

Comment from City of Aurora dated June 29, 2019
Response letter from ICON 1/15/2020

Office of Development Assistance
15151 E. Alameda Parkway, Suite 5200
Aurora, Colorado 80012

RE: Technical Corrections Submission Review
Application Number DA-1944-03
Case Number: 2018-6057-00
Element by Westin
Aurora, CO

Dear Mr. Cammarata:

In response to the comments (City comments reiterated first below, followed by ICON response):

1. Planning Department Comments

1A. Please provide CAD version of the Plat and Site Plan to conform to City of Aurora CAD Standards.

ICON: Plat services were not anticipated for this project as the subdivision was platted prior to the purchase. Please confirm if this is necessary. Site plan to City of Aurora CAD Standards uploaded to portal.

1B. Remove the floor plan sheets with the final site plan set.

ICON: Removed.

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

ICON: Understood and we have been notified that the detention pond design has been approved by the City so the process is well underway.

2. Civil Engineering

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

ICON: Understood, the Preliminary Drainage Letter is being reviewed by engineering.

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

ICON: Sheet ESP1.1 provided by overall developer of Abilene Station, per drawing provided SL-1 is to be installed by developer. I believe these have already been installed but would have to be confirmed by Abilene Station Developer/City. PL-1 fixtures to be installed during construction of Element hotel.

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.

ICON: Sheet ESP1.1 provided by overall developer of Abilene Station, per drawing provided SL-1 is to be installed by developer. I believe these have already been installed but would have to be confirmed by Abilene Station Developer/City. PL-1 fixtures to be installed during construction of Element hotel.

3. Real property

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

ICON: The sidewalk is flat in the entirety of the blue highlight made by the City. The plat easement has been added to the site plan per the comment on A001. Fire lane easement updated to reflect Civil Drawings easement. Please see response to 1A regarding plat requirements.

3B. Continue working with Grace Gary on the License Agreement:

ICON: Client is working through comments received 1/7/2020 regarding License Agreement.

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

ICON: Client is working through comments received 1/7/2020 regarding License Agreement.

4. Traffic

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

ICON: Sight triangle has been shaded as requested on the landscape plan.

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

ICON: Plants in the streetscape that fall within the sight triangles are limited to the following species, with the corresponding mature heights:

PB Prunus besseyi 'Pawnee Buttes' 18" mature height

JB Juniperus horizontalis 'Blue Chip' 12" mature height

FO Festuca ovina glauca 'Elijah Blue' 12" mature height

4C. Reaches 5 ft tall?

ICON: The plant in question has a low spreading form, with an 18" mature height.

Life Safety

5A. Please remove "With Approved Hardware" from Knox Box labels.

ICON: Completed.

5B. Please add "With Approved Hardware" to the FDC Labels.

ICON: Completed.

5C. Please show the 23' fire lane easement on the Plat.

ICON: The plat which created the Lot for this project was recorded several years ago. Therefore, we cannot add the fire lane easement to the plat but is being created by separate document.

5D. Is this flat transition from the parking lot to the accessible walk?

ICON: The sidewalk is flat in the entirety of the blue highlight made by the City. There is a ramp on the north side of the HC stalls which ramps down to the parking lot elevation (i.e. no curb along the HC stalls).

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 shall be submitted with the construction set. Please remove these sheets.

ICON: Completed.

5F. Please remove "With Approved Hardware" from Knox Box labels.

ICON: Completed.

5G. Please removed Approved Hardware" from Knox Box Labels.

ICON: Completed.

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.

ICON: Plat services were not anticipated for this project as the subdivision was platted prior to the purchase. The easement labels on the Arch site plan match the Civil Plan.

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

ICON: The plat which created the Lot for this project was recorded several years ago. Therefore, we cannot add the fire lane easement to the plat but is being created by separate document.

Please let us know if you require anything further or have any questions.

ICON

Kind Regards,

Kate Kvamme, AIA

Kate Kvamme, AIA

From: Cammarata, Brandon <bcammara@auroragov.org>
Sent: Wednesday, January 15, 2020 4:50 PM
To: Kate Kvamme, AIA
Cc: Steve Goldade, AIA
Subject: RE: Aurora Element Plat Revisions DA-1944-03

Kate –

Right. The easement will need to be recorded by separate document. The easement should be shown on the “Site Plan”

Brandon Cammarata, AICP
Senior Planner
Planning & Development Services | City of Aurora
office 303.739.7251 | fax 303.739.7268



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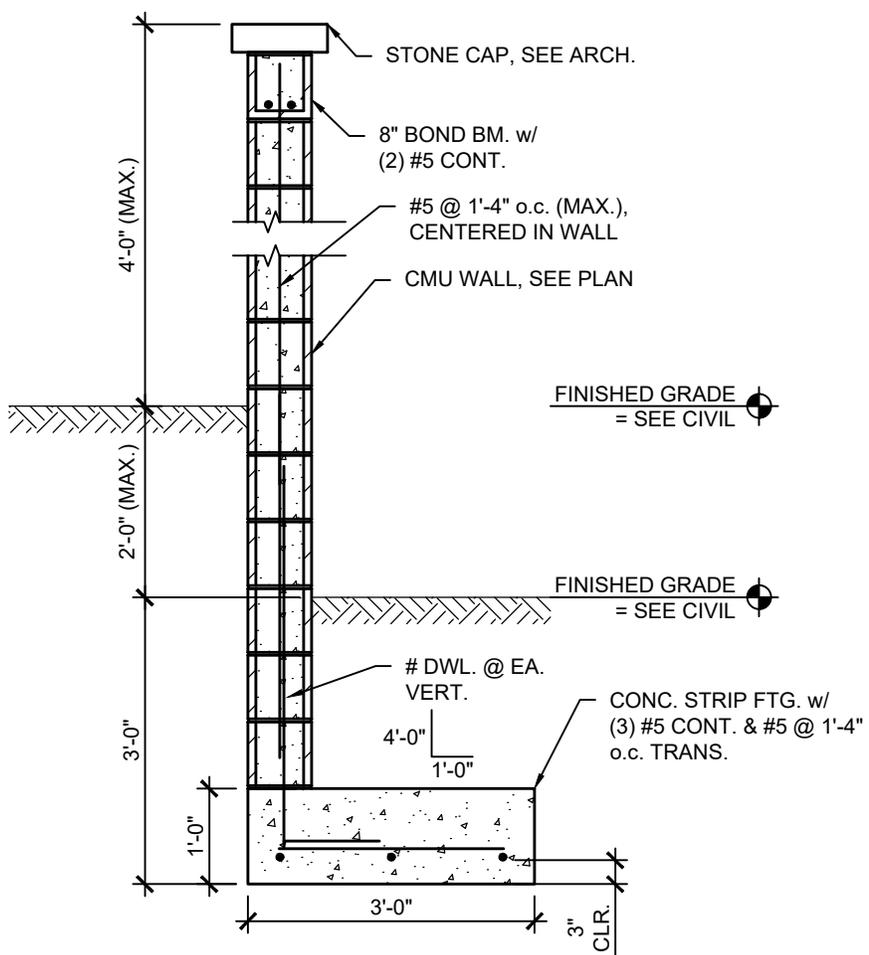
From: Kate Kvamme, AIA <katek@iconarchitects.com>
Sent: Tuesday, January 14, 2020 1:10 PM
To: Cammarata, Brandon <bcammara@auroragov.org>
Cc: Steve Goldade, AIA <steveg@iconarchitects.com>
Subject: Aurora Element Plat Revisions DA-1944-03

Brandon, after speaking with both our civil engineer, and also the engineer who completed the original plat, I don't believe the comment 5H nor 1A Plat is required as the plat has been completed.
Can you please confirm this?

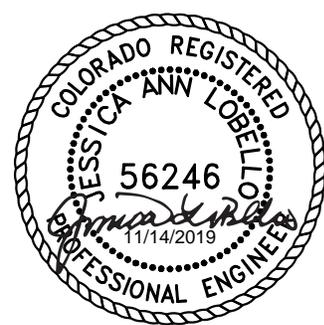
Thanks,

Kate Kvamme AIA, NCARB, LEED-AP
Architect


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www.ICONarchitects.com | www.iconHD.com



1 TYP. CMU RETAINING WALL DETAIL
SD-1 SCALE: 1/2" = 1'-0"



NO.	DATE	REVISION

DRAFTED HMH
REVIEWED CGM
PROJECT NUMBER 1924-00146
ISSUE DATE 11/14/2019

ELEMENT BY WESTIN
301 BLACKHAWK STREET
AURORA, CO 80011

TYP. CMU RETAINING WALL DETAIL

SHEET
SD-1