

Planning Division  
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November 2, 2021

Oyun Namjig  
Premier Investment Properties, LLC  
9579 Kentwick Cir  
Centennial, CO 80112

**Re: 2<sup>nd</sup> Technical Submission Review – 570 Potomac Street Retail – Site Plan**  
Application Number: **DA-2219-00**  
Case Numbers: **2021-6001-00**

Dear Oyun Namjig:

Thank you for your second technical submission. We reviewed it and attached our comments along with this cover 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 and community members.

Several important issues remain that can be addressed in another technical review. Please make the corrections noted in this letter and on the redlined Site Plan and resubmit your work to the Development Review website at [www.aurora4biz.org](http://www.aurora4biz.org).

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 let me know. I may be reached at 303-739-7121 or [dosoba@auroragov.org](mailto:dosoba@auroragov.org).

Sincerely,

Dan Osoba, Planner II  
City of Aurora Planning Department

cc: Lucy Van Dusen, RMG Engineers  
Brian Pippin, Haselden  
Laura Rickhoff, ODA  
Filed: K:\SDA\2219-00tech2



## Second Technical Submission Review

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions, Comments and Concerns

- 1A. No additional community questions, comments, nor concerns were received with this review.

#### 2. Completeness and Clarity of the Application

##### *Generally*

- 2A. Please ensure all AutoCAD SHX Text items are flattened when creating the PDF. After exporting the PDF, please ensure there are no comments on the PDF prior to uploading.

#### 3. Signage Issues

- 3A. Signage issues have been resolved.

#### 4. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

##### *Sheet 5*

- 4A. 1 tree and 5 shrubs per 25 linear feet is the requirement for the southern non-street perimeter buffer. Please update the table for area C as shown on the redlines.
- Note: 50% of the species must be an evergreen variety. **Addressed.**

#### 5. Addressing (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

- 5A. 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.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

##### *Sheet 1*

- 6A. This Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.
- 6B. Ensure the comments in the preliminary drainage report are also addressed in the Site Plan. **Addressed.**

##### *Sheet 3*

- 6C. Show the proposed storm sewer. **Addressed.**
- 6D. The maximum slope is 4% for 65' from the flowline. **Addressed.**
- 6E. The slope away from the building in ADA areas must be a minimum of 1.5%. **Addressed.**
- 6F. The areas called out in the redlines is not part of the ADA route. Increase the slope to meet minimum requirements. **Addressed.**
- 6G. No portion of any wall supports may extend to the adjacent property. How is maintenance access provided? **Maintenance will be through the front door of each unit.**
- 6H. Label the slopes in the landscape area. **Addressed.**

##### *Sheet 5*

- 6I. The storm profile is not part of the Site Plan submittal. Please remove this sheet. **Addressed.**

##### *Sheet 5*

- 6J. Show the proposed storm sewer. **Addressed.**



**7. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)

7A. Traffic Engineering comments have been addressed.

**8. Aurora Water** (Daniel Pershing / 303-739-7646 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)

*Sheet 4*

8A. The meter cannot be placed in concrete nor can the utility easement be graded. **Addressed.**

**9. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

*Sheet 2*

9A. Cover the portion of the pork chop shown in the redlines with a License Agreement. Contact Grace Gray at [ggray@auroragov.org](mailto:ggray@auroragov.org) to start this process. Note, the Site Plan will not be approved and building permits will not be issued until the License Agreement is complete. **Addressed.**

9B. Work with Andy Niquette ([releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org) and [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org)) to continue working on the easement dedication and release processes for this development. The Site Plan will not be approved and building permits will not be issued until the easement dedication and release documents are completed and ready to record. **Addressed.**