



Planning Division  
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303.739.7217

*AuroraGov.org*

August 13, 2024

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

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

Dear Mr. Carano:

Thank you for your second submission, which we started to process on Thursday, July 25, 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 Friday, September 13, 2024.

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, October 2, 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:\SDA\DA 2284-02rev2



## *Second 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.
- Add further architectural details to the rooflines of the building and update fencing to meet code standards (Planning).
- Updates to the traffic letter for third review and further coordination with both ARTA and the surrounding developers on street access on connectivity (Traffic).
- Please confirm whether the site will have solar panels installed in the parking lot; this change impacts tree distribution (Landscape).
- Encroachment into a Fire Lane Easement is not permitted. Fire hydrant spacing and calculations need to be updated (Fire and Life Safety).
- Denver Airport comments are provided at the end of this review letter.

### **PLANNING DEPARTMENT COMMENTS**

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

1A. No community comments were received during the first and second reviews.

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

2A. Can you please include the building footprint for the manufacturing facility on the overall site plan sheets. Staff does see that the FFE has been included but as the manufacturing is part of the first phase, the site plan will need the footprint.

#### **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. Thank you for including a sidewalk from the patio to the eastern edge. Staff would still like to see a gate along the eastern edge for pedestrians to directly connection to the sidewalk along the private road. The sidewalk that runs to the southern edge along the gatehouse does directly connect with the sidewalk, and staff finds the site plan meets the code intent of a main entry having direct pedestrian access to a street.

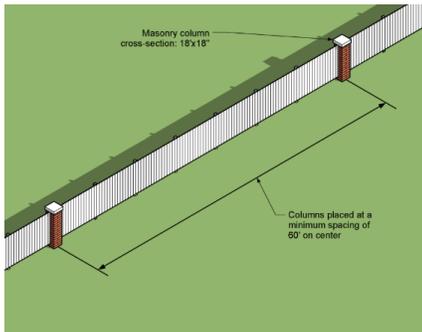
#### **5. Parking Comments**

5A. *Repeat comment:* 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>

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

6A. Thank you for including the fence detailing. The fence is located in zone district I-1, across from residential with both Harvest Rd and 48<sup>th</sup> Ave designated as major roadways. The fencing will need to updated to meet UDO standards.

- All fence types along arterial and collector streets shall incorporate masonry columns of a minimum cross-section of 18 by 18 inches. In industrial uses, columns shall be placed at a minimum spacing of 120 feet on center, and shall extend 75 feet down interior lot lines.



- Color clad chain link, welded wire, and Omega or similar welded wire fencing may not be used to meet screening requirements.
- 6B. Staff appreciates the effort of creating screening for the external staircases.
- 6C. Please label all benches, trash receptacles, bollards, pedestrian lighting, and wall fixtures and include site details in the site plan set upon second submittal.
- 6D. Thank you for providing the rendering and section cut showing the grade and loading dock. Staff does find that it meets the intent of code as the loading docks are not visible from the street.
- 6E. As discussed in the virtual meeting June 28, 2024, long linear roof planes are not permitted per code <https://aurora.municipal.codes/UDO/146-4.8.8.A.2>, which states *industrial buildings with metal as the primary exterior surface material shall have roofs enhanced with a decorative fascia, a roof pitch of 4:12 or greater, projecting gables, or other similar techniques.*
- The gate building has over a 100' flat roof while also sitting across from residential. Staff would like to see this linear plane broken up by one of the techniques stated above.
  - The primary factory buildings in the same fashion as the gate building have a 100' flat roof while also being visible from the street. Staff would like to see this linear plane broken up by one of the techniques stated above.
  - The administrative building is building also has a 500' flat roof, and staff sees the details added in along the roofline. A similar technique could be used for other buildings on the site.

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

- 7A. Please provide placeholder details for the monument sign and wall sign. This should include site placement, dimensions, materials, and color but does not need advertisement-specific details. Please update the data block accordingly.

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

### *General Comments:*

- 8A. 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.
- 8B. Sheet 57: Label the Street Frontage Buffer.
- 8C. Sheet 64: 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. Please provide an enlargement of this plaza/employee break area including the elements noted above.
- 8D. Since this does not show the shading for the solar canopy, or note a "Future Solar Canopy", if the solar canopy is not planned here, then no parking row shall exceed 15 spaces without an intervening island, median or landscaped peninsula. Please show the required landscape islands every 15 parking spaces.
- 8E. Sheet 66: For 48th Avenue, provide the landscaping grayed back that has been included with a previous Infrastructure Site plan.



- 8F. Sheet 68: Repeat comment-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.
- 8G. Sheet 69: Repeat comment-Label the Street Frontage Buffer.
- Sheet 71*
- 8H. Repeat comment- Change title of this table to: STREET FRONTAGE BUFFER.
- 8I. Repeat comment-For Building 1 Elevations: These trees and shrubs are on the west side of the building, not the east. Revise the table.
- Sheet 78*
- 8J. In the Curbside landscape Table Requirements, for Little River Road add note: West side.
- 8K. For Harvest Mile, add note: East side.

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

- 9A. No further comments.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**10.Civil Engineering** (Chris Eravelly / 303-739-7457 / [ceravell@auroragov.org](mailto:ceravell@auroragov.org))

*Site Plan - Sheet 13*

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

*Site Plan - Sheet 15*

- 10C. Leader for curb return radius pointing incorrectly.

*Site Plan - Sheet 29*

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

*Sections*

*Sheet 53*

- 10F. Typical section has 40' easement labelled as "Drainage & Utility" whereas plans (sheets 18 & 19) have the 40' easement labelled as "Firelane Easement". Please verify and adjust accordingly.

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

*Traffic Impact Study*

- 11A. Has several errors with volumes. There should not be vehicles lost or gained between these intersections.
- 11B. We need documentation on background growth.
- 11C. We need documentation on volumes derived for signal warrants.
- 11D. Queueing table got thrown off and a lot of the queues are wrong.
- 11E. See marked up report for full comments.

*Site Plan Set*

- 11F. Need coordination with ARTA and Aurora Highlands.
- 11G. Some of the turn bays on 48th don't match the TIS.
- 11H. Make sure all tapers are the correct length.
- 11I. Not all plants are in the plant schedule could not verify height of some of the plants in the site triangle.

*Turning Templates*

- 11J. The southern access didn't have the turn lane. Trucks should not need to encroach on to oncoming traffic to make the turn.



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

*Site Plan Set*

37 of 80

12A. Repeat Comment: This storm inlet will be public. Label as public to be in conformance with note 5 on this page.

*Site Plan Set*

51 of 80

12B. Repeat Comment: This is a public water line in a private road. Provide a water easement for the main and any hydrants.

**13. Aurora Water Revenue** ([moestman@auroragov.org](mailto:moestman@auroragov.org))

13A. Revenue: Aurora Water / TAPS Office – [moestman@auroragov.org](mailto: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](mailto:ebumpass@auroragov.org) / Comments in blue)

*Overall Site Plan - Sheet 3*

14A. Please rename the Water Entry to Fire Sprinkler Riser Room.

14B. There appears to be a Vertical Curb between the Admin Building and the Is Manufacturing Facility. Please provide separate Hammerhead details with complete dimensions that show a mountable curb for the Fire Apparatus.

14C. Is the FDC shown at the Technical Building intended to serve both the Technical Building and Manufacturing Facility?

*Site Plan - Sheet 6*

14D. Please label the gating System using this example: “26’ Sliding Gate w/Approved Knox Hardware”

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

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

14G. Please relabel the ADA Path to Accessible Route.

14H. Encroachment into the Lane Easement is not permitted. Please do not show piers or columns within the Fire Lane Easement.

14I. As shown the Fence will prevent access to the Fire Water Pump House. Please show how access to these locations will be provided.

14J. Fire Lane Easement needs to extend into this area (shown on plans)-if it exceeds 150 feet, please provide an approved Fire Apparatus Turn Around.

14K. Light Fixtures cannot encroach into the FLE. (TYP)

14L. Additional Knox Hardware will be required at the main entrance of the Fire Water Pump House. Show the Main Entry Door and new sidewalk as well as the FDC & test header location.

*Site Plan - Sheet 7*

14M. Please provide Fire Lane Signs along the entire Fire Lane at 100-foot intervals on alternating sides.

14N. Please push the boundary of the Fire Lane easement to include the entire width of the road in this area.

14O. Please provide a Gating Detail.

14P. Please provide a canopy Detail.

14Q. Please relabel the Gate to state “##’ Automatic Up-Swing Arm Gate with Approved Manual Release and Approved Knox Hardware”. Please specify the width of the gate to be installed.

14R. Light Fixtures cannot encroach into the FLE. (TYP)



Site Plan - Sheet 9

14S. Light Fixtures cannot encroach into the FLE. (TYP)

Site Plan - Sheet 12

14T. Light Fixtures cannot encroach into the FLE. (TYP)

14U. Please relabel the ADA van Stall to Van Accessible Parking.

14V. Please relabel the ADA Stall to Accessible Parking.

Site Plan - Sheet 13

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

Utility Plan - Sheet 36

14X. Please identify the Fire Sprinkler Riser Room at the Admin Building.

14Y. Please relabel the Water Entry to Fire Sprinkler Riser Room for the Technical Building.

Site Plan - Sheet 36-50

14Z. Please ensure that Hydrant Spacing is compliant with Appendix C of the 2021 IFC, Table C 102.1. Please show the Fire Hydrant Spacing as required per Appendix C on all Utility Plans.

14AA. **C102.1 Minimum number of fire hydrants for a building. P** The number of fire hydrants available to a building shall be not less than the minimum specified in [Table C102.1](#). Premium Code Insights :Commentary Excerpts Study Topics apps

14BB. **TABLE C102.1**

FIRE-FLOW REQUIREMENT(g pm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS <sup>a, b, c, f</sup> (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROADFRONT AGE TO A HYDRANT <sup>d, e, g</sup>
1,750 or less	1	500	250
1,751-2,250	2	450	225
2,251-2,750	3	450	225
2,751-3,250	3	400	225
3,251-4,000	4	350	210
4,001-5,000	5	300	180
5,001-5,500	6	300	180
5,501-6,000	6	250	150
6,001-7,000	7	250	150
7,001 or more	8 or more <sup>e</sup>	200	120

14CC. **REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS<sup>h</sup>**

14DD. For SI: 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/m.

14EE. Reduce by 100 feet for dead-end streets or roads.

14FF. Where streets are provided with median dividers that cannot be crossed by fire fighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis.

14GG. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.

14HH. Reduce by 50 feet for dead-end streets or roads.

14II. One hydrant for each 1,000 gallons per minute or fraction thereof.

14JJ. A 50-percent spacing increase shall be permitted where the building is equipped throughout with an approved automatic sprinkler system in accordance with [Section 903.3.1.1](#) of the *International Fire Code*.



- 14KK. A 25-percent spacing increase shall be permitted where the building is equipped throughout with an approved automatic sprinkler system in accordance with [Section 903.3.1.2](#) or [903.3.1.3](#) of the *International Fire Code* or [Section P2904](#) of the *International Residential Code*.
- 14LL. The fire code official is authorized to modify the location, number and distribution of fire hydrants based on site-specific constraints and hazards.
- 14MM. Please confirm that Solar Battery Storage Pad is being removed.
- 14NN. The Fire Hydrant at the Guard Shack Island is unnecessarily close to the other Hydrant locations and can be removed.

**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. Send in the Statement of Authority to confirm the names of the plat and who can sign. Update Note No. 5. Fill in the blanks for the reception numbers of the R.O.W.'s. These will need to be add before the plat goes to recording. Add the Sidewalk easements and the Traffic Signalization easements as shown on the Site Plan. There are some missing distances and overlapping text that will need to be cleaned up. Add the name of the proposed R.O.W. on the east side of the plat.
- 15B. Site Plan: Add the 10' Utility easement around the perimeter of the Subdivision. On pages 7 & 12, there is a structure over the Fire Lane easement. This cannot remain, move any portion of the buildings out of the easement. You may confirm this with Fire/Life Safety Dept. There is an object (a capital J) in a square at the intersection of N. Harvest Road and E. 48th Ave. – what does the object represent? If it is part of the Traffic Signalization easement, then it should be labeled as such. If it has nothing to do with the Traffic Signalization easement, then the object will need to be covered by a License Agreement. Submit the documents to [licenseagreement@auroragov.org](mailto:licenseagreement@auroragov.org) to start the process, if needed.

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

- 16A. No new comments.

**17.Denver International Airport-Planning (303-342-4105 / [denplanningreferrals@flyingdenver.com](mailto:denplanningreferrals@flyingdenver.com))**

- 17A. The proposed development is in the “5-Mile ‘Known - Wildlife Attractant Separation Area” for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologists assigned to DEN ([#dia-operations-usdawildlife@flydenver.com](mailto:#dia-operations-usdawildlife@flydenver.com)) assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 48-hour drain time following a 100-year event.
- 17B. [https://www.faa.gov/airports/resources/advisory\\_circulars/index.cfm/go/document.current/documentnumber/150\\_5200-33](https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33)
- 17C. The site is found within/under the navigable airspace associated with DEN, as promulgated, and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined (“Notice Criteria Tool”) and/or the filing can be initiated is: <https://oaaaa.faa.gov/oaaaa/external/portal.jsp>.
- 17D. This project will experience significant impacts from aircraft noise and overflights.