

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



Worth Discovering • auroragov.org

August 12, 2022

Richard Bengé
Verizon Wireless
16091 E Lockheed Drive
Aurora, CO 80011

Re: Second Submission Review – Aurora 2 MSC – Site Plan and Plat
Application Number: **DA-1005-28**
Case Numbers: **2022-6029-00; 2022-3042-00**

Dear Mr. Bengé:

Thank you for your second submission, which we started to process on July 28, 2022. We have reviewed your plans 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.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before September 2, 2022.

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.

Your estimated Planning Commission hearing date is *tentatively* set for September 28, 2022. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7450 or efuselier@auroragov.org.

Sincerely,

Liz Fuselier, Planner I
City of Aurora Planning Department

cc: Paul Gros-Insight Group 3540 N Ralph Powell Road Ste B Lee's Summit MO 64064
Scott Campbell, Neighborhood Liaison
Brittany "Brit" Vigil, ODA
Filed: K:\\$DA\1005-28rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Pagation (Planning)
- Materials Board and DRC Letter of Approval (Planning)
- Cutsheets (Planning)
- Exterior Lighting (Planning)
- Hydrant Location (Fire and Life Safety)
- Preliminary Drainage (Public Works)
- Show/Label all Easements (Public Works)
- Tree Mitigation (Forestry)
- Sight Triangles (Traffic)
- Parking Dimensions (Traffic+ Planning)
- License Agreements (Real Property)
- Boundary Lines and Call Outs (Real Property)
- Wall Reductions (Landscaping)
- Buffers (Landscaping)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. None currently.

2. Architectural and Urban Design Comments

- 2A. Pagation should use the X of Y method.
- 2B. Include elevations/products/cutsheets for garage doors, fencing, and rooftop screening.
- 2C. Please provide a materials board with the next submission.
- 2D. Please provide the Letter of Approval from the Centre Tech Design Review Committee with your next submission.

3. Signage & Lighting Comments

- 3A. Please provide pole heights and locations for exterior lighting. It is difficult to locate lighting on photometric plan.

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

- 4A. Double check what is shown. A masonry wall only allows a reduction to 10', that's with a low wall, but a high wall is fine as well.
- 4B. See requirement chart comments.
- 4C. Sheet 6: Buffers are measured from the back of the walk. Darken the future building outline.
- 4D. Buffer required is 20' not 6'. It may be reduced to 10' with a low wall, but a tall wall is fine as well.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 5A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.
- 5B. Opposing ramp(s) required to be updated. No redline responses were provided.
- 5C. Label wall. Show/label all existing and proposed easements.
- 5D. Show/label proposed streetlight.
- 5E. Is the entire site paved with concrete? Clarify.
- 5F. Min 2% slope for swales or provide concrete pan.



- 5G. Show/label 100-yr water surface elevation.
- 5H. Min 2% slope in the pond bottom.
- 5I. Railing required on all walls greater than 30".
- 5J. Minimum 2% slope for all non-paved areas.
- 5K. Photometric sheet: Label as SL-1 per COA draft standards.
- 5L. Include fixture for proposed streetlight.

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

- 6A. Add sight triangles per COA TE-13.
- 6B. Label access, full movement, right in/right out, etc.
- 6C. Provide parking dimensions.
- 6D. Show truncated domes.

7. Fire / Life Safety (Jeremiah Willmott / 303-739-7489 / JWillmott@auroragov.org / Comments in blue)

- 7A. Sheet 4: Please relocate this hydrant further into the site so we can meet the 100ft from the FDC hydrant requirement.
- 7B. Add Stamps as shown on site plan.

8. Aurora Water (Casey Ballard) / 303-739-7382 / cballard@auroragov.org / Comments in red)

- 8A. No comments.

9. Forestry (Rebecca Lamphear / 303-739-7177 / RLamphea@auroragov.org / Comments in purple)

- 9A. There are trees on the neighboring property to the east, where the new access is located that will be impacted by development. The neighboring property owner should be contacted using registered mail to notify them of your plan to develop and how you plan to protect the tree(s). Forestry will need you to submit this letter with your plan so that we are sure the neighboring property owner has been notified. These trees will require protection. If the trees are damaged during development activities, the entity who damaged them will be required to mitigate their loss or injury.

10. Real Property (Kalan Falbo / 303-739-7294 / KFalbo@auroragov.org / Comments in magenta)

- 10A. Lot lines and/ or plat boundary lines shall be shown with a heavy, solid line. Around the perimeter of the plat boundary or lot lines, show dimensions, bearings and curve data.
- 10B. Gates crossing fire lane easement will require a license agreement.
- 10C. Add boundary call-outs to sheets 2 and 4.
- 10D. With dashed lines, show all proposed and existing easements. Show the size, type and who owns the easement (if other than city).
- 10E. Sheet 4: Label varying width easement on this sheet.