

Planning Division  
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September 19, 2017

Aaron Blue  
Herschman Architects Inc.  
25001 Emery Road, Suite 400  
Cleveland, OH 44128

**Re: Second Submission Review – Dick's Sporting Goods Addition**  
Case Number: 2004-6074-01

Thank you for your second submission, which we started to process on September 5, 2017. We reviewed it and attached our comments along with this review 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.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Tuesday, October 3, 2017. Please note that dedication of any new easements can be done by separate document and can take between 4 and 6 weeks to process, so it is recommended that you begin this process immediately so that it does not delay your minor amendment approval.

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 questions 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 I  
City of Aurora Planning Department



## Second Submission Review

### SUMMARY OF COMMENTS

- Payment to the Tree Planting Fund in the amount of \$800.00.
- Relocation of the water line so it is not less than 6' from the easement line.
- Revise the new median striping on S Southlands Parkway.
- Dedication of any new easements can be done by separate document and can take between 4 and 6 weeks to process, so it is recommended that you begin this process immediately so that it does not delay your minor amendment approval.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### **1. Forestry** (Rebecca Lamphear / (303) 739-7139 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org))

1A. The applicant has determine to pay in the amount of \$800.00. Please send the check to Rebecca Lamphear in the Forestry Division.

#### **2. Life Safety** (Ted Caviness / (303) 326-7628 / [tcaviness@auroragov.org](mailto:tcaviness@auroragov.org) – Comments in blue)

##### 2A. SHEET T1.0 / COVER SHEET

- Within the Data Block, provide the number of required and provided Van Parking Accessible parking spaces.
- Update NOTE # 9 with “All building address numbers shall comply with the Aurora City Code, Section 126, Article VII – Numbering of Buildings”.
- Add a NOTE as provided on the redlines regarding Emergency Responder Radio Coverage; note: the number is to be the next number in sequence.
- IMPORTANT NOTE regarding 60-foot yard declaration for unlimited area buildings provided on redlines.
- Update code editions within bottom of NOTES section; see redlines for locations.

##### 2B. SHEET C1.01 / CIVIL SITE PLAN

- Show the interconnectivity of the 23' fire lane to maintain the 29' inside and 52' outside turning radii with a label and a heavy dashed line; see redlines for possible example.
- Fire lane signs need to be posted every 100' (50' on alternating sides) along the fire lane; see redlines.
- Show the location of the FDC and Knox Box on this sheet; see redlines for additional details.

##### 2C. SHEET C1.03 / PRELIMINARY UTILITY PLAN

- Show the interconnectivity of the 23' fire lane to maintain the 29' inside and 52' outside turning radii with a label and a heavy dashed line; see redlines for possible example.
- Show the location of the FDC and Knox Box on this sheet; see redlines for additional details.
- Update the building address on the sheet label to 6305 S Main Street. (Typical all sheets)

##### 2D. SHEET C2.01 / CIVIL DETAILS

- Maintain a minimum of 7' from the bottom of any sign to grade; see redlines.

##### 2E. SHEET L1.01 / LANDSCAPE PLAN

- Show the location of the FDC and Knox box on this sheet; see redlines for additional details.

#### **3. Real Property** (Darren Akrie / (303) 739-7331 / [dakrie@auroragov.org](mailto:dakrie@auroragov.org))

3A. Real Property has not yet submitted comments. We will contact you via email with comments as soon as we receive them. You may contact Darren Akrie directly at 303.739.7331 for comments.



**4. Aurora Water** (Edward Francis / (303) 739-7382 / [efrancis@auroragov.org](mailto:efrancis@auroragov.org) – Comments in red)

4A. The water line should not be less than 6' from the easement line. Consider relocating the water line as shown on the C1.03 / Preliminary Utility Plan redlines. Adjust the sanitary sewer to ensure at least a 10' lateral clearance from the water line.

4B. Use two distinct linetypes for the water line across S Southlands Parkway on the southwest corner of the building, given that one side will remain in service, while the other will be demolished. See the C1.03 / Preliminary Utility Plan redlines.

**5. Traffic** (Victor Rachael / (303) 739-7309 / [vrachael@auroragov.org](mailto:vrachael@auroragov.org) – Comments in orange)

5A. Sheet C1.01 Civil Site Plan

- The striping as shown on C1.01 / Civil Site Plan indicates both your driveway and the one on the south are  $\frac{3}{4}$  access. Revise to something similar as shown in red.