

May 11, 2021

Mr. Dan Osoba
City of Aurora Planning Department
15151 East Alameda Parkway
Suite 2300
Aurora, Colorado 80012

Re: Fourth Submission Review
SEAM Advisory Site Plan Review
Case No. 2020-6019-00
Aurora, Colorado
Eidos Project No. 18015

Dear Mr. Osoba:

The following are the responses to your 4th review comments that we received on April 5, 2021, for the SEAM Advisory Site Plan Review in Aurora, Colorado. The revised drawings are attached to this letter.

PLANNING DEPARTMENT COMMENTS

1. Generally – Dan Osoba

1A. NOTE: the comments and issues on the PIP have all been addressed. Further submissions that update the Site Plan or Plat may impact information or detail in the PIP. Please update the PIP as necessary for the next submission.

Response: The PIP contents and specific items have not changed, but the background drawings were revised with the civil site cds, so an updated PIP is attached for record if you wish to update the drawing exhibit.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Civil Engineering - Kristin Tanabe Site Plan Comments

Sheet AC1.0

2A. Add the Site Plan note as shown on the redlined Site Plan.

Response: The indicated note has been added as note number 23 within the planning notes on sheet AC1.0.

2B. The Site Plan will not be approved until the preliminary drainage letter/report is approved.

Response: Preliminary drainage letter / report is being submitted for final review concurrently to this submittal.

Sheet AC1.1A

2C. Please provide additional slope labels, typical for all sheets. 1% minimum slope for asphalt, 0.5% minimum slope for concrete, and 2% minimum slope for all non-paved areas.

Response: Additional slope labels provided throughout enlarged site plans.

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2D. The minimum slope in the area shown on the redlines is 2%.

Response: Slope updated to indicate a 2% minimum slope within the landscaped area as noted.

2E. All walls greater than 30" require a railing or barrier. Please indicate this in the wall call outs, typical.

Response: All labels at retaining walls updated to indicate that "all walls greater than 30" require a railing or barrier".

Sheet AC1.1B

2F. All walls greater than 30" require a railing or barrier. Please indicate this in the wall call outs, typical.

Response: All labels at retaining walls updated to indicate that "all walls greater than 30" require a railing or barrier".

Sheet AC1.1C

2G. All walls greater than 30" require a railing or barrier. Please indicate this in the wall call outs, typical.

Response: All labels at retaining walls updated to indicate that "all walls greater than 30" require a railing or barrier".

2H. Show and label the 100-year water surface elevation.

Response: The 100 year water surface elevation for Baldwin Creek shown and labeled for both existing and future flows.

Sheet AC1.12

2I. The railing or barrier is required and must be within 3' of the wall .

Response: Section detail 5/AC1.12 at MSE Wall updated to indicate that the Guardrail is to be within 3' of the retaining wall.

3. Fire / Life Safety - John Van Essen Site Plan Comments

Sheet AC1.11

3A. Please add the sign package to the Site Plan. Please add notes to post the Riser Room sign on the Riser Room Door and the FDC sign above the FDC. Please see the redlines for details.

Response Sign package and associated notes added to sheet AC1.2.

3B. Include the fire lane sign posting as well.

Response: Fire lane sign posting diagrams and associated notes added to sheet AC1.2.

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Sheet AC1.13

3C. Please add the Graphic Tow-A-Way sign to the accessible signs. See the redlines for details.

Response: Graphic Tow-A-Way sign added to accessible parking sign drawings (9/AC1.13).

4. PROS - Doug Hintzman
Site Plan Comments

Sheet AC1.0

4A. The sign should have the City of Aurora logo on the sign.

Response: The sign design has been updated to accommodate the City of Aurora emblem as indicated on drawing 3/AC1.0.

Sheet AC1.1

4B. Change the corridors and hatched areas to reflect the latest conversation; don't use hatch patterns unless you put them in the legend; they could be labelled with a leader and note.

Response: Corridors updated to reflect latest conversations. Rip Rap hatch pattern provided within Site Plan Legend for reference.

4C. Label the item shown on the redlined sheet.

Response: Label added to Site Plan sheet AC1.1.

Sheet AC1.1A

4D. Change all the notes regarding fencing to: Post and Cable Fence per PROS Standard Detail F-2.0 and F-2.3. (• Note: this comment applies to all fence notes on sheets AC1.1A, AC1.1B, and AC1.2 as shown on the redlines.)

Response: Labels for the decorative fence between PROS and SEAM site updated to read "Post & Cable fence per PROS standard detail F2.0 & F-2.3".

5. Real Property - Maurice Brooks
Site Plan Comments

5A. Please see the redlined comments, edits, and notes on the Site Plan redlines in magenta.

Response: Comments on site plans addressed on drawings.

5B. The private corridors need to be dedicated by separate document. Please contact Andy Niquette to begin this process (aniquett@auroragov.org).

Response: Per e-mail from Maurice Brooks on the 9th of April 2021, the previous terminology of "dry utility corridor" shall be modified to read "utility corridor" and these corridors may be dedicated on the plat alongside the other corridors shown thereon. These updates have been addressed.

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Plat Comments

5C. Please make the corrections, deletions, and edits as shown on the Plat redlines.

Response: Updates made in accordance with Plat red lines.

Thank you for your time in reviewing the drawings. We hope that the responses have properly addressed your questions. If you need additional information regarding this project, please do not hesitate to contact us.

Sincerely,



Lori M. Hanson
Senior Associate, Project Architect