landscaping sheets. Trees and plants (7' high) need to be 50' from regulatory signs to not block the sight of the sign.



**12. Utilities (Casey Ballard/ cballard@auroragov.org/ Comments in red)**

*Utility Conformance Letter*

- 12A. The intent of this conformance letter was to account for the actual water demands and sewer loading of this use.
- 12B. Fire Flow needs to be increased to 4,000 gpm to match current standards.
- 12C. Confirming that your use will be at or below 1,200 gpd/acre.

*Site Plan Set*

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- 12D. I would strongly encourage potholing of existing utilities prior to plan approval to avoid last minute field changes that could delay construction.

*Site Plan Set*

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- 12E. The storm inlet will need to be public as it serves the public ROW.

*Site Plan Set*

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- 12F. Call out where existing water ends and proposed connects to existing.
- 12G. Call out easement and dimension. Typical for all sheets.
- 12H. Please email Casey Ballard with Aurora Water a fixture unit table including headloss from the main to the building. Water meters 3-inches and larger require a vault and a larger easement. See Section 5.04 for easement information. Fixture unit table is to be on the civil plans, not the site plan.
- 12I. Access should be provided to all manholes.
- 12J. Where is the backflow for this service line being provided? See site plan for location.
- 12K. Will this hydrant be in front of or behind the fence? See site plan for location.
- 12L. Manhole is to be provided when connecting multiple sewer lines.
- 12M. Provide information of this water storage in the utility conformance letter. Is this for manufacturing purposes or fire prevention? See site plan for location.
- 12N. Please see the site plan set for the location that will need to be a Fire Lane & Water Easement.
- 12O. Deflections in the sanitary sewer service should be through a manhole or a clean out.
- 12P. Based on the length and multiple buildings being served I would recommend calling this out as a private sewer main with manholes spaced appropriately or provide the necessary clean outs.

*Site Plan Set*

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- 12Q. Access is required to all manholes.
- 12R. Provide valves on all legs of this tee. Valves should be at the property line extensions.
- 12S. Is this just a canopy overhang or a building? While private storm mains should not be under a permanent structure.
- 12T. Please add a -w- to this line type to help identify it while within a road or other linework.
- 12U. Please see the site plan set for the location that will need to be a Fire Lane & Water Easement.

*Site Plan Set*

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- 12V. A license agreement will be required for this private storm running parallel within the water easement.
- 12W. Please see the site plan set for the location that will need to be a Fire Lane & Water Easement.

*Site Plan Set*

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- 12X. Call out and dimension water easement.

*Site Plan Set*

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- 12Y. 90-degree bends are to be avoided in hydrant laterals. It is preferred to have this line loop to the north.
- 12Z. Please see the site plan set for the location that will need to be a Fire Lane & Water Easement.
- 12AA. Confirm the solar canopy does not encroach into any water, sanitary, or storm easement.

*Site Plan Set*

45 of 80



12BB. Please see the site plan set for the location that will need to be a Fire Lane & Water Easement.

*Site Plan Set*

*46 of 80*

12CC. The waterline within 48th Avenue is part of this development.

*Site Plan Set*

*50 of 80*

12DD. If this is a private road then the storm is also to be private.

*Site Plan Set*

*51 of 80*

12EE. Are any hydrants required in this road?

12FF. If this is a private road then a water easement is required for the water line.

*Site Plan Set*

*56 of 80*

12GG. Show storm infrastructure to ensure no trees are planted on storm lines or inlets.

12HH. Ensure trees are kept out of the water easement.

**13.Aurora Water Revenue (moestman@auroragov.org)**

13A. Revenue: Aurora Water / TAPS Office – moestman@auroragov.org / Storm Drain Development Fee due:  
\$1,242 x 147.948 = \$183,751.42.

**14.Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)**

*Cover*

*Sheet 1*

14A. Please correct the code cycle in the Data Block to 2021 IBC in multiple locations.

14B. Please show both the number of van Accessible Parking Spaces required and the number of van Accessible Parking Spaces provided in the Data Block. Required Van Accessible Parking Spaces is not indicated.

*Notes*

*Sheet 2*

14C. Please correct the Exterior Accessible Route note to read as shown.

14D. Please add the Emergency Radio Responder note as shown.

14E. Please correct the LDN note to read as shown.

14F. If there are any Gating Systems planned as part of this site, please add the gating System note as shown.

*Overall Site Plan*

*Sheet 3*

14G. Will there be a Gating System over the proposed 26' Fire Lane Easement?

14H. What is the height of the proposed Security Fence? Fences greater than 7 feet in height will require a separate Permit through the Building Department to be obtained by a licensed Fence Contractor.

14I. Please show the locations of the FDC, Knox Box, and Fire Sprinkler Riser Room on the Overall Site Plan.

*Site Plan*

*Sheet 6*

14J. Please provide details for the Diesel Storage Tanks. Tanks with a capacity greater than 120 gallons will require a separate permit through the Colorado Division of Oil & Gas.

14K. Please provide details for the generator(s) to be installed. Tank capacity, KW, etc.

14L. Please provide a separate containment detail for the Diesel Storage Tanks.

14M. Please provide details of the batteries to be stored. Is this a location for a Solar Array or are there actually batteries to be stored in this location? Provide the battery details such as type, quantity of electrolyte, etc.

14N. The Security Fence/Gating System crosses over a dedicated Fire Lane Easement. Provide specific gating details such as automatic or manual, sliding or swinging, exact width of each section etc.

14O. Please use the suggested naming convention for the gating systems shown. Example: 26' Automatic Swinging Gate w/Knox Box. S.O.S., and Manual Release.

14P. For gating systems, a license agreement through Land Development Services must be obtained as part of



the process.

*Site Plan*

*Sheet 9*

14Q. Please provide additional details for the Ethanol Storage.

14R. Please provide a separate containment detail for the Ethanol Storage Tanks.

*Site Plan*

*Sheet 12*

14S. Please relabel the ADA Van Space at the Guard Shack to Van Accessible Parking Space.

14T. Van Accessible Parking Spaces must be a minimum of 96 inches in width per Chapter 5 of the 2017 A117.1 ANSI Standards. Please provide the width of all Accessible Parking Spaces.

*Site Plan*

*Sheet 13*

14U. Please relabel the ADA Parking to Accessible Parking.

14V. Please identify which Accessible Parking Spaces are to be Van Accessible Parking Spaces.

14W. Provide details for all gating/barrier systems that cross over dedicated Fire Lane Easement.

14X. Encroachment into a Fire Lane Easement is not permitted.

*Site Plan*

*Sheet 28*

14Y. The maximum slope shown for the Accessible Parking at the Visitor/Employee Guard Shack exceeds the maximum permitted per Chapter 5 of the 2017 A117.1 ANSI Standards.

*Utility Plan*

*Sheet 36*

14Z. Please show the locations of the FDC(s), Knox Box(s), and Fire Sprinkler Riser Room(s) on the Overall Utility Plan.

*Utility Plan*

*Sheet 38*

14AA. Please provide additional details for the battery storage pad. Types of batteries, number of batteries, quantity of electrolyte etc. It is possible that the Fire Lane Easement could need to be extended in the direction of the solar battery pad.

*Utility Plan*

*Sheet 44*

14BB. Identify the location of the Fire Sprinkler Riser Room on the Utility Plan.

*Utility Plan*

*Sheet 45*

14CC. Identify the location of the Fire Sprinkler Riser Room on the Utility Plan.

*Sheet 52*

14DD. Fences greater than 7 feet in height will require a separate Permit through the Building Department to be obtained by a licensed Fence Contractor.

*Landscape Plans*

*Sheet 70*

14EE. Please add the Hydrant location note to the Landscaping Notes.

*Landscape Plans*

*Sheet 73*

14FF. Please show the locations of the FDC, Knox Box, and Fire Sprinkler Riser Room using the symbols shown on all affected Elevation Plans.

*Landscape Plans*

*Sheet 74*

14GG. Please show the locations of the FDC, Knox Box, and Fire Sprinkler Riser Room using the symbols shown on all affected Elevation Plans.

*Landscape Plans*

*Sheet 75*



14HH. Please show the locations of the FDC, Knox Box, and Fire Sprinkler Riser Room using the symbols shown on all affected Elevation Plans.

*Landscape Plans*

*Sheet 76*

14II. Please show the locations of the FDC, Knox Box, and Fire Sprinkler Riser Room using the symbols shown on all affected Elevation Plans.

*Photometric Plan*

14JJ. Please provide a Photometric Plan that clearly delineates the exterior Accessible Route to a Public Way.

14KK. Please provide a Photometric Plan with the following note: The photometric plan must show and label the location of the internal site Accessible Route. Provide a minimum of 1-foot candle of lighting within the Accessible Route.

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

15A. See the Advisory Comments on the first page of the plat. Move the info bar to the bottom right-hand corner of each page. Add the extra Covenants (for Fire Lane Easements, Water Easements and Utility Easements) these will eliminate the need for any separate License Agreements for the platted area. Send in the Monument Records for the aliquot corners used therein. Check the distances on page 3. The easements have no connection to the public R.O.W. or any other easements - confirm if these easements need to be connected by easement or R.O.W. Add a line of delineation between the different types of easements. All easement lines need to be dashed lines. See Details H & P.

15B. Site Plan: Add the standard Note from the Site Plan Checklist. Make sure the easement configurations match the Plat. (See C2.8 and C2.9)

15C. ALL NEW EASEMENTS TO BE DEDICATED BY PLAT, EASEMENT RELEASES TO BE SUBMITTED TO [RELEASEEASEMENTS@AURORAGOV.ORG](mailto:RELEASEEASEMENTS@AURORAGOV.ORG)

**16.Xcel Energy (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))**

16A. See below for comments.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
[donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)

June 4, 2024

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Ariana Muca

**Re: Project Waterfall – Sun Empire Subdivision Filing No. 2  
Case # DA-2284-02**





Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan and subdivision plat for **Project Waterfall-Sun Empire**. PSCo requests

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformer) – be sure to have the Designer contact a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)