



Planning Division  
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January 15, 2021

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

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

Dear Ms. Watson:

Thank you for your third 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](mailto:dosoba@auroragov.org).

Sincerely,

Dan Osoba, Planner II  
City of Aurora Planning Department

cc: Lori Hanson, Eidos Architecture  
Filed: K:\\$MA\2020\2020-6019-00rev3



## *Third Submission Review*

### **PLANNING DEPARTMENT COMMENTS**

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

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

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

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

##### *PIP Comments*

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

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

###### *Sheet AC1.1A*

- 2E. Repeated comment: label the slopes, typical for all sheets. Additionally, provide contour labels, typical for all sheets.
- 2F. Show and label the 100-year water surface elevation.
- 2G. Indicate the direction of emergency overflow,
- 2H. Label each utility, drainage, access or fire lane corridor, typical for all sheets.

###### *Sheet AC1.1B*

- 2I. Indicate the direction of emergency overflow,
- 2J. Show and label the 100-year water surface elevation.

###### *Sheet AC1.1C*

- 2K. Indicate the direction of emergency overflow,
- 2L. Show and label the 100-year water surface elevation.

###### *Sheet AC1.2*

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

#### **3. Fire / Life Safety** (John Van Essen / 303-739-7489 / [jvanesse@auroragov.org](mailto:jvanesse@auroragov.org) / Comments in blue)

##### *PIP Comments*

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

##### *Plat Comments*

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

##### *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.



*Sheet AC1.1*

- 3D. Please label all the fire lane corridors. See the Civil Plans.
- 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.
- 3F. Please label and add the 8' aisles on the Van Accessible spaces at the locations shown.

*Sheet AC1.1C*

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

**4. PROS (Doug Hintzman / 303-739-7147 / [dhintzma@auroragov.org](mailto:dhintzma@auroragov.org) / Comments in purple)**

*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.

*Sheet AC1.1A*

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

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

*Site Plan Comments*

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

*Plat Comments*

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



## Required Site Plan Notes

*(Copy applicable notes to your Site Plan)*

1. The developer, his successors and assigns, including the homeowners or merchants association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora.

2. All signs must conform to the City of Aurora sign code.

3. Right of way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as "Service/Emergency and Utility Easements" and shall be posted "No Parking - Fire Lane."

### **4. Commercial Projects built under the 2015 IBC:**

"accessible exterior routes" shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to 60% of the accessible building entrances they serve. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route. The accessible route must be located within a sidewalk. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36" and shall be painted with white stripes. The City of Aurora enforces handicapped accessibility requirements based on the 2015 international building code, chapter 11, and the International Code Council (ICC) a117.1-2009.

*(Note to Applicant: Please see Exhibit B8 under the Development/Design Standards section of this Guidebook for items to be shown on a Site Plan).*

### **Accessibility Note for Commercial Projects Built under the 2009 IBC:**

"accessible exterior routes" shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to 60% of the accessible building entrance they serve. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route. The accessible route must be located within a sidewalk. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36" and shall be painted with white stripes. The City of Aurora enforces handicapped accessibility requirements

5. The applicant has the obligation to comply with all applicable requirements of the Americans with Disabilities Act.

6. The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved Site Plan or Landscape Plan on file in the Planning Department. All landscaping will be installed prior to issuance of Certificate of Occupancy.

7. All crossings or encroachments by private landscape irrigation systems or private utilities into easements and street rights-of-way owned by the City of Aurora are acknowledged by the undersigned as being subject to City of Aurora's use and occupancy of the said easements or rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage or repair to city facilities that may result from the installation, operation or maintenance of said private irrigation lines or systems and/or private utilities.

8. The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits.

9. All building address numbers shall comply with Sections 126-271 and 126-278 of the Aurora City Code.



10. All rooftop mechanical equipment and vents greater than eight (8) inches in diameter must be screened. Screening may be done either with an extended parapet wall or a freestanding screen wall. Screens shall be at least as high as the equipment they hide. If equipment is visible because screens don't meet this minimum height requirement, the Director of Planning may require construction modifications prior to the issuance of a permanent Certificate of Occupancy.

11. Notwithstanding any surface improvements, landscaping, planting or changes shown in these site or construction plans, or actually constructed or put in place, all utility easements must remain unobstructed and fully accessible along their entire length to allow for adequate maintenance equipment. Additionally, no installation, planting, change in the surface, etc., shall interfere with the operation of the utility lines placed within the easement. By submitting these site or construction plans for approval, the landowner recognizes and accepts the terms, conditions and requirements of this note.

12. Final grade shall be at least six (6) inches below any exterior wood siding on the premises.

13. All interested parties are hereby alerted that this Site Plan is subject to administrative changes and as shown on the original Site Plan on file in the Aurora City Planning Office at the Municipal Building. A copy of the official current plan may be purchased there. Likewise, Site Plans are required to agree with the approved subdivision plat of record at the time of a building permit; and if not, must be amended to agree with the plat as needed, or vice versa.

14. Errors in approved Site Plans resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum Code requirements will apply at the time of building permit. Please be sure that all plan computations are correct.

15. All representations and commitments made by applicants and property owners at public hearings regarding this plan are binding upon the applicant, property owner, and its heirs, successors, and assigns.

16. Architectural features, such as bay windows, fireplaces, roof overhangs, gutters, eaves, foundations, footings, cantilevered walls, etc, are not allowed to encroach into any easement or fire lane.

17. *(This note is required only when applicable)--*

Attention Building Department: An acoustic analysis, prepared by an acoustic expert, and prepared according to the Planning Application Guidebook instructions, will identify building design features necessary to accomplish exterior noise reduction to achieve interior noise levels not exceeding Ldn \_\_\_\_ (Ldn value to be determined for each project) under worse-case noise conditions.

18. *(This note is required only when applicable)--*

The vendor of any future sale of the real property shall provide the required notice per City Code **Section 146-1587(e) Section 146-822(D)** to be recorded with the County Clerk and Recorder and shall provide such notice to each prospective purchaser of any and all said property. See Exhibit C4 under the Airport Related Land Use Restrictions section of this Guidebook.

19. *(This note is required only when applicable) --*

State any requested waivers of development standards and the applicable terms and conditions pursuant thereto.

20. *For proposed auto repair/service uses, add the following note:*

- There will be no outside, overnight storage of vehicles on the site.



21. *For proposed auto sales lots, add the following notes:*

- No loading and unloading of vehicles will be allowed in the public rights-of-way.
- No parking or sale of display vehicles will occur in the public rights-of-way.
- No vehicle shall be parked, stored or displayed for purpose of sale in the designated display spaces that shows evidence of having flat tires or has exterior body damage that is obviously visible from public rights-of-way.
- No vehicle ramp display equipment will be allowed on the site and no vehicle(s) for display or sale shall be mounted on vehicle ramp display equipment.

BASED ON THE 2009 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2003.

**Note:** This form is also available online:

<https://www.auroragov.org/CityHall/FormsAndApplications/Development/index.htm>