

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250



May 22, 2023

Carl Koelbel  
Koelbel & Co  
5291 E Yale Ave  
Denver, CO 80222

**Re: Second Submission Review – Innovus- Site Plan w/Adjustment and Plat**  
Application Number: **DA-2241-05**  
Case Numbers: 2023-6006-00; 2023-3005-00

Dear Mr. Koelbel:

Thank you for your initial submission, which we started to process on May 3, 2023. 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. **Please note:** *you will see significant comments from the Fire/Life Safety department-these comments were not included within the initial review letter.*

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 June 12, 2023.

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 list them specifically in your letter.

The Planning & Zoning Commission hearing date *will be determined with the next submittal*. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility, and the lack of proper notification will cause the public hearing 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 303-739-7450 or [efuselier@auroragov.org](mailto:efuselier@auroragov.org).

Sincerely,

Liz Fuselier, Planner II  
City of Aurora Planning Department

cc: Ted Swan Ware Malcomb 990 S Broadway, Suite 230 Denver CO 80209  
Jacob Cox ODA  
Filed: K:\SDA\2241-05rev2



## *Second Submission Review*

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

- Exterior Product Material Usage (Planning)
- Parking Lot Frontage – Data Block (Planning)
- Adjustment Mitigation Language (Planning)
- Landscape Quantities Along E-470 Frontage (Landscaping)
- Building Perimeter Landscape Requirements (Landscaping)
- Site Wall Details-Concrete and Corten Steel (Landscaping)
- Infrastructure Site Plan (Public Works)
- Right of Way Dedication (Public Works)
- Gating System Notes (Fire/Life Safety)
- Fire Hydrant Locations (Fire/Life Safety)
- Utility Plan (Fire/Life Safety)
- Trail Location (PROS)
- Easement Labels and Plat Comments (Real Property)
- Pedestrian Connectivity and Signage (Traffic)
- Sight Triangles (Traffic)

### **PLANNING DEPARTMENT 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)
- 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.**

#### **2. Parking Comments**

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

#### **3. Architectural 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)

#### **4. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)**

- 4A. **Sheet 9:** Add Landscape Architects' contact information.
- 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.
- 4C. This is a "Highway Frontage Zone" within the Master Plan and requires more restrictive landscape quantities. Comment repeated.
- 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.
- 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.
- 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.
- 4G. Add "Hand Dug Edge" to the legend.



- 4H. Darken both sides of the sidewalk.
- 4I. Buffer is measured from the back of the walk.
- 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.
- 4K. Pull the measurement to inside the building and not on top of the shrubs.
- 4L. Where is the rest of the fence that the gate attaches to? Show the extent of the proposed fencing.
- 4M. Provide detail for the Corten Steel Site Wall.
- 4N. Dimension and label the street frontage buffer here.
- 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.
- 4P. Please enlarge the table/font.
- 4Q. Provide a detail/elevation of the proposed concrete site wall. Color, material, and height.
- 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?

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 5A. The ISP shall be approved prior to the approval of this site plan.
- 5B. **Sheet 3:** This ROW will go to COA. Please revise.
- 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.
- 5D. Include the CN number for the ISP building the adjacent streets, typical.
- 5E. What is the purpose of the access easement?
- 5F. **Sheet 4:** This ROW will go to COA. Please revise.
- 5G. **Sheet 9:** If the adjacent streets are being provided by the ISP, the section detail is not required on the site plan.
- 5H. **Plat comments:** This is identified as a fire lane easement on the site plan. Minimum 29' if this is a fire lane easement.

### 6. Traffic Engineering (Carl Harline / 303-739-7584 / [Charline@Auroragov.org](mailto: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.
- 6B. **Sheet 4:** Missing street name. Show street name signs. Fix ADA path to follow ramp direction. Reference detail TE-12.
- 6C. **Sheet 9:** 11. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- 6D. Sight triangle is missing. Show/label sight triangles as defined by TE-13.

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

- 7A. Plat Comments
- 7B. **Sheet 2:** Please clarify the locations and types of access easements on the plat to align with those on the site plan.
- 7C. Site Plan Comments
- 7D. **Sheet 1:** Include van accessible spaces in data block.
- 7E. Include construction type, sprinklered/non-sprinklered.
- 7F. Please address whether the 2015 or 2021 I-Codes will be used for this project. Additional comments may follow.

**7G. Sheet 2**

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, 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.

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

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.

**Sheet 3**

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'.

**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.

**7M. Sheet 5**

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

Update the legend to include existing hydrants. TYP

**7N. Sheet 9**

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

Replace ADA sign detail with the example provided below.

Use the provided example to relabel the gating system. TYP

**7O. Sheet 11**

Show all fire hydrants on all landscaping sheets.

See the gating notes on sheet 9 and adjust.



7P. **Sheet 17**

See gating notes on sheet 9.

7Q. **Sheet 22**

It is too difficult to read the numbers due to tight spacing. Please provide clearer drawings so the lighting can be assessed.

**8.Aurora Water** (Daniel Pershing / 303-739-7490 / [Ddpershi@auroragov.org](mailto: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.

**9.PROS** (Curtis Bish / 303-739-7131 / [cbish@auroragov.org](mailto: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.

**10.Land Development Services** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto: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.

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.

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

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

10E. See additional redlined comments on Plat.

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

11A. Please indicate what response was provided to the initial letter.