

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



April 5, 2021

Elly Watson
City of Aurora
15151 E Alameda Pkwy
Aurora, CO 80012

Re: Fourth Submission Review – SEAM Advisory Site Plan Review
Case Numbers: **2020-6019-00**

Dear Ms. Watson:

Thank you for your fourth submission. 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.

There are several outstanding comments and issues, and a resubmittal will be required. Please resubmit the plans based on the changes in the engineering drawings after those have been resubmitted.

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 let me know. I may be reached at (303)-739-7121 or dosoba@auroragov.org.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dan Osoba".

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Lori Hanson, Eidos Architecture
Filed: K:\SMA\2020\2020-6019-00rev4



Fourth Submission Review

PLANNING DEPARTMENT COMMENTS

1. Generally

- 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.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Site Plan Comments

Sheet AC1.0

- 2A. Add the Site Plan note as shown on the redlined Site Plan.
2B. The Site Plan will not be approved until the preliminary drainage letter/report is approved.

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.
2D. The minimum slope in the area shown on the redlines is 2%.
2E. All walls greater than 30" require a railing or barrier. Please indicate this in the wall call outs, typical.

Sheet AC1.1B

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

Sheet AC1.1C

- 2G. All walls greater than 30" require a railing or barrier. Please indicate this in the wall call outs, typical.
2H. Show and label the 100-year water surface elevation.

Sheet AC1.12

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

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

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

Sheet AC1.13

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

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

Site Plan Comments

Sheet AC1.0

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

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.



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

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.

5. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Site Plan Comments

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

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

Plat Comments

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