



ARCHITECTURE | DRAFTING | PRODUCT DEVELOPMENT

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PROJECT: 1519 Geneva St

DATE: 10/23/20

CITY COMMENTS ARE IN BLACK

RESPONSES ARE IN BLUE

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- a. Three (3) outside referral agencies, eight (8) registered neighborhood organizations, and four (4) adjacent property owners were notified of the Redevelopment Plan application. One comment was received from the Northwest Aurora Neighborhood Organization (NANO) expressing no concerns for the project. Due to the lack of neighborhood comments expressing opposition, no neighborhood meeting will be required for this proposal.

- i. **Acknowledged**

- b. Comments were received from 2 outside agencies, which are attached at the end of this letter.

- i. **Acknowledged**

2. Completeness and Clarity of The Application

- a. The layout of the cover sheet does not conform to the standard City of Aurora convention. There are several missing elements, such as the project Title Block, signature block, data block, amendment block, and required site plan notes. Templates for each of these will be provided to you with the review. Additionally, drawings are not typically included on the cover sheet, please remove them.

- i. **Please see updated Sheet A0 layout to match sample site development set "Highline Vision at Eagles Nest Village".**

- ii. **Please see added title block, signature block, data block, amendment block and required site plan notes to Sheet A0.**

- iii. **Drawings noted for removal on redlined drawings have been removed from Sheet A0.**

- b. Increase the scale of the vicinity map so that it focuses more closely on the subject site and immediate vicinity.

- i. **Please see zoomed in vicinity map.**

- c. The sheet index does not accurately list the sheets included in the packet. There are several sheets which were included that are unnecessary in a Site Plan and should be

removed, and the photometric sheet needs to be included but is missing. Please revise the sheets included in the plan set per the comments and then revise the sheet index accordingly.

i. Please see updated Drawing List

- d. Why are the drawings on each sheet done at the provided scale? They are creating a lot of blank and wasted space on each sheet and are fairly small and difficult to read, please adjust this throughout.

i. This is a standard engineering scale for site plans. All information is legible.

- e. What is the design and material for the proposed fence? A detail of the fence should be provided somewhere in the plan set and it must be consistent with the permitted fencing in Section 146-4.7.9.

i. This fence is existing. Please see updated Site Plan Legend.

- f. The ADA compliant pedestrian route must be shown on the site, grading, and photometric plans.

i. Please see added "ADA Pedestrian Route" to Site Plan – New on Sheet A2, Site Plan – New Grading Plan on Sheet A7 and to the Photometric Plan on Sheet E3.0

- g. Remove all the indicated approval signatures and "Not For Construction" notes throughout. The only signatures on the site plan set should be on the cover sheet in the signature block. These items are typically for civil plans.

i. "Not For Construction" has been removed from all sheets except landscape sheets where it was specifically requested in our pre-application notes

- h. Review and address all comments throughout for formatting and correctness.

i. Acknowledged.

3. Streets and Pedestrian Issues

- a. The ADA Accessible Route must be shown on the Grading and Photometric Plans as well as the Site Plan.

i. Please see added "ADA Pedestrian Route" to Site Plan – New on Sheet A2, Site Plan – New Grading Plan on Sheet A7 and to the Photometric Plan on Sheet E3.0

4. Landscaping Issues

- a. Landscape Plan and Data

- i. Move the street tree so that it has a larger planting space. See plan.

1. Proposed street tree has been moved to recommended location on the Site Plan – Landscape Plan on Sheet L1.

- ii. Replace some of the perennials with shrubs as perennials do not provide aesthetic interest most of the year due to their life span.

1. Please see updated Landscape Plan and Landscape Planting Legend on Sheet L1.

- iii. Label the bike racks.

1. Please see added note to the Landscape Plan on Sheet L1 calling out the bike racks.

- b. Irrigation Plan

- i. Remove from this plan sheet and submit separately to Aurora Water, Water Conservation Division. Contact Tim York at tyork@auroragov.org or (303) 326-8819.

1. Sheet has been removed from set and sent to Tim York for review.

c. Tree Mitigation Plan

- i. Remove this sheet from the plan set as there are no existing trees being removed.

1. Sheet has been removed from set.

d. Landscape Notes and Details

- i. Update the notes where indicated.

1. Notes have been updated per redlined drawings.

5. Civil Engineering

- a. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

i. Acknowledged

- b. Add the following note: "In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by City Engineer."

i. Please see added note #9 to Required Site Plan Notes on Sheet A0.

- c. Please provide the required site plan notes.

i. Please see added Required Site Plan Notes to Sheet A0.

- d. Only include contours on the grading plan.

i. Site plans have been updated to only show contours on grading plan.

- e. Please show linework for curb cut and reference the detail number.

i. Please see updated Site Plan – Access Plan on Sheet A5.

- f. A sidewalk easement is required for portions of sidewalk outside of ROW.

i. A 2' sidewalk easement has been proposed. Please see updated site plans

- g. Do not include standard COA details in the site plan. Refer to the detail number in the plan where applicable.

i. Please see updated note on Site Plan – Access Plan on Sheet A5.

- h. Please show/label appropriate signage that limits the access to entry only.

i. Please see added One-Way Access Signs to the Site Plan – Access Plan and One-Way Sign Details on Sheet A5.

- i. Change the sheet title to "Grading Plan".

i. Please see updated sheet title to "Grading Plan"

- j. Include FFE for the structures.

i. Please see all site plans for added FFE for the structure.

- k. Minimum slope away from the building is 5% for 10 feet for landscape areas, minimum 2% for impervious areas.

i. Please see updated Grading Plan on Sheet A6.

6. Traffic Engineering

- a. Add Traffic Engineering notes

i. Traffic Engineering notes have been added to Sheet A0.

- b. Please move notes 1 and 2 to the cover sheet

i. General Site Plan Notes have been moved to Sheet A0.

- c. Add sight triangles per COA STD TE-13.2

- ## 7. Fire/Life Safety

- i. Please see updated proposed water meter location and water meter easement on the Site Plan – Utility Plan on Sheet A4.

9. Real Property

- a. Comments from Real Property will be provided during the second review.

- i. **Acknowledged**