

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



September 1, 2020

Bryan Byler
Pacific North Enterprises LLC
900 Castleton Road, Suite 118
Castle Rock, CO 80109

Re: Technical Submission Review – Argenta Phase 2 – Site Plan and Plat Amendment
Application Number: **DA-2139-01**
Case Numbers: **2018-7001-01; 2020-6013-00; 2020-3017-00**

Dear Mr. Byler:

Thank you for your technical submission, which we started to process on August 20, 2020. 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.

Important issues remain so you will need to make another submission. Please revise your previous work and send us a new submission on or before September 24, 2020.

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 us know. Please direct comments to Brandon Cammarata who may be reached at 303.739.7251 or BCammara@auroragov.org.

Sincerely,

Liz Fuselier, Planner I
City of Aurora Planning Department

cc: Samantha Crowder-Norris Design 1101 Bannock Street Denver CO 80204
Meg Allen, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\\$DA\2139-01tech1



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Addressing (Planning)
- Public Art Requirements (Planning)
- Preliminary Drainage (Public Works)
- Sewer Main (Water)
- Redline Comments (Fire/Life Safety)
- License and Easement Agreements (Real Property)
- Playground Fence (PROS)

PLANNING DEPARTMENT COMMENTS

- 1A. Continue to work with Roberta Bloom on the Public Art requirement (placement and location) for the development. She may be contacted at RBloom@auroragov.org.
- 1B. No additional comments.

2. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

- 2A. No comments

3. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 3A. 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

4. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

- 4A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

5. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

- 5A. No comments.

6. Fire / Life Safety (Ted Caviness / 303-739-7371 / rcaviness@auroragov.org / Comments in blue)

- 6A. See redline comments.

7. Aurora Water (Ryan Tigera / 303-326-8867 / rtigera@auroragov.org / Comments in red)

- 7A. Sewer service line is not to cross into easement and must maintain 10 ft separation through entire run. Confirm.
- 7B. Sheet 11: Confirm this section of sewer main is needed as there are no service connections.

8. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve)

- 8A. Graphically represent and label the fence at the edge of the playground. What is the proposed style of fence? Provide a detail.

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

- 9A. Sheet 4: Dedicate this Fire Lane easement by separate document. Contact Andy Niquette (aniquett@auroragov.org) for the easement concerns.
- 9B. Sheet 5: add this wall in the easement to the License Agreement.
- 9C. See additional redline comments.