



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

Worth Discovering • auroragov.org

June 28, 2019

Chuck Patel
Ln Hospitality Denver, LLC
1916 Ticino Ct
Pleasanton, CA 94566

Re: Technical Corrections Submission Review – Element by Westin - Site Plan with Waiver
Application Number: **DA-1944-03**
Case Number: 2018-6057-00

Dear Mr. Patel:

Thank you for your technical corrections submission, which we received on June 17, 2019. We reviewed it and attached our comments along with this cover letter.

Because there are some outstanding issues remaining, another technical corrections submission will be required.

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. You may reach me at 303-739-7251.

Sincerely,

Brandon Cammarata, AICP
Senior Planner
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department
Kate Kvamme - Icon Architectural Group 4000 Garden View Dr, Ste 101 Grand Forks, ND 58201
Susan Barkman, Neighborhood Services
Mark Geyer, ODA
Filed: K:\SDA\1944-03tech1.rtf



Technical Corrections Submission

1. PLANNING DEPARTMENT COMMENTS

Reviewed by: Brandon Cammarata / bcammara@auroragov.org / 303-739-7251

1A. Please provide CAD version of the Plat and Site Plan to confirm [City of Aurora CAD Standards](#).

1B. Remove the floor plan sheets with the final site plan set. (see redlines).

1C. Please note the Detention Pond Landscaping north of 4th Avenue will need to be complete prior to Certificate of Occupancy. This design of the detention pond landscaping is in process and was initiated by the master developer of Abilene Station.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Civil Engineering

Kristin Tanabe, ktanabe@auroragov.org / 303-739-7306 / Comments in green.

2A. The site plan will not be approved by public work until the preliminary drainage letter/report is approved.

2B. Please refer to the draft lighting standards for acceptable luminaires for public street and pedestrian lights, page 18.

2C. Unless they are existing, all street lights in public right of way will be owned and maintained by the City of Aurora and shall meet COA standards. Refer to draft lighting standards, page 18.

3. Real Property

Darren Akrie / dakrie@auroragov.org / 303-739-7331 Comments in magenta.

3A. See the red line comments on the Site plan.

3B. Continue working with Grace Gray on the License Agreement; and

3C. Andy Niquette on the easement dedication by separate document.

4. Traffic

Reviewed by: Brianna Medema / bmedema@auroragov.org / (303) 739-7336 Comments in orange.

4A. This area is also a sight triangle, so shade accordingly. Plantings look appropriate (except for far north east corner).

4B. Review plantings within the sight triangle, remove plants that do not meet the City's criteria.

4C. Reaches 5-ft tall?

5. Life Safety

William Polk / wpolk@auroragov.org / 303-739-7371 Comments in blue.

Site Plan Comments

5A. Please remove "With Approved Hardware" from Knox Box labels. TYP (sheet 3)

5B. Please add "With Approved Hardware" to the FDC labels. TYP (sheet 3)

5C. Please show the 23' fire lane easement on the Plat. (sheet 3)

5D. Is this a flat transition from the parking lot to the accessible sidewalk? (sheet 7)

5E. Advisory Note: As mentioned in the last review, the architectural sheets will not be reviewed for code compliance during Building Construction Document Review. These sheets should be submitted with the construction set. Please remove these sheets. TYP (sheet 11)

5F. Please remove "With Approved Hardware" from Knox Box labels. TYP (sheet 16)

5G. Please remove "With Approved Hardware" from Knox Box labels. TYP (sheet 17)

Plat Comments

5H. Coordinating with civil plan and plat, please revise by showing the fire lane easement. The labels for the fire lane easement labels must match. (sheet 1)

5I. Although the dedication process has been initiated, the Plat must reflect the 23' fire lane delineation. (sheet 1)