

March 12, 2021

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

Re: Third 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 3rd review comments that we received on January 15, 2021, for SEAM Advisory Site Plan Review in Aurora, Colorado. The revised drawings are attached to this letter.

1. Planning Department – Dan Osoba
Completeness and Clarity of the Application

1A. Please add the site plan notes. They are attached at the end of this letter.

Response: All required site plan notes added to sheet AC1.0.

2. Civil Engineering – Kristen Tanabe
PIP Comments

2A. (PIP Comments) The PIP and Site Plan Amendment will not be approved by Public Works until the Master Drainage Update is approved.

Response: Noted. Master Drainage Updates have been reviewed and approved.

2B. (PIP Comments) Since a standard deferral as defined by code is not being utilized, please change the language shown to reflect the memorandum of understanding, or whatever document was determined to be appropriate by the city attorney's office.

Response: This section has been revised per language provided by City of Aurora. This project will be utilizing a Memorandum of Understanding between Aurora Water & Aurora Public Works in lieu of a deferral agreement.

Site Plan Comments

Sheet AC1.0

2C. Please include the required Site Plan Notes. In addition, also include the notes as shown on the redlines.

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Response: Required Site Plan Notes have been added to sheet AC1.0.

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

Response: Noted. Preliminary Drainage Report is under review.

Sheet AC1.1A

2E. Repeated Comment: label the slopes, typical for all sheets. Additionally, provide contour labels, typical for all sheets

Response: Information has been included on updated sheets.

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

Response: Information has been included on updated sheets.

2G. Indicate the direction of emergency overflow.

Response: Information has been included on updated sheets.

2H. Label each utility, drainage, access or fire lane corridor, typical for all sheets.

Response: Information has been included on updated sheets.

Sheet AC1.1B

2I. Indicate the direction of emergency overflow.

Response: Information has been included on updated sheets.

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

Response: Information has been included on updated sheets.

Sheet AC1.1C

2K. Indicate the direction of emergency overflow.

Response: There is no emergency overflow for the Baldwin Creek open channel.

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

Response: Refer to updated sheet for clarification of 100 year water surface elevation at Baldwin Creek.

Sheet AC1.2

2M. ROW needs to be shown on the site plan.

Response: Refer to updated Site Plan.

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3. Fire / Life Safety – John Van Essen
PIP Comments

3A. Please show and label the Fire Lane on the Section Detail in the locations shown.

Response: Refer to updated PIP for this information.

Plat Comments

3B. Please add all Fire Lane Corridors to the Plat. See the Civil Plans.

Response: Refer to updated Plat.

Site Plan Comments

Sheet AC1.0

3C. Please add all of the required Life Safety Notes as well. These notes are included in the Site Plan notes attached to this letter.

Response: All Life Safety notes provided have been added to sheet AC1.0.

Sheet AC1.1

3D. Please label all the fire lane corridors. See the Civil Plans.

Response: Fire lane corridors have been added and labeled.

3E. Please update the locations and label the FDC with Knox Hardware at the same locations as on the Civil Plans at the locations shown on the redlines.

Response: Plans have been updated and labeled.

3F. Please label and add the 8' aisles on the Van Accessible spaces at the locations shown.

Response: Van accessible spaces have been updated and are labeled on enlarged sheets.

Sheet AC1.1C

3G. Van accessible space required a 8' aisle. Please revise.

Response: Van accessible spaces have been updated.

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4. PROS – Doug Hintzman
Site Plan Comments

Sheet AC1.1

4A. Since PROS biggest concern is off-site impacts, it would be nice if all off-site work would be shown on this site plan.

Response: Site grading and work was added to site plans to show areas beyond the property line.

Sheet AC1.1A

4B. Within and adjacent to the spillway; contours should be more irregular so that it is less apparent in the landscape.

Response: Refer to revised plan for layout.

4C. We appreciate that the landscape bed has a curvilinear pattern but this results in sections of the bed being at the bottom of a swale which is undesirable; also, the bed appears to have a wide variety of species in small groups which will not create a naturalistic appearance; there are other landscaping alternatives that should be explored to create a desired transition between the open space and the development.

Response: Landscaping was revised, refer to site plans.

5. Real Property – Maurice Brooks
Site Plan Comments

5A. Site Plan comments have been addressed. Please see comments on the Plat.

Response: Noted, see below.

Plat Comments

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

Response: Corrections made, refer to revised Plat.

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