



Stantec Architecture Inc.
410 17th Street, Suite 1400, Denver CO 80202

June 30, 2023
File: 2270 4721 02

Attention: Aurora Planning and Development Services
Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado, 80012

Dear Reviewers,

Reference: Innovus
Application Number: DA-2241-05
Case Number: 2023-6006-00; 2023-3005-00

Thank you for your review of the Innovus Site Plan Submittal dated 5-23-2023. Please see below for a response to your review comments:

1. Completeness and Clarity of the Application

1A. Cover Sheet: Please provide the percentage of each product used with the next submittal to Data Block on the cover sheet. You may provide overall percentages of use as well as percentages of product use on each building face. (Second Request).

1A RESPONSE: Percentage of each product used has been added to the data block on the cover sheet.

1B. Provide an updated Letter of Introduction with the next submittal; **per code, please include language as to what adjustments are being requested and how the requested adjustment(s) will be mitigated.**

1B RESPONSE: Noted. An Updated Letter of Introduction will be included in the next submittal.

2. Parking Comments

2A. Please add parking frontage calculation to the cover sheet data block.

2A RESPONSE: Parking frontage calculations have been added to the cover sheet data block.

3. Architecture and Urban Design Comments

3A. Please also provide material specifications, warranty information, and manufacturing information with the next submittal. If available, please provide a local example utilizing the exterior products. (Second request)

3A RESPONSE: Material specifications, warranty information, and manufacturing information has been included as a supplementary PDF File, attached to this document. Some examples were also

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provided in the same file. These materials coincide with the products shown on the cover sheet as well as the materials board.

4. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

4A. Sheet 9: Add Landscape Architects' contact information.

4A RESPONSE: The Landscape Architects' contact information has been added.

4B. There is plenty of room on this sheet to accommodate the tables. Please shift the tables down on the sheet and enlarge this font. It is too small.

4B RESPONSE: The font size of the text in the Landscape Tables on Sheet 10 has been increased.

4C. There is plenty of room on this sheet to accommodate the tables. Please shift the tables down on the sheet and enlarge this font. It is too small.

4C RESPONSE: The required landscape quantities for the landscape buffer along the E-470 Frontage Road in the "Highway Frontage Zone" has been updated as specified: One tree per 30 LF and ten shrubs per 30 LF.

4D. Building perimeter landscape requirements are an either or scenario. It is one tree per 40 lf, OR one tree equivalent per 40 lf. There is not a shrub requirement unless shrubs are being used as tree equivalents.

4D RESPONSE: The landscape quantities for the building perimeter landscape areas have been updated to reflect the appropriate required tree quantities or equivalent shrub quantities when needed – see notes in Landscape Tables on Sheet 10.

4E. Because there is a street, the E-470 Frontage Road between this development and E-470, a Special Landscape Buffer would not be applicable and only a street frontage buffer as provided in the street frontage buffer table as noted above.

4E RESPONSE: The Special Landscape Buffer quantities for the E-470 Frontage Road have been removed from the Landscape Tables on Sheet 10.

4F. Street frontage buffers are measured from the back of the walk. Because there is a street between this development and E-470, a Special Landscape Buffer is not applicable. A street frontage buffer is applicable.

4F RESPONSE: The street frontage landscape buffer measurement has been updated to measure from the site wall to the back of the adjacent sidewalk and now exceeds the required buffer width. The Special Landscape Buffer quantities for the E-470 Frontage Road have been removed from the Landscape Tables on Sheet 10.

4G. Add "Hand Dug Edge" to the legend.

4G RESPONSE: The "Hand Dug Edge" locations have been added to the plans and corresponding legend.

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4H. Darken both sides of the sidewalk.

4H RESPONSE: The sidewalk boundary lines have been darkened to read more clearly.

4I. Buffer is measured from the back of the walk.

4I RESPONSE: The street frontage landscape buffer measurement along the E-470 Frontage Road has been updated to measure from the site wall to the back of the adjacent sidewalk and now exceeds the required buffer width.

4J. The landscape table indicates that two trees have been provided, but there are no trees within 20' of the building's face. Add a note to the building perimeter landscape table that given the proximity of the patio to the building, the trees have been located along the perimeter of the patio area.

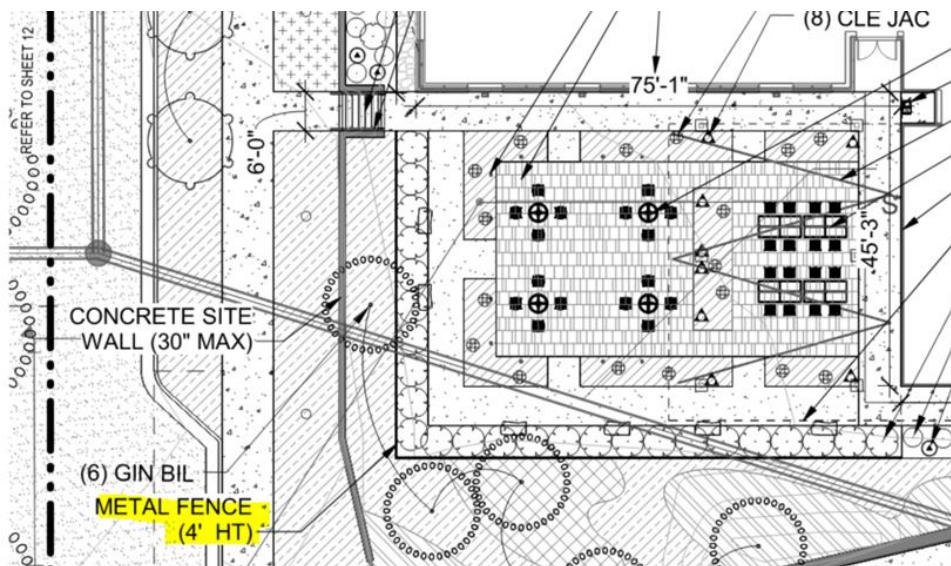
4J RESPONSE: A note has been added to the Building Perimeter Landscape Table on Sheet 10: "GIVEN THE PROXIMITY OF THE PATIO TO THE BUILDING IN THIS LOCATION, THE TREES HAVE BEEN LOCATED ALONG THE PERIMETER OF THE PATIO AREA."

4K. Pull the measurement to inside the building and not on top of the shrubs.

4K RESPONSE: The building perimeter measurements have been shifted to the edge of the building to avoid obscuring the shrub locations.

4L. Where is the rest of the fence that the gate attaches to? Show the extent of the proposed fencing.

4L RESPONSE: There is only a vehicular gate at the eastern driveway, no fence. There is a 4' high metal fence located around the western patio area – see location highlighted below.



4M. Provide detail for the Corten Steel Site Wall.

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4M RESPONSE: A detail for the Corten Steel Site Wall has been added to a new detail sheet - Sheet 18 Landscape Details.

4N. Dimension and label the street frontage buffer here.

4N RESPONSE: The street frontage landscape buffer label and dimension have been added to Sheet 13.

4O. A deciduous canopy tree is required here. The tree cannot be displaced by a sidewalk. The site is over parked by 10 spaces and one space may need to be lost to accommodate the required landscaping.

4O RESPONSE: Additional landscape space has been provided to accommodate a new tree in the specified landscape island on Sheet 14.

4P. Please enlarge the table/font.

4P RESPONSE: The Plant Schedule table and font have been enlarged on Sheet 16.

4Q. Provide a detail/elevation of the proposed concrete site wall. Color, material, and height.

4Q RESPONSE: A detail for the Concrete Site Walls has been added to a new detail sheet - Sheet 18 Landscape Details.

4R. Where is the fence proposed? There are call-outs for fence gates, but the fence is not shown on the plan sheets. Include on the site plan and landscape plan. Also, what is the proposed height?

4R RESPONSE: See 4L. Comment Response. There is a 4' high metal fence located around the western patio area.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Julie Bingham / 303-739-7306 / JBingham@auroragov.org / Comments in green)

5A. The ISP shall be approved prior to the approval of this site plan.

5A RESPONSE: Noted.

5B. Sheet 3: This ROW will go to COA. Please revise.

5B RESPONSE: ROW callout has been revised.

5C. Advisory: The ROW dedication for all of the required streets is required prior to civil plan approval for the ISP. There isn't currently a plat or separate document process under review for the ISP. This will impact the timing for this project if the ROW is not dedicated on time.

5C RESPONSE: Overall development team has been made aware of this.

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5D. Include the CN number for the ISP building the adjacent streets, typical.

5D RESPONSE: CN number has been added to the plans. The CN number is 2022-6006-00.

5E. What is the purpose of the access easement?

5E RESPONSE: Callout has been updated to match plat which calls out a 26' fire lane easement.

5F. Sheet 4: This ROW will go to COA. Please revise.

5F RESPONSE: ROW callout has been revised.

5G. Sheet 9: If the adjacent streets are being provided by the ISP, the section detail is not required on the site plan.

5G RESPONSE: Detail section has been removed.

5H. Plat comments: This is identified as a fire lane easement on the site plan. Minimum 29' if this is a fire lane easement..

5H RESPONSE: This has been corrected.

6. Traffic Engineering (Carl Harline / 303-739-7584 / Charline@Auroragov.org / Comments in amber)

6A. Sheet 3: traffic memo shows this as a 4-legged intersection – the opposing sidewalk is going through the west leg. Show pedestrian connectivity. Indicate what existing signs are (typ). Missing existing sign symbol and EV label. Show street name signs. Label all access movements and sight triangles. Remove "TYP" and label other 8' aisle..

6A RESPONSE: The Existing sign and EV label has been added to the legend. Existing signage type callouts have been added. No street signs are proposed as part of this project. The ISP will be providing street signage for all perimeter streets. "Typ" has been removed and the other 8' aisle has been labeled. Sight triangles have been called out. The intersection here is no longer a 4-way intersection. The perimeter streets and sidewalks are being designed and constructed by the overall development. The CN number for the ISP for those improvements is 2022-6006-00. All access movements have been labeled, except for the 6th Avenue and Frontage Road intersection. Please refer to the ISP for the access movements for that area (CN 2022-6006-00).

6B. Sheet 4: Missing street name. Show street name signs. Fix ADA path to follow ramp direction. Reference detail TE-12.

6B RESPONSE: Street name callout has been added. No street signs are proposed as part of this project. The ISP will be providing street signage for all perimeter streets. The ADA path has been updated to follow the ramp direction. A note has been added to see detail TE-12 for all pedestrian cross walk striping.

6C. Sheet 9: 11. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10..

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6C RESPONSE:.

6D. Sight triangle is missing. Show/label sight triangles as defined by TE-13.

6D RESPONSE: Parking spaces and utilities have been darkened on all landscape plan sheets; Aurora Phase 1 Infrastructure Site Plan note added; Native seed has been removed from all parking islands; Parking lot perimeter screening plantings have been updated to comply with code requirements.

7. Fire / Life Safety (Stephen Kirchner / 303-739-7489 / stkirchn@auroragov.org / Comments in blue)

7A. 7A. Plat Comments

7A RESPONSE: No response required.

7B. Sheet 2: Please clarify the locations and types of access easements on the plat to align with those on the site plan.

7B RESPONSE: All easements have been corrected align with those on the site plan

7C. Site Plan Comments

7C RESPONSE: No response required.

7D. Sheet 1: Include van accessible spaces in data block.

7D RESPONSE: Van accessible spaces have been added to data block.

7E. Include construction type, sprinklered/non-sprinklered.

7E RESPONSE: Construction type and sprinklered/non-sprinklered has been added to the data block.

7F. Please address whether the 2015 or 2021 I-Codes will be used for this project. Additional comments may follow.

7F RESPONSE: The 2015 I-codes will be used for this project. This has been added to the data block.

7G. Sheet 2

7G RESPONSE: No response required.

7H. Add these notes to address the gating system.

THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS,

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SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF; A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.

7H RESPONSE: These notes have been added.

7I. Will there be a backup generator? If so, please provide details including number, location, fuel type, amount of fuel stored, enclosure, distances.

7I RESPONSE: Yes, there will be 3 generators. Details on the generators have been called out on the notes sheet and location and distances/dimensions have been called out on the site plan.

7J. Add this note.

ATTENTION BUILDING DIVISION: per ARTICLE xi, C.O.A. Building and Zoning Code, Section 22-425 through 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING INFLUENCE (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.

7J RESPONSE: Note has been added.

Sheet 3

RESPONSE: No response required.

7K. Identify the location of the Fire Riser Room, Knox Box, and Fire Control Center on all site sheets. Use the example provided.

Verify that the length of this lateral is acceptable.

Move the fire hydrant 20' to the east.

See gating notes on sheet 9.

Provide the location of the fire lane and accessible parking signs on all site sheets and include in legends.

Inside turning radius needs to be a minimum of 26'.

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7K RESPONSE: The location of the fire riser room, knox box, and fire control center has been called out on the site plan sheet and grading/utility sheet.

Lateral has been moved to come off of main located in the frontage road to reduce the length of the lateral.

After discussions with Stephen, it was decided to leave the hydrant in the location it is shown in.

Gating callout has been updated per the gating notes on sheet 9.

The fire lane accessible parking signs are shown on the site plan sheets and included in the legends.

Radius callouts have been added to verify radius meets minimum requirement of 26.

7L. Sheet 4

Provide all applicable road sections.

Please provide the status of the installation of the external fire hydrants.

Identify any infrastructure improvements to be made to the site.

7L RESPONSE: All perimeter streets are being designed and constructed by the overall development team. The road sections should be shown in the ISP for the overall development. The CN number for that is 2022-6006-00.

The external fire hydrants have not been placed at this time. These will be placed with the construction of the overall development. These will be in place prior to the construction of the Innovus site.

All perimeter infrastructure improvements will be made by the overall development. See ISP CN 2022-6006-00.

7M. Sheet 5

Provide an overall utility plan that includes all water lines and hydrants.

Update the legend to include existing hydrants. TYP

7M RESPONSE: All water lines and hydrants are called out on the grading & utility plans.

The legend has been updated to include existing hydrants.

7N. Sheet 9

Show curb stops in accessible spaces. See the example provided.

Replace ADA sign detail with the example provided below.

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Use the provided example to relabel the gating system. TYP

7N RESPONSE: Curb stop callouts have been added to the site plan.

The ADA sign detail has been replaced with the example provided.

The gating system was relabeled per the provided example.

7O. Sheet 11

Show all fire hydrants on all landscaping sheets.

See the gating notes on sheet 9 and adjust.

7O RESPONSE: .

8. Aurora Water (Daniel Pershing / 303-739-7490 / Ddpershi@auroragov.org / Comments in red))

8A. Sheet 6: Minimum slope away from the building is 5% for 10' for landscape areas, minimum 2% for impervious areas.

8A RESPONSE: Landscaping areas meet this requirement. The areas shown with a slope of ~ 1.5% around the building are concrete paved areas, which is a pervious surface with a minimum required slope of 0.5%.

9. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve)

9A. Sheet 4: Coordinate with the engineers for the ISP as to whether the interface of this sidewalk will need to be adjusted to accommodate the shift of the trail so that it intersects Valdai St sidewalk at 90 degrees with 12' radii..

9A RESPONSE: We have coordinated this with the ISP team and the trail will be shifted so that it intersects Valdai St sidewalk at 90 degrees. This is reflected in the plans.

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

10A. Site Plan-Sheet 3: Not the same name as the Plat - this should match. Make easement lines dashed. Label all easements.

10A RESPONSE: All easements are updated to be dashed, labeled and match the plat names.

10B. Plat-Sheet 1: Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording obtained from the County Treasurer's office.

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10B RESPONSE: Noted.

10C. Update Title Insurance to be within 30 calendar days of the plat recording date.

10C RESPONSE: Noted.

10D. Add the bearing and distance tie to a separate Section Corner (per Subdivision Plat Checklist).
Add the tie distance to easement line.

10D RESPONSE: This has been updated.

10E. See additional redlined comments on Plat.

10E RESPONSE: Plat has been updated per redlined comments.

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

11A. Please respond to the following comments:

- a. 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.
- b. 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>
- c. Clearly identify the E-470 ROW and MUE on all applicable drawings.
- d. 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 that may connect to the regional trail system. • Developed flows from the site will need to be treated and discharged at or below historic rates.
- e. An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE.
- f. Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.
- g. Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.
- h. A comment/response document would be helpful to track the revisions to each submittal.
- i. Additional comments will be issued as the design progresses.

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11A RESPONSE: Noted (items a & b). The E-470 ROW and MUE has been called out on the Plat. The overall development team will be doing the design and the construction of the frontage road that connects to the E-470 ROW. This should be included in the ISP (CN # 2022-6006-00). Coordination should take place with them regarding items d-g.

Please do not hesitate to contact me with any questions.

Regards,

Stantec Architecture Inc.

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Attachment: Innovus – Material Information.pdf; Site Plan Revised Project Introduction Letter Stantec Innovus 2023-06-30.pdf
c. C.C.
ca document2