

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



March 16, 2020

Stan Barter  
Watermark Communities  
9105 North Charleston Avenue  
Portland, OR 97203

**Re: Third Submission Review** – St. Andrew’s Memory Care - Major Site Plan Amendment with Adjustment  
Application Number: **DA-1528-03**  
Case Number: **2001-4011-10**

Dear Mr. Barter:

Thank you for your third submission, which we started to process on February 28, 2020. We reviewed it 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.

A few important issues remain so a technical corrections submission will be required following Planning Commission approval. The Planning Commission hearing is currently scheduled for April 8, 2020. 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. Please revise the Site Plan by April 2, 2020 so that a “clean” site plan may be submitted with the staff report for the Planning Commission hearing.

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.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303) 739-7541.

Sincerely,

Liz Fuselier/Planner I  
City of Aurora Planning Department

cc: Ross Eddy – MOA Architecture 414 14<sup>th</sup> St., Suite 300 Denver CO 80202  
Scott Campbell, Neighborhood Liaison  
Cesarina Dancy, ODA  
Filed: K:\SDA\1528-03rev3.rtf



## *Third Submission Review*

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

- Title Block (Planning)
- Materials Board (Planning)
- Easement Dedication (Real Property)
- Addressing (Planning)
- Preliminary Drainage (Public Works)
- Fire Lane signage (Fire/Life Safety)
- Utility Easement Dedication (Water and Real Property)
- Update Slope (Water)

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. Change the term “waiver” to “adjustment”.
- 1B. Please provide a materials board prior to the Planning Commission hearing.

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

2A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes as soon as possible. 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.

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

#### **3. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

- 3A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
- 3B. On drainage sheet see note: 2% min slope in pond bottom.
- 3C. Access easement is required from drainage easement to public right of way. Show/label proposed access easement.

#### **4. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [MApodaca@auroragov.org](mailto:MApodaca@auroragov.org) / Comments in blue)

- 4A. Include van accessible parking in the data table.
- 4B. See Sheet 4 for redline comments regarding Fire Lane signage.
- 4C. Please label shaded area as 23' FIRE LANE & UTILITY EASEMENT.

#### **5. Aurora Water** (Dan Pershing / 303-739-7646 / [DDPershi@auroragov.org](mailto:DDPershi@auroragov.org) / Comments in red)

- 5A. See Sheet 4 for redline comments: Match existing private storm line to the legend.
- 5B. Is the proposed sewer line extending past the existing sewer?
- 5C. Make sure to update slopes for 4" pipe to 2% minimum.
- 5D. The UE needs to be dedicated. Please coordinate with Andy Niquette.
- 5E. Please show water meter in new location. Please assure shrubs are not planted directly adjacent to meter pit.

#### **6. Real Property** (Darren Akrie / 303-739-7331 / [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / Comments in magenta)

- 6A. Dedicate drainage easement by separate document.