

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



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January 25, 2024

Michael Lee
Davis Development
7375 W 52nd Ave, Ste 200
Arvada, CO 80002

Re: Technical Submission Review – Davis Development Multifamily at Lamar Landing – Site Plan and Plat
Application Number: **DA-2239-02**
Case Numbers: **2022-4033-00; 2022-3031-00**

Dear Mr. Lee:

Thank you for your technical submission, which we started to process on January 18, 2024. 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 February 12, 2024*.

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 me know. I may be reached at 303-739-7450 or efuselier@auroragov.org.

Sincerely,

Liz Fuselier, Planner II
City of Aurora Planning Department

cc: Elyse Applegate, Norris Design
Brit Vigil, ODA
Filed: K:\\$DA\2239-02tech1



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Plat and Site Plan Redlines (Land Development Services)
- Minor Redline Comment (Landscaping)
- Avigation Easement (Planning)
- Preliminary Drainage (Aurora Water)
- Minor Redline Comments (Land Development Services)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Turn off all AutoCAD.
- 1B. Advisory note for Staff Tracking: The avigation easement needs to be signed and complete prior to the recordation of the subdivision plat. Please coordinate with your Case Manager to finalize this document during your review. (2nd Request).

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

- 2A. Sheet 25: Adjust/shift the tree away from the hydrant. Approved.

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 (Julie Bingham / 303-739-7403 / JBingham@auroragov.org / Comments in green)

- 5A. Approved

5. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

- 5A. Approved.

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

- 6A. Approved.

7. Aurora Water (Dan Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

- 7A. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

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

- 8A. Approved.

9. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Plat

- 9A. Sheet 1: Delete this rectangle and leave enough room for the recorder's block. Does this area reduce the overall area? If so, add area and show net area of the Plat. Update and see the Advisory Comment on the top of the page. See additional minor redline comments.



9B. Sheet 3: change to the "Water" type easements.

9C. Sheet 4: Change to the "Water" type easements, add and label these separate easements. See additional minor redline comments.

Site Plan

10D. Sheet 1: Match the Plat area.

10E. Sheet 4: Water type easements, sidewalk easement.

10F. Sheet 6: Add a distance from building to easement.

10G. Sheet 9: Change this to the Water type easement. Advisory - make sure the names if the easement match plat and vice versa.

10H. Sheets 10-18: Advisory - make sure the names if the easement match plat and vice versa