

September 30, 2020

Mr. Dan Osoba  
Planner II  
City of Aurora Planning Department  
15151 East Alameda Parkway  
Suite 2300  
Aurora, Colorado 80012

Re: Initial Submission Review  
SEAM Advisory Site Plan Review  
Case No. 2020-6019-00  
Aurora, Colorado  
Eidos Project No. 18015

Dear Mr. Osoba:

The following are the responses to your review comments that we received on August 27, 2020, for SEAM Advisory Site Plan Review in Aurora, Colorado. The revised drawings are attached to this letter.

#### **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.

***Calibre Response: The Master Drainage Addendum was revised per comments received from Engineering and will be uploaded separately.***

##### 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 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.

***Eidos Response: Addresses have not changed since original assignment and are as indicated on the plans. Final drawings file will come from civil engineer.***

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

##### 3. Civil Engineering (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org))

###### PIP Comments

3A. The PIP and Site Plan Amendment will not be approved by Public Works until the Master Drainage Update is approved.

***Calibre Response: Noted.***

3B. The narrative should include the ultimate improvements and then discuss improvements required with each planning area.

***Calibre Response: Additional detail for the future planning areas was added.***

3C. Please correct the code citation in the deferral request.

**Calibre Response:** *The code referenced was taken from the Volume 1 of the City code dated February 24, 2020. If there is another section to be referenced, please identify and that will be added.*

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.

**Calibre Response:** *As discussed in a meeting with City staff on September 9, 2020 the ultimate section for Quincy Avenue was added to the plans but the design and construction of Quincy will be included in the deferral request.*

3E. Include the ultimate improvements for Quincy Avenue as well as the interim improvements. Show the ROW.

**Calibre Response:** *The ultimate ROW was added.*

3F. Please do not include the Master Drainage Report in the PIP. Facilities identified in the MDR shall be shown on the PIP exhibit.

**Calibre Response:** *The intent was not to include the MDR with the PIP and has been removed.*

#### **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.

**Eidos Response:** *Notes added to sheet*

3H. Include typical sections for Quincy (interim and ultimate) and the interior roads.

**Eidos Response:** *Sections provided by civil – Added notes to AC1.2 to clarify.*

##### **Sheet AC1.1**

3I. Label the slopes, typical for all sheets.

**Eidos Response:** *Added notes to site plans to clarify.*

3J. Provide contour labels, typical for all sheets.

**Eidos Response:** *Added contour labels to site plans.*

3K. The minimum slope away from the building is 5% for 10' for landscape areas, and a minimum of 2% for impervious areas.

**Eidos Response:** *Added notes to site plans to clarify.*

3L. Show and label the 100-year water surface elevation in the channel.

**Eidos Response:** *On civil drawings.*

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.

**Eidos Response:** *Yes, RE: CIVIL refers to civil plans. Added top of wall elevations to all retaining walls based on Civil grading. Also added MSE wall sections.*

##### **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.

**Eidos Response:** *Full build out design will be deferred based on discussions with the City following comment, however we will include the full build out cross section in civil plans as directed.*

3O. This plat is to be dedicating the required ROW for Quincy Avenue per the other documents. The ultimate section is 144'. Please clarify.

**Eidos Response:** *Refer to civil drawings.*

3P. A drainage corridor or tract is required for the channel through the site.

**Eidos Response:** *Refer to civil drawings.*

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4. Fire / Life Safety (John Van Essen / 303-739-7489 / jvanesse@auroragov.org)

PIP Comments

4A. Add "Public streets, private streets made to the public street standard, or dedicated fire lanes" to the Roadway Improvements section.

**Calibre Response:** *The access drives were identified as private roads with dedicated fire access.*

4B. Please relocated fire hydrants per AC1.1.

**Calibre Response:** *Several of the FDCs have been adjusted since the previous submittal. Fire hydrants have been relocated to within 100-feet of the FDC.*

4C. The drawing looks like there are 4 service lines off a dead-end water line.

**Calibre Response:** *The water main has been extended so the services are not on a dead-end line.*

**Site Plan Comments**

**Sheet AC1.0**

4D. Please give the actual height of all the buildings.

**Eidos Response:** *added to Site Data Block on AC1.0.*

4E. Please add the Van Accessible Spaces required and provided.

**Eidos Response:** *added to Site Data Block on AC1.0 – Per Table 208.2 ADAAG.*

4F. Add "IBC Type II-B-SPK" to the Site Data Block as shown.

**Eidos Response:** *added to Site Data Block on AC1.0.*

**Sheet AC1.1**

4G. Please label and show the underground fuel tanks with the type of fuel and the gallonage of each tank.

**Eidos Response:** *Added note to Site Plans - (2) 15,000 Gal. tanks (1) unleaded (1) diesel.*

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.

**Eidos Response:** *Site plans have been updated with FDC locations and current Fire Hydrants.*

5. PROS (Doug Hintzman / 303-739-7147 / dhintzma@auroragov.org)

Final Plat Comments

**Calibre Response:** *The final plat will be submitted separately, and responses will be provided at that time. The responses provided below are the anticipated responses.*

Sheet 1

5A. The title needs to show that this is a replat of the portion of Pronghorn Natural Area and Open Space Flg

**Calibre Response:** *Title revised.*

5B. Only the southern 40 acres is not platted. Please reflect this in the vicinity map.

**Calibre Response:** *Vicinity map updated.*

5C. Add a signature line for the Director of Parks, Recreation & Open Space Dept.

**Calibre Response:** *Signature line added.*

Sheet 2

5D. Everything else shown is Pronghorn Natural Area and Open Space Flg 1.

**Calibre Response:** *Noted.*

5E. The area highlighted in red on the redlines is the area that has not been platted.

**Calibre Response:** *Noted.*

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6. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org)

Site Plan Comments

6A. Add the B&D for the boundary of the site, typical for all property lines on all sheets.

**Calibre Response: The bearing and distances were added.**

6B. Add the adjacent subdivision information as provided in the redlines.

**Calibre Response: The subdivision information was added.**

6C. Add a bar scale.

**Calibre Response: Added.**

Final Plat Comments

**Calibre Response: The final plat will be submitted separately, and responses will be provided at that time. The responses provided below are the anticipated responses.**

6D. Make the corrections as noted on the redlines.

**Calibre Response: Correction were made.**

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.

**Calibre Response: Revised.**

6F. Add the description of the section corners at each end of the Basis of Bearing line.

**Calibre Response: Added.**

6G. Update the Title Commitment to be within 120 calendar days of the plat approval.

**Calibre Response: This will be done when the plat is recorded.**

6H. Send in the State Monument records for the aliquot corners.

**Calibre Response: Information provided.**

6I. Send in the closure sheet for the description.

**Calibre Response: Information provided.**

6J. Check the area of Lot 1, Block 1.

**Calibre Response: The area was checked.**

Thank you for your time in reviewing the drawings. We hope that the responses have properly addressed your questions. If you need additional information regarding this project, please do not hesitate to contact us.

Sincerely,



Lori M. Hanson  
Senior Associate, Project Architect

LMH:dlp  
enclosures