



Planning Division
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March 16, 2023

Matthew Crawford
Ryman Hospitality Partners, Inc.
One Gaylord Drive
Nashville, TN 37214

Re: Initial Submission Review: Gaylord Rockies Pavilion Addition – Site Plan Amendment
Application Number: DA-1895-08
Case Number: 2015-6011-07

Dear Mr. Crawford:

Thank you for your initial submission, which we started to process on February 17, 2023. We reviewed it and attached our comments along with this cover letter. The review letter contains comments from all city departments.

Since some 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 April 6, 2023 to remain on schedule.

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 give me a call. I may be reached at 303-739-7857.

Sincerely,

Sarah Wile, AICP
Senior Planner, City of Aurora
Planning & Development Services Department

cc: Jason Margraf, Dewberry
Cesarina Dancy, ODA
Filed: K:\\$DA\1895-08rev1.rtf



Initial Submission Review

1. Planning (Sarah Wile / 303-739-7857 / swile@auroragov.org / Comments in teal)

1A. Additional discussions are needed regarding the proposed second cover sheet in the Site Plan. Staff's preference is to make all changes to the existing, signed cover sheet like preference amendments because having a new cover sheet in the middle of the Site Plan could be confusing. Please coordinate with your Case Manager on this prior to resubmitting.

1B. The Data Block included on the second cover sheet encompasses the entire Gaylord site / building, so it's unclear why this is needed when the data block on the existing cover sheet could be updated like it was with previous Site Plan amendments. Please clarify.

1C. Please turn off / flatten all AutoCAD SHX text in the PDF.

1D. Please coordinate with staff on the proposed site plan notes sheet. This also relates to Item 1A.

1E. Make minor revisions to the Amendment Narrative on Sheet 98.

1F. In the existing Site Plan, please bubble Sheets 22, 27, and 29 to show the location of where this building addition will be and put a #4 in a triangle next to it. Add a note on each sheet stating that details regarding the event pavilion addition are provided on Sheets X through X. This way there is some reference to the building addition earlier in the Site Plan than Sheet 98.

1G. Please bubble the outer edge of all new sheets and put a #4 in a triangle next to the bubble so it's clear that these sheets were part of an amendment to the existing Site Plan.

1H. Some of the sheets are missing callout boxes on the Key Map. Please update.

1I. Please note the gross floor area of the event pavilion addition on Sheet 99 where requested.

1J. Remove the Irrigation Plan sheets from the submittal and update sheet numbers accordingly. Those are reviewed through a separate submittal to Aurora Water.

1K. On Sheet 119, please note the height of the building addition on each elevation, remove the sign, and lighten / gray back areas outside of the scope of this building addition.

2. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Sheet 96

2A. Remove the irrigation sheets from this submittal. See additional redlines on Sheet 115.

Sheet 97

2B. Update Note 6 to include language regarding the requirement to install all the missing parking lot trees. They will be installed in conjunction with the construction of the building addition. Note: These were included on the original approved Site Plan and are required by code to be installed within all parking lots.

Sheet 111

2C. Add hatch or color so that the location standards out on the Key Map.

2D. Where there is no mulch shown by color, what is happening with the ground plane treatment? What does the medium green color represent? Add to the legend.



2E. What mulch treatment is proposed for the landscape beds themselves?

Sheet 114

2F. Code requires all shrubs to be 5-gallon at time of installation.

2G. Fountain grass is an ornamental grass and not a shrub.

2H. While not required by code, the identified hatch patterns are being used multiple times to represent different plants. Consider using different patterns for different plants for less confusion despite the plants being called out on the landscape plan.

Sheet 115 and 116

2I. Remove the irrigation sheets from this plan set. They should be submitted separately to Aurora Water (Water Conservation Division) through a separate application. Contact Tim York (tyork@auroragov.org or 303-326-8819).

3. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

3A. Concentrated flows cannot cross sidewalks. Please provide sidewalk chases if this swale area remains.

3B. A civil plan revision is required if these improvements have not been covered under a previous revision. The revision shall be submitted and accepted for review prior to approval of the Site Plan Amendment.

3C. Provide additional slope labels around the site where there aren't buildings. There should be a minimum 2% in unpaved areas and a minimum of 0.5% for concrete.

3D. Provide the maximum height or height range for the wall. Indicate the material. Provide railing for walls over 30".

4. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

4A. There are no comments at this time.

5. Fire / Life Safety (Steve Kirchner / 303-739-7489 / stkirchn@auroragov.org / Comments in blue)

Sheet 1

5A. Identify which ICC code year you will be using for the project. Additional comments may come after the code year is selected. Ensure that the code year is consistent throughout the document.

5B. Separate out the items that are related to the new work being proposed.

Sheet 2

5C. Remove the requested notes.

6. Forestry (Rebecca Lamphear / 303-739-7139 / ralamphea@auroragov.org)

6A. Forestry does not recommend crusher fines (decomposed granite) as a mulch within the drip-zone of trees. This product prohibits water infiltration, increases compaction and results in poor tree health. Wood mulch is preferred.