

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



January 11, 2023

Robinson Zamorano
Landmark Companies
21500 Biscayne Blvd, 4th Floor, Ste 402
Aventura, Florida, 33180

Re: 2nd Technical Submission Review – Landmark at Town Center – Site Plan and Final Plat
Application Number: **DA-1594-11**
Case Number: **2022-4007-00; 2022-3007-00**

Dear Mr. Zamorano:

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 outside agency referrals.

Several issues remain; however, another technical submission will be required. Please revise your previous work and upload the revised documents for a technical review on or after September 20, 2022. Please see the comments within this letter for details.

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.

If you have any comments or concerns regarding this review, please contact me at dosoba@auroragov.org or 303-739-7121.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dan Osoba".

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Elyse Applegate, Norris Design
Diana Rael, Norris Design
Brit Vigil, ODA
Filed: K:\SDA\1594-11tech2



2nd Technical Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No additional comments were received from adjacent property owners or registered neighborhood groups.

2. Open Space Comments

2A. Open space comments have been addressed.

3. Architectural Design Comments

3A. Architectural design comments have been addressed.

4. Signage Comments

Sheet 1

4A. The sign area must be shown on the elevations for building no 6. Indicate the sign area by a dashed line and call out "Proposed wall sign".

4B. Locations of all monument signs must be shown on the site plan. Provide dimensions from the monument sign to the right-of-way. A license agreement will be required for any sign that encroaches into any easement.

Sheet 7

4C. Provide a detail(s) for the monument signage. The detail shall provide dimensions of the sign and show the proposed area. Note that monument sign area is counted on both sides if signage occurs on both sides.

5. Landscaping Comments (Kelly Bish / kbish@auroragov.org / Comments in blue, red text)

5A. Landscaping comments have been addressed.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Julie Bingham / jbingham@auroragov.org / Comments in green)

Site Plan Comments

Sheet 1

6A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

Sheet 6

6B. Please clarify what this is pointing to.

6C. The minimum slope on asphalt is 1%.

6D. The minimum slope in unpaved areas is 2%.

6E. The maximum slope is 3:1.

7. Real Property (Maurice Brooks / mbrooks@auroragov.org / 303-739-7294 / Comments in magenta)

Site Plan and Plat Comments

7A. See the red line changes and comments on the Plat and Site Plan.

7B. Send in the current Certificate of Taxes Due for the platted area. See the red line changes and comments on the Plat and Site Plan. Some of the easement names do not match between the documents; the Site Plan should match the Plat. On the Site Plan, I have indicated some steps (and possible railings) encroaching into some easements. These encroachments will need to be covered by a License Agreement. No portion of any building can encroach into any easement, including balconies, overhangs, awnings, etc. The monument sign is shown on the Site Plan; make sure it or any retaining walls do not encroach into any easements, or else they will need to be added to the License Agreement. Submit your License Agreement documents to licenseagreement@auroragov.org. There is an easement shown to be encroaching into the easement; this easement will need to be released prior to any building permits. Submit your easement release documents to releaseeasements@auroragov.org.