



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

Worth Discovering • [auroragov.org](http://auroragov.org)

August 27, 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 initial submission, which we started to process on August 13, 2020. 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 on or before Tuesday, September 14, 2020.

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:\SMA\2020\2020-6019-00rev1



## *Initial Submission Review*

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. Please ensure that the Master Drainage Report 2020 Update is uploaded and reviewed by Civil Engineering. Drainage reviews are typically separate from the Site Plan review and incur separate fees and review processes. Please contact Civil Engineering to verify if this is required for this proposal.

#### **2. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

- 2A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided is in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

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

#### **3. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto: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. The narrative should include the ultimate improvements and then discuss improvements required with each planning area.
- 3C. Please correct the code citation in the deferral request.
- 3D. If a deferral is granted, design of the ultimate improvements are required and need to be included in the site plan and civil plans. The deferral is for only the construction of the improvements.
- 3E. Include the ultimate improvements for Quincy Avenue as well as the interim improvements. Show the ROW.
- 3F. Please do not include the Master Drainage Report in the PIP. Facilities identified in the MDR shall be shown on the PIP exhibit.

##### *Site Plan Comments*

##### *Sheet AC1.0*

- 3G. Please include the required Site Plan Notes. In addition, also include the notes as shown on the redlines.
- 3H. Include typical sections for Quincy (interim and ultimate) and the interior roads.

##### *Sheet AC1.1*

- 3I. Label the slopes, typical for all sheets.
- 3J. Provide contour labels, typical for all sheets.
- 3K. The minimum slope away from the building is 5% for 10' for landscape areas, and a minimum of 2% for impervious areas.
- 3L. Show and label the 100-year water surface elevation in the channel.
- 3M. Is "RE:CIVIL" referring to Civil Plans? Retaining wall information including max height or height range are required with the site plan. Railing or barrier is required for all walls over 30", typical for all walls.

##### *Sheet AC1.2*

- 3N. While a deferral has been requested, the ultimate design is required for Quincy and needs to be included in the site plan and civil plans. The deferral is for the construction of the improvements.

##### *Final Plat Comments*



- 3O. This plat is to be dedicating the required ROW for Quincy Avenue per the other documents. The ultimate section is 144'. Please clarity.
- 3P. A drainage corridor or tract is required for the channel through the site.

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

*PIP Comments*

- 4A. Add "Public streets, private streets made to the public street standard, or dedicated fire lanes" to the Roadway Improvements section.
- 4B. Please relocated fire hydrants per AC1.1.
- 4C. The drawing looks like there are 4 service lines off a dead end water line.

*Site Plan Comments*

*Sheet AC1.0*

- 4D. Please give the actual height of all the buildings.
- 4E. Please add the Van Accessible Spaces required and provided.
- 4F. Add "IBC Type II-B-SPK" to the Site Data Block as shown.

*Sheet AC1.1*

- 4G. Please label and show the underground fuel tanks with the type of fuel and the gallonage of each tank.
- 4H. Note: in order to place the Fire Hydrants in the correct location, ALL the FDCs have to be located on the Site Plan. Please revise for the next submission.

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

*Final Plat Comments*

*Sheet 1*

- 5A. The title needs to show that this is a replat of the portion of Pronghorn Natural Area and Open Space Flg 1. Please see comment 13E.
- 5B. Only the southern 40 acres is not platted. Please reflect this in the vicinity map.
- 5C. Add a signature line for the Director of Parks, Recreation & Open Space Dept.

*Sheet 2*

- 5D. Everything else shown is Pronghorn Natural Area and Open Space Flg 1.
- 5E. The area highlighted in red on the redlines is the area that has not been platted.

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

*Site Plan Comments*

- 6A. Add the B&D for the boundary of the site, typical for all property lines on all sheets.
- 6B. Add the adjacent subdivision information as provided in the redlines.
- 6C. Add a bar scale.

*Final Plat Comments*

- 6D. Make the corrections as noted on the redlines.
- 6E. Add: "A Resubdivision of a portion of Lot 1, Block 1, Pronghorn Natural Area and Open Space Subdivision Filing No. 1 and located in" to the title as shown in the redlines.
- 6F. Add the description of the section corners at each end of the Basis of Bearing line.
- 6G. Update the Title Commitment to be within 120 calendar days of the plat approval.
- 6H. Send in the State Monument records for the aliquot corners.
- 6I. Send in the closure sheet for the description.
- 6J. Check the area of Lot 1, Block 1.