

December 18, 2020

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

Re: Second 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 review comments that we received on August 27, 2020, for SEAM Advisory Site Plan Review in Aurora, Colorado. The revised drawings are attached to this letter.

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. The Final Plat must be uploaded for review as it was not included in this review cycle. Please see the redlined comments from the 1st Review for the required corrections and notes.

Response: Plat has been uploaded.

2. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

2A. Addressing comments have been resolved.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green) *PIP Comments*

3A. The PIP and Site Plan Amendment will not be approved by Public Works until the Master Drainage Update is approved.

Response: Noted

3B. On sheet 4 remove the size per the redlined comment. Just refer to the master drainage for the culvert sizing.

Response: The size has been removed.

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3C. The UDO (Unified Development Ordinance) replaced the sections highlighted in the redlines. Please make the corrections based on the new sections within the UDO.

Response: The correct sections of the UDO has been referenced.

Site Plan Comments Sheet AC1.0

3D. Please include the required Site Plan Notes. In addition, also include the notes as shown on the redlines.

Response: Notes have been added.

3E. The Site Plan will not be approved until the preliminary drainage letter/report is approved.

Response: Noted

Sheet AC1.1

3F. Label the slopes, typical for all sheets.

Response: Additional enlarged site plan sheets have been added and notes have been moved to those larger scale sheets.

3G. All proposed corridors including drainage, utility and access need to be shown on the site plan.

Response: Corridors have been extended and are shown on site plan sheets.

3H. Items that are referenced to the civil plans need to be included on the site plan.

Response: Noted. Some items are referenced in the PIP.

3I. Indicate the maximum height or height range for all walls. Walls greater than 30" require a railing or barrier.

Response: Top of walls has been added to plans with notes for guardrail at any walls over 30".

Sheet AC1.2

3J. Is the ROW shown the ultimate ROW? Dimension the existing and future ROW.

Response: These are shown on civil PIP document.

3K. Include typical sections with the Site Plan.

Response: These are shown on civil PIP document.

Sheet AC1.12

3L. See comment 3M above regarding heights for walls.

Response: See response above.

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4. Fire / Life Safety (John Van Essen / 303-739-7489 / jvanesse@auroragov.org / Comments in blue) *PIP Comments*

4A. Please see the hydrant locations as shown on the PIP phasing plan redlines.

Response: The fire hydrants have been moved to be within 100-feet of the FDC and updated on the site plan.

Site Plan Comments Typical, All Sheets

4B. Please add the Van Accessible Spaces required and provided.

Response: Notes added to AC1.1a sheet.

4C. Add "IBC Type II-B-SPK" to the Site Data Block as shown.

Response: Notes added.

PROS (Doug Hintzman / 303-739-7147 / dhintzma@auroragov.org / Comments in purple) *Final Plat Comments*

5A. Final Plat was not uploaded to this review. Please upload and make corrections based on the first round of comments.

Response: The updated final plat has since been uploaded.

Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta) *Site Plan Comments Typical, All Sheets*

6A. Cover all hydrants with a utility easement. The locations are shown on the redlines. Please consult with Life Safety for the specifications required for the utility easements.

Response: Utility corridors have been added to the plans and plat for all utilities included fire hydrants.

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

LMH:dlp
enclosures