



Planning Division
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Aurora, Colorado 80012
303.739.7217

AuroraGov.org

October 8, 2024

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

Re: Third 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 third submission, which we started to process on Thursday, September 19, 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.

Fencing remains an outstanding item for the application. Please work with your case manager on a path forward.

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 Decision or Planning Commission date will be set following the fencing discussion. 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.

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 2284-02rev3



Third 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.
- 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 send an updated introduction letter by 10/11/2024 to keep the administration date of 10/23/2024 (Planning).
- Updates to the traffic letter for third review and updates to the taper length along 48th (Traffic).
- Minor comment on labeling and storm inlets (utilities).
- Please provide Hammerhead details with full dimensions that show a mountable curb for the Fire Apparatus on the site plan (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. During the third review, a phone call asked for a description of the application and the city process. No further comments were received.

2. Completeness and Clarity of the Application

- 2A. No further comments.

3. Letter of Introduction

- 3A. Please clarify in the letter of introduction the estimated timeline of construction between phase I and phase II improvements. As the surrounding street network is moving through the civil process without an infrastructure site plan. Planning wants to confirm when the public improvements will be constructed. Please send an updated introduction letter by 10/11/2024 to keep the administration date of 10/23/2024.

4. Streets and Pedestrian Comments

- 4A. No further comments.

5. Parking Comments

- 5A. No further comments.

6. Architectural and Urban Design Comments

- 6A. Thank you for including the fence detailing. Staff does see that the fence has been updated but it still does not meet UDO standards. The fence is located in zone district I-1, across from residential with both Harvest Rd and 48th Ave designated as major roadways. Staff feels that the fence details have not been resolved, and it appears that this application would like to pursue an adjustment. If an adjustment is to be pursued, a meeting with planning needs to follow. An adjustment requires updates to the site plan, introduction letter, justification and design mitigation. Currently the application is looking at two adjustments for material and columns.
- 6B. 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.

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 / Comments in bright teal)

Sheet 64

- 8A. 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. *Please note that this issue has been resolved; please ensure that the civil drawings match the updated landscape plan on the site plan application.*

Sheet 70

- 8B. In the Plant Schedule, the MC and WM are missing. Please put in the specifications for those plants.

9.Addressing (Phil Turner / 303-739-7357 / 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)

- 10A. No further comments.

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

Traffic Impact Study

- 11A. Minor comment about volume balances on trip distribution.
11B. Still need more information about background growth. Where did the 0.5% assumption growth come from.
11C. Some of the 2050 background volumes are significantly lower than 2040 volumes from the Winder TIS.
11D. Add turn lane discussion for Little River\48th and Harvest\52nd.
11E. Repeat comment about the assumption of the hourly distribution that was used for the signal warrant analysis.
11F. The latest TIS changed 48th from a 6 lane roadway to a 4 lane roadway. The site plan and all plans that I have seen show 48th as a 6 lane roadway.
11G. Add a note about the length of vehicle used for queue length at non signalized intersection.
11H. Minor comment about 2050 long term volumes based on site generated and background volumes.

Site Plan Set

- 11I. The left turn lane on Little River and the site access is not needed and can be confusing to drivers.
11J. Update some of the taper lengths on 48th.
11K. North leg of little river should be widened to account for the SB movement to align across the street.

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

Site Plan Set

37 of 53

- 12A. Repeat Comment: This storm inlet will be public. Label as public to be in conformance with note 5 on this page.
12B. Lateral and FES are private. This is to avoid the need of a storm easement and access requirements to the FES and lateral as it crosses the security fence.

Site Plan Set

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- 12C. Advisory: The manhole is very close to the waterline and will likely be in the way of thrust blocks. This will be further evaluated in the civil plans and changes may be required.

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)

Overall Site Plan - Sheet 3

- 14A. Please provide Hammerhead details with full dimensions that show a mountable curb for the Fire Apparatus.
- 14B. Is the FDC shown at the Technical Building intended to serve both the Technical Building and Manufacturing Facility? -The response states an additional FDC was added to the Loading Area.-Please show on the Overall Site Plan

Site Plan - Sheet 6

- 14C. Please label the gating System using this example: "40' Rolling Gate w/Approved Knox Hardware".
- 14D. Please provide details for the generator(s) to be installed. Tank capacity, KW, etc.
- 14E. Please provide a separate containment detail for the Diesel Storage Tanks.
- 14F. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

Site Plan - Sheet 7

- 14G. Please provide Fire Lane Signs along the entire Fire Lane at 100-foot intervals on alternating sides.
- 14H. Please push the boundary of the Fire Lane easement to include the entire width of the road in this area. (Fire Lane easement at Guard Shack)

Site Plan - Sheet 9

- 14I. This Fire Lane being broken by a proposed pipe bridge (not previously shown) will not be permitted without a required Apparatus Turn-Around being provided. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

Site Plan - Sheet 44

- 14J. 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 / Comments in magenta)

- 15A. See Advisory Comments on the first page of the plat. Send in the State Monument Records for the aliquot corners used on the plat. Please send in a Statement of Authority for the signatories of the Plat. Update Note #5. Change the "Signal" to "Signalization" throughout the pages. Add the distance between the pins shown on the plat. Fill in the blanks as indicated. Add the recording info existing R.O.W. and add the R.O.W. width.
- 15B. Site Plan: Delete the Plat preamble language (this is only for Plats). Change the "Signal" to "Signalization" throughout the pages (5 – 15).

16.Land Development Services (Grace Gray / ggray@auroragov.org / 3037397277 / Comments in magenta)

- 16A. LICENSE AGREEMENT HAS NOT BEEN STARTED, ALL NEW EASEMENTS TO BE DEDICATED BY PLAT, EASEMENT RELEASES TO BE SUBMITTED TO RELEASEEASEMENTS@AURORAGOV.ORG

17.Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

- 17A. No new comments.

18.Denver International Airport-Planning (303-342-4105 / denplanningreferrals@flyingdenver.com)

- 18A. 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) 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.
- 18B. https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33



- 18C. 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://oeaaa.faa.gov/oeaaa/external/portal.jsp>.
- 18D. This project will experience significant impacts from aircraft noise and overflights.