

Planning Division  
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January 11, 2023

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

**Re: 2<sup>nd</sup> 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](mailto:dosoba@auroragov.org) or 303-739-7121.

Sincerely,

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



## *2<sup>nd</sup> 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](mailto: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](mailto: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](mailto: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](mailto: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](mailto:releaseeasements@auroragov.org).