



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

April 26, 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. Please see below for a response to your review comments:

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

1A. Fees in the amount of \$23,818.53 are due prior to the second submission.

**1A RESPONSE: Fees have been paid by Owner.**

1B. Data Block: Outdoor space should only include patio space; remove sidewalks. Add building lengths/heights and depths with the next submission.

**1B RESPONSE: Noted. The data block has been updated to include only patio space. Building length, height, and depth have been added to the data block.**

1C. Remove the term "submittal notes" or "site plan submittal" from all sheets.

**1C RESPONSE: Noted. Site plan submittal has been removed from the title block on all sheets.**

1D. Cover Sheet: Please provide the percentage of each product used with next submittal. You may provide overall percentages of use as well as percentages of product use on each building face.

**1D RESPONSE: The percentage of each product used has been added to the materials board sheet (22 of 27) for the overall percentages of the building.**

1E. Per the Aurora One Master Plan (See Tab 7), a Secondary Public Art Location is mandated for the Northwest corner of the site. Please provide information on how this will be satisfied with your next submission. Please contact Roberta Bloom (RBloom@auroragov.org ) with any questions on this requirement.

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**1E RESPONSE:** The Secondary Public Art location has been shown and noted on the plans. Discussion and coordination between applicant and Aurora One master developer are ongoing to determine art scope, materiality, and schedule of installation.

1F. Provide an updated Letter of Introduction with the next submittal; include language as to how the requested adjustment(s) will be mitigated.

**1F RESPONSE:** Revised Letter of Introduction has been included with resubmittal.

1G. Please remove the storm sewer lines on sheets 3 and 4 of the site plan set.

**1G RESPONSE:** Noted. The storm sewer lines/callouts have been removed from sheets 3 and 4.

## 2. Streets and Pedestrian Comments

2A. Per Code Section 146-4.5.4 of the Unified Development Ordinance (UDO), provide pedestrian connections between internal and perimeter sidewalks at a maximum of 1,320 feet along the perimeter street (i.e., pedestrians along the perimeter sidewalks shall be able to find a sidewalk connection into the internal sidewalk system without walking more than 1,320 feet along the perimeter of such a site.)

**2A RESPONSE:** Noted. The site design includes internal sidewalk connections every 200-800 ft along the perimeter street sidewalks.

2B. Refer to the Public Improvement Plan within the Aurora One Master Plan (Sheet 27) as to how the frontage road will be completed. Per the PIP it will need to be a Local-Type 1 roadway.

**2B RESPONSE:** The frontage road will be completed as part of the Aurora One Phase 1 Improvements. This layout and design is included in the Aurora One Phase 1 Improvements ISP.

## 3. Parking Comments

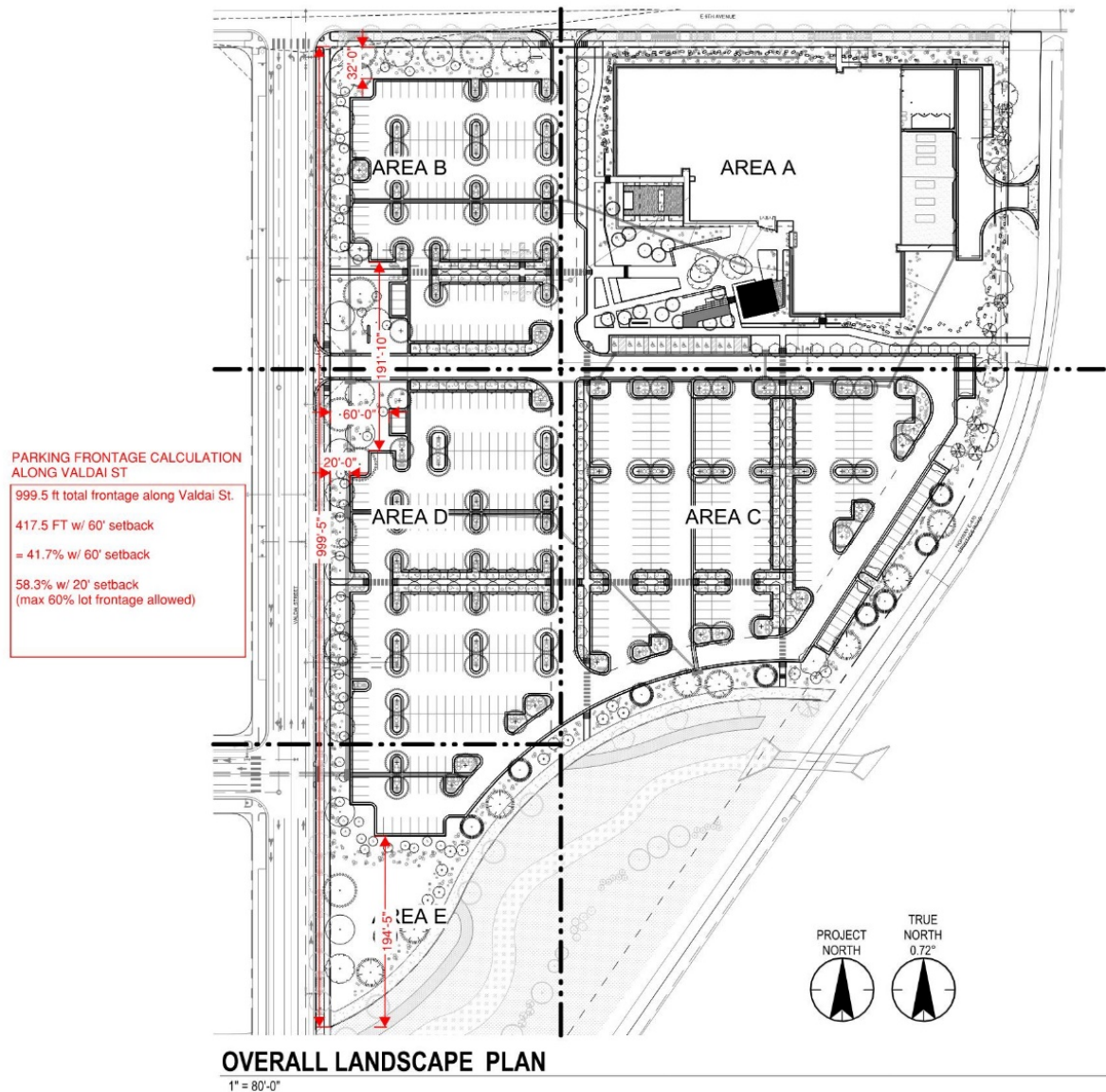
3A. Consider adding EV charging stations to offset some of the extensive parking. For each electric vehicle charging station provided, the minimum number of required off-street parking spaces may be reduced by two. Each charging station counts toward the minimum number of required parking spaces.

**3A RESPONSE:** Noted. There are currently 8 EV spaces being proposed. The client wants to keep the current amount of parking that is shown.

3B. No more than 60 percent of the lot frontage on arterial and collector streets to a depth of 60 feet shall be occupied by surface parking. Please refer to Code Section 146-4.6.5 of the UDO. The current iteration of the parking frontage along Valdai does not meet this code requirement. Please request an adjustment to this code section with your next submittal if the current arrangement will not change. Include justification for this adjustment request within the Letter of Introduction.

**3B RESPONSE:** The parking lot configuration along Valdai currently provides over 40 percent of the lot frontage with a 60 foot setback. Please see exhibit below.

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3C. Please provide parking stall dimensions with the next submittal. See Table 4.6-5 for reference. Label all sidewalk and island widths. Add and show pedestrian striping to allow for a safe and convenient pedestrian connection to the building. See Table 4.5-3 in Code Section 146-4.5.4.D.2

**3C RESPONSE:** Noted. A detail has been added to sheet 9 that shows the standard parking stall dimensions. Additional dimensions have been added to the sidewalk and islands. Pedestrian striping is proposed and is shown on the site plan.

3D. Add parking counts for each section within the parking lot.

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**3D RESPONSE:** Parking counts for each section within the parking lot have been added.

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

4A. Please refer to Code Section 146-4.8.8.A.2.B for continuous roofline guidance. Where flat roofs are used, the design or height of the parapet shall include at least one change in setback or height of at least three feet along every 60 linear feet of façade. On all structures exceeding three stories in height, all flat roofs shall be internally drained, and external scuppers and wall drains shall be prohibited.

**4A RESPONSE:** The elevations/facades have been updated to reflect a more dynamic articulation for each façade, especially on the north and east facades. This is apparent at the roofline for each façade which now has a break or offset to articulate it further.

4B. Per code: For every 50 linear feet, mixed-use and multi-family developments shall use at least two of the horizontal articulation methods shown in Table 4.8-3 at an interval of 50 feet or less on each street-facing building façade. Please enhance the northern and eastern elevations to better comply with the code. Please note this project (eastern edge) sits within the Highway Frontage Zone Along E-470 within the Aurora Master Plan. Hence, where possible, buildings will have 360-degree architecture. The highway façade shall receive a similar level of quality and details as the main façade.

**4B RESPONSE:** Facades have been updated with horizontal and material articulation to meet the methods shown in Table 4.8-3, including a change in material texture, pattern, and color, horizontal offsets, and changes in fenestration patterns. Each façade uses a combination of these methods.

4C. Please identify how servicing of the building will occur. How will vehicles enter and exit to the east?

**4C RESPONSE:** Service vehicles will be able to enter and exit through an automated vehicular gate to the east on N. Valdai/E-470 Frontage Road. Access control to be coordinated with building management.

4D. Please provide color renderings and a materials board of the building elevations with your next submittal.

**4D RESPONSE:** Color perspective views and materials board are included on sheets 21 and 22.

4E. Corrugated metal is not permitted in this zoning district. Please provide additional information about the "ribbed metal panels" product being used throughout. See Section 146-4.8.6 for reference on permitted building materials.

**4E RESPONSE:** There is no corrugated metal in the exterior materiality; "ribbed metal panels" refer to a high-end fully engineered metal panel with a distinct fluted look to help communicate and develop a cipher for a more articulated façade to pair with a secure office building. The cipher can be seen in plan and elevation on sheet 22, the Building Materials Board.

4F. 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.

**4F RESPONSE:** Material Specifications will be provided for exterior materials.

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4G. Sheet 18: Show roof mechanical screening elevations with the next submittal.

**4G RESPONSE:** Mechanical Roof Screening is obtained on the project by adhering to Section 146-4.8.11 of the code, particularly calling for a 'view from a point four feet above grade level on each property line with an abutting property, and from a point four feet above grade from each sidewalk on the far side of each adjacent street, or if there is no sidewalk then from a point five feet above grade at the curb line on the far side of each adjacent street.' The perspective views on Sheet 21 provide views from each point either across the adjacent streets or the property lines (location noted in the title of each view).

4H. Sheet 18: Ground level of the building- Please label these features and describe their purpose with the next submission. What are these features made of? Provide spec sheets with the next submission.

**4H RESPONSE:** These features are of a different color and texture finish of full brick veneer. This provides a texture shift at the ground level while maintaining the requirements for a secure facility.

4I. Per the Aurora One Master Plan (Sheet 20), Service entrances and associated activities should be hidden from view of E-470 through orientation of the building, screening, or buffering. Please provide site line cut sheets for the eastern, southern, and northern elevations with the next submittal.

**4I RESPONSE:** Site section/elevation sheet has been added to the submission, illustrating screening and landscape buffering of service entrances and associated activities from E-470.

4J. Is any fencing proposed for the perimeter? Gating? Please show and include it with the next submittal.

**4J RESPONSE:** One gate is proposed at the E-470 frontage road service/loading entrance. This is called out on sheet 3. No other fencing or gates are proposed.

## 5. Signage & Lighting Comments

5A. Remove the name "Innovus" from signage on all elevation versions. The signage should be left blank. See Section 146-4.10.5 (Permitted Signage) for sign allowances. On the 6th Avenue, street frontage, one square foot of sign area for each linear foot of building frontage for the first 200 feet of building frontage; then one-half square feet of sign area for each linear foot of building frontage thereafter as measured along the building frontage (the longest building frontage with a public entrance), up to the limit in Subsection c below.

- Maximum Total Sign Area. Maximum total sign area shall not exceed 600 square feet.

**5A RESPONSE:** Noted; "Innovus" wording/graphic has been removed from signage.

5B. Monument signage is considered one of the five types of signs allowed and is included in the total allowable square footage as calculated above.

Location of Monument Signs.

- Monument signs shall be located on the Site Plan showing the size of the sign face, setback, and sight triangle.
- If any monument sign is located in an easement, a revocable license must be obtained prior to permit issuance.

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- No monument sign may be erected in a median.
- Maximum Height. The maximum height of monument signs shall be determined by the location as follows, measured from grade to top of the sign: Along arterial streets: 12 feet; Along all other streets: 8 feet.
- Total Sign Area Allowed. The maximum size of a monument sign face is 100 square feet unless otherwise noted in this Section 146-4.10.
- Maximum Individual Sign Area. No individual sign shall exceed 200 square feet.

**5B RESPONSE: Noted.**

5C. Show the location of all exterior building lighting with the next submittal.

**5C RESPONSE: All exterior building lighting is shown through the elevations on sheet 19-20 as well as throughout the landscape plans and photometric plan. Please refer to the luminaire schedule on sheet 23 for light fixtures.**

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

6A. General Comment:

In accordance with the Public Improvement Plan, the E-470 Frontage Road is considered a Local Type 1 road and this applicant is obligated to construct this road to develop the site as proposed. Include the road as part of this Site Plan with the next submission or provide a separate Infrastructure Site Plan submitted concurrently with this application addressing the full build-out of this road including the sidewalk and curbside landscape i.e., street trees and understory plantings. Trees shall be planted at a ratio of one tree per 35 linear feet.

**6A RESPONSE: The E-470 frontage road has been included as part of a separate submission (Aurora One Phase 1 Improvements ISP), and has been shown and noted within these plans for reference.**

6B. Sheet 10

Update the standard landscape notes where indicated.  
Add "Not for Construction" to all landscape plan sheets.  
Update the landscape tables per the comments provided.

**6B RESPONSE: Landscape notes and tables have been updated per comments; "Not for Construction" note has been added to all landscape plans.**

6C. Sheet 11

If any of the shrub plant material that is listed within the seed mixes is being used to meet code requirements i.e., buffers, screening, etc. found on sheet 16, that plant material should be shown as individual plants. If the shrubs are extra and above code requirements, then they can be represented by a hatch.

Please add: Refer to Aurora Phase 1 Infrastructure Site Plan, CN# 2022-6006 to the reference of a separate package for the curbside landscape.

Dimension and label the street frontage buffer.



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It appears as if the intent is to have a more natural and native landscape concept for the site. However, the code requires that all shrub beds be contained within the edger. Specifically, it states the following found in Section 146-4.7.3.B.8.Plant Beds.

- a. Plant beds shall be separated from turf and other areas by metal edging or approved equivalent material.
- b. All shrubs, ornamental grasses, perennials, and groundcovers shall be located within plant beds.

The applicant can request an adjustment by expressing hardship and offering mitigating measures to offset the adjustment request. Given that all plants are to be mulched with shredded bark mulch, how would that be contained around all these shrubs and how would the maintenance of this area be done given the random planting of these plants within the proposed seed mixes?

Add a graphic scale to all the landscape plan sheets.

**6C RESPONSE:** All plant material that is being used to meet code requirements has been shown as individual plants on the plans; Aurora Phase 1 Infrastructure Site Plan note added; Street frontage buffers have been dimensioned/labeled; Plantings have been shifted and consolidated into planting areas, to be mulched w/ pea gravel, and defined with a hand dug edge in lieu of metal edger (per 3/9/2023 phone conversation w/ Kelly Bish); graphic scale has been added to all landscape plan sheets.

#### 6D. Sheet 12

Darken the parking spaces and the utilities on all landscape plan sheets.

Please add: Refer to Aurora Phase 1 Infrastructure Site Plan, CN# 2022-6006 to the reference of a separate package for the curbside landscape.

Parking lot islands are not permitted to have seeds of any type. Shrubs/ornamental grasses/ trees and rock/wood mulch. Not seed or sod.

While it is understood that the design is intended to be xeric, the parking lot requires screening. The current design will not provide screening and some of the plant material i.e., yucca is not a suitable plant material for screening purposes. Given the proximity of the required buffer and the requirement to provide parking lot screening, the plant material for the two requirements may overlap, but the parking lot must be screened.

See the example on this page.

**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.

#### 6E. Sheet 13

The smaller islands require six shrubs and the larger parking lot islands require 12 shrubs.

Dimension and label the 25' wide Special Landscape Buffer.

Ensure that the parking lot is being screened. Refer to previous comments on Sheet 12.

Add a graphic scale to all the landscape plan sheets.

**6E RESPONSE:** Noted; 25' Special Landscape Buffer has been dimensioned/labeled; Parking lot perimeter screening plantings have been updated to comply with code requirements; graphic scale has been added to all landscape plan sheets.

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Please add: Refer to Aurora Phase 1 Infrastructure Site Plan, CN# 2022-6006 to the reference of a separate package for the curbside landscape.

**6F RESPONSE: Aurora Phase 1 Infrastructure Site Plan note added.**

6G. Sheet 16

What are the anticipated quantities of these shrubs within the different areas where the hatches are being used?

**6G RESPONSE: All required shrub plantings are shown as individual plants, and have been removed from the planting mix hatch areas.**

## **7. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)**

7A. 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.

**7A RESPONSE: A dwg. file has been included with the submittal.**

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

### **8. Civil Engineering (Julie Bingham / 303-739-7306 / KTanabe@auroragov.org / Comments in green)**

8A. The ISP shall be approved prior to the approval of this site plan.

**8A RESPONSE: Noted. The ISP for the Aurora One Phase 1 Improvements has been submitted.**

8B. Sheet 2-Add note.

**8B RESPONSE: Note has been added.**

8C. Per the approved public improvement plan, this road is a local type 1 and is required with this planning area. The design for the full section of the road should be provided with this plan set. Provide a typical section for the street. It should match the PIP and the standard COA section for a local type 1.

**8C RESPONSE: The frontage road will be completed as part of the Aurora One Phase 1 Improvements. This layout and design is included in the Aurora One Phase 1 Improvements ISP.**

8D. Identify/dedicate the required ROW (64'). Show/label the centerline of the proposed street.

**8D RESPONSE: ROW is identified on the plan. The ROW will be dedicated as part of the Aurora One Phase 1 Improvements. This is included in the Aurora One Phase 1 Improvements ISP.**



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8E. Curb ramps are required at the curb return. They will connect to the sidewalk that is required for this street.

8E RESPONSE: Noted. Curb ramps have been added and are shown connecting to the proposed walk along the local collector. See sheet 3.

8F. Label/dimension the ROW. This label is covering up a dimension.

8F RESPONSE: ROW has been labeled/dimensioned.

8G. Public streetlights are required for the public street. Please add the following note:  
"Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."

8G RESPONSE: Public streetlights are being provided in the Aurora One Phase 1 Improvements project. Reference the Aurora One Phase 1 Improvements ISP.

8H. Why is S9.4 being referenced? S9.4 is a midblock ramp detail.

8H RESPONSE: Noted. Callout has been updated to reference S9.0 & S9.1.

8I. Provide a typical section for the retaining wall.

8I RESPONSE: Noted. A typical section for the retaining wall has been added to sheet 9.

8J. Minimum 26' radius for the fire lane.

8J RESPONSE: A 29' radius is now shown.

8K. 15' ROW radii at the intersection of two local streets.

8K RESPONSE: Noted.

8L. Sheet 4: Is this accurate? Is there an ADA ramp on the ISP that provides an east-west crossing? If so, a ramp on the opposing side of the street should be provided.

8L RESPONSE: Noted. The sidewalks along Valdai Street are being designed & constructed as part of the overall development.

8M. Sheet 5: Minimum 2% slope in unpaved/landscaped areas. Typical across the site. Please provide slope labels showing conformance.

8M RESPONSE: Noted. Slope arrows have been added to show minimum 2% slope.

8N. Sheet 6: Provide the max height or height range for the proposed retaining wall. Any retaining walls over 30" require a railing. Any CIP walls and any walls over 4' requires structural calculations.

8N RESPONSE: Noted. Retaining wall height ranges are now called out on sheet 3.

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8O. This looks like a swale. Provide a sidewalk chase for the sidewalk. Concentrated flows are not permitted to cross sidewalks.

**8O RESPONSE:** Noted. A sidewalk chase has been added.

8P. Sheet 8: Label the drainage tract.

**8P RESPONSE:** Noted. A callout has been added to label the drainage tract.

8Q. Sheet 22: Public streetlights are required along the required street. Please specify the fixture, pole height in conformance with City's pre-approved fixture list.

**8Q RESPONSE:** Public streetlights are being provided in the Aurora One Phase 1 Improvements project. Reference the Aurora One Phase 1 Improvements ISP.

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

9A. Traffic comments shall be provided under separate cover and will be sent directly to the applicant by the reviewer when completed.

**9A RESPONSE:** Noted. We have not received any traffic comments yet.

**10. Fire / Life Safety (Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)**

10A. Sheet 6: What improvements will be made? Relocate this fire hydrant.

**10A RESPONSE:** The E-470 frontage road will be improved to a Local Street Type 1 as part of the Aurora One Phase One Improvements project. The fire hydrant has been relocated.

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

11A. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

**11A RESPONSE:** Noted.

11B. Please reference EDN for all existing infrastructure.

**11B RESPONSE:** The DA # is DA 2241-01.

11C. No waterline in this portion of the easement. Please revise the extent of the water easement dedication accordingly.

**11C RESPONSE:** Noted. The easement callouts have been updated.

11D. Watermain extension through the site is to be Public. The only private infrastructure is the fireline itself.

**11D RESPONSE:** Noted. The watermain extension callout and note # 3 have been updated

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11E. At a street intersection where two streets slope down to the intersection, an inlet shall be placed on the through street's uphill PCR and on the intersecting street's uphill PCR.

**11E RESPONSE:** The inlets have been placed at the low point of the roadway.

11F. Label graded slope. Ensure 3:1 Max slope is met.

**11F RESPONSE:** Noted. Slope labels have been added.

11G. Revise notation from fire line to Waterline.

**11G RESPONSE:** Noted. Callout has been updated from fire line to water line.

11H. As a reminder, no structural encroachments are allowed within utility easements.

**11H RESPONSE:** Noted. Light has been shifted to be outside of the easement.

11I. Please separate into two points of connection (one for the meter and one for the fire line).

**11I RESPONSE:** The domestic and fire line have been separated into two connections.

11J. Relocate the meter closer to the street being tapped. Adjust easement dedication accordingly.

**11J RESPONSE:** The meter and easement have been relocated.

11K. Label the flowline slope of the swale (2% minimum required).

**11K RESPONSE:** Noted. Label has been added to call out slope of flowline of the swale.

11L. Minimum slope away from the building is 5% for 10' for landscape areas, a minimum of 2% for impervious areas.

**11L RESPONSE:** Noted. Adequate slope is provided.

11M. PIP shows a connection to the 30" WL for service to this planning area. Please ensure this layout is in conformance with the master documents.

**11M RESPONSE:** Per section 17 of the Aurora Water Design Standards, no service taps are permitted on mains larger than 12". We are proposing connecting to the 12" main located along the Highway E-470 Frontage Road on the east side of the property rather than the 30" water line located in 6<sup>th</sup> Ave.

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

12A. If this is the curbside landscaping area, where will the sidewalk be? Clarify.

**12A RESPONSE:** The E-470 frontage road and associated sidewalk and curbside landscape (street trees and understory plantings) is being designed & constructed as part of the overall

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development and included within a separate submission (Aurora One Phase 1 Improvements ISP), and has been noted on the plans.

12B. Make the trail intersect the sidewalk at 90 degrees with 12' radii.

12B RESPONSE: The multi-use trail south of the project site is being designed & constructed as part of the overall development and included within a separate submission (Aurora One Phase 1 Improvements ISP), and has been noted on the plans.

12C. Sheet 13: Is this connection point anticipated to align with a future ingress/egress for development on the east side of the frontage road? If so, a curb ramp should be provided.

12C RESPONSE: Per the Aurora One Public Improvement Plan (prepared by others) it appears there would be a connection to a future regional multi-use trail located to the east of the frontage road, but the multi-use trail south of the project site is being designed & constructed as part of the overall development and included within a separate submission (Aurora One Phase 1 Improvements ISP), and has been noted on the plans.

12D. If a midblock crossing for pedestrians and bicyclists isn't supported/allowed by Public Works at this location, the trail on the east side of Valdai Street should be shifted to align with the intersection to the north to provide a safe crossing.

12D RESPONSE: The multi-use trail south of the project site is being designed & constructed as part of the overall development and included within a separate submission (Aurora One Phase 1 Improvements ISP), and has been noted on the plans.

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

13A. Cover sheet: Add the rest of the description - (Subdivision Filing) Add the metes and bounds description to match the plat.

13A RESPONSE: Noted. The rest of the description as well as the metes and bounds description have been added to the cover sheet.

13B. Cover sheet: See change of note comment.

13B RESPONSE: Noted.

13C. Sheet 3: Make the subdivision line bolder. Add the R.O.W. line of 6th Ave. to match the plat (7' to Plat boundary line). Dedicate an off-site easement to connect to the R.O.W.. Does this street exist? Add record info - how was it granted or dedicated? License Agreement within the 10' Utility easement. Add the 10' Utility easement on the perimeter of the plat boundary. Add easement line from plat. Label the easement (match the plat).

13C RESPONSE: The subdivision line has been made bolder. The ROW line has been updated to match the plat. The property line and ROW line are now at the same spot, therefore an additional offsite easement is not required. The street does not currently exist, but will be constructed prior to the construction of this project as part of the Aurora One Phase 1 Improvements plan. Please

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reference the Aurora One Phase 1 Improvements ISP. A 10' Utility Easement has been added around the perimeter of the property.

13D. Sheet 3 (continued): Does this street exist? Add record info - how was it granted or dedicated?

13D RESPONSE: The street does not currently exist but will be constructed prior to the construction of this project as part of the Aurora One Phase 1 Improvements plan. Please Reference the Aurora One Phase 1 Improvements ISP.

**14. Public Service of Colorado (Donna George/303-571-3306/ donna.l.george@xcelenergy.com)**

14A. See attached letter.

14A RESPONSE: Noted. A 10' wide utility easement had been added around the perimeter of the site.

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

15A. 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.

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- i. Additional comments will be issued as the design progresses.

15A RESPONSE: Noted.

Please do not hesitate to contact me with any questions.

Regards,

**Stantec Architecture Inc.**



**Angelia Cowgill** RA, LEED AP  
Senior Associate, Senior Project Manager  
Phone: 303 575 3434  
Fax: 303 292 0845  
angelia.cowgill@stantec.com

Attachment: Attachment

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