

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



November 25, 2020

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

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

Dear Ms. Watson:

Thank you for your second 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\2020-6019-00rev2



Second Submission Review

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.

2. Addressing (Phil Turner / 303-739-7357 / pturner@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.
- 3B. On sheet 4 remove the size per the redlined comment. Just refer to the master drainage for the culvert sizing.
- 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.

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

Sheet AC1.1

- 3F. Label the slopes, typical for all sheets.
- 3G. All proposed corridors including drainage, utility and access need to be shown on the site plan.
- 3H. Items that are referenced to the civil plans need to be included on the site plan.
- 3I. Indicate the maximum height or height range for all walls. Walls greater than 30" require a railing or barrier.

Sheet AC1.2

- 3J. Is the ROW shown the ultimate ROW? Dimension the existing and future ROW.
- 3K. Include typical sections with the Site Plan.

Sheet AC1.12

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

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.

Site Plan Comments

Typical, All Sheets

- 4B. Please add the Van Accessible Spaces required and provided.
- 4C. Add "IBC Type II-B-SPK" to the Site Data Block as shown.



5. 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.

6. 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.