



Planning Division
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August 30, 2022

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

Re: 1st 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 first 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,

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Elyse Applegate, Norris Design
Diana Rael, Norris Design
Brandon Cammarata, Planning Manager
Scott Campbell, Neighborhood Liaison
Brit Vigil, ODA
Filed: K:\SDA\1594-11tech1



1st 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. Completeness and Clarity Comments

Generally

2A. Ensure that all AutoCAD SHX text items are turned off and the PDF is flattened with your next submission.

Sheet 1

2B. Update the project data per the redesign of the building and change of unit counts.

2C. Update parking requirements per the changes to the unit count.

2D. Add the City Council approval per the appeal.

3. Zoning Comments

Sheet 2

3A. As adjustment number 2 is not an adjustment from the UDO, please remove it from the administrative adjustments list. This can continue to be addressed in the letter of introduction or anything else public works needs.

4. Open Space Comments

Sheet 8

4A. Open space area that is already being used as a landscape buffer may not count towards the usable open space requirement unless that space is designed as a usable green space or common gathering space. Internal sidewalks and trails intended for use by all residents and guests may contribute to this requirement when adjacent to eight feet of a landscape area and include amenities such as benches or similar. Please revise the calculation based on the marked red areas shown on the diagram to be removed from the usable open space that does not meet the requirements listed above.

4B. Please see the redlines on the usable open space diagram. There are several locations that cannot be counted towards this requirement and some areas that can be included.

4C. The dog run can be counted in total towards this requirement. The 40% limitation on dog runs is the dog park may not be more than 40% of the required 20% common usable outdoor space.

5. Architectural Design Comments

5A. Update the elevations as necessary per the elevations shown at City Council. Future comments may be made based on these changes.

6. Signage Comments

Sheet 1

6A. Show signage on the data block if necessary. Monument signs shall be shown on the site plan and a detailed drawing shall be provided.

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

7A. Landscape comments will be sent under a separate cover.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Site Plan Comments

Sheet 1

8A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

Sheet 3

8B. Please remove AutoCAD SHX text items in the comment section. Please flatten to reduce select-ability of the items.

Sheet 4

8C. Provide a turnaround at the end of the pavement. This would be a deferred improvement. The street cannot end without it due to Section 4.404.1.06 from the Roadway Manual.

8D. The standard for a collector street is a 6.0' detached walk per the Roadway Manual.

Sheet 6

8E. The minimum slope is 2% in unpaved areas.

8F. If this is proposed asphalt, the minimum slope is 1%, typical. If it is concrete, the minimum slope is 0.5%.

8G. To clarify, a drainage easement is required to encompass the entire functional portion of the pond.

8H. Maintenance access is required into the pond.

9. Traffic Engineering (Steve Gomez / 303-739-7336/ segomez@auroragov.org / Comments in amber)

9A. Traffic Engineering comments have been resolved.

10. Aurora Water (Steve Dekoski / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

10A. Aurora Water comments have been resolved.

11. Fire / Life Safety (Will Polk / wpolk@auroragov.org / 303-739-7371 / Comments in blue)

11A. Fire / Life Safety issues have been resolved.

12. Parks, Recreation and Open Space (Curtis Bish / cbish@auroragov.org / 303-739-7131 / Comments in purple)

12A. Parks, Recreation, and Open Space comments have been resolved.

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

Site Plan and Plat Comments

13A. See the red line changes and comments on the Plat and Site Plan.

13B. Some of the easement names do not match between the documents; the Site Plan should match the Plat.

13C. Add the perimeter bearings, distances and curve data on the Site Plan.

13D. On the Site Plan, I have indicated some step (and possible railings) encroaching into some easements. These encroachments will need to be covered by a License Agreement. Also, the balconies shown need to show a distance between them and any near easement; where a 0.00' distance is not acceptable. No portion of any building can encroach into any easement, including balconies, overhangs, awnings, etc.

13E. 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. Go to this link for the Real Property web page document links: <https://auroragov.org/cms/One.aspx?portalId=16242704&pageId=16509313>