



Planning Division
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March 27, 2024

Kevin Beck
EVC WDG Aurora One, LLC
3501 SW Fairlawn Rd Ste 200
Topeka, KS 66614

Re: Second Submission Review – Eagle Ridge Signage Site Plan
Application Number: **DA-2338-02**
Case Numbers: 2023-6061-00

Dear Mr. Kevin Beck:

Thank you for your second submission, which we started to process on Friday, March 8, 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 following your Administrative Decision. Please email your case manager following the upload. 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 Administrative Decision date is tentatively set for Wednesday, April 24, 2024. Please remember that all abutter notices for decisions must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility, and the lack of proper notification will cause the decision 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) 739-7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, PLA
Planner II

cc: Julie Gamec THK Associates Inc 2953 S Peoria, Suite 101 Aurora, CO 80014
Ariana Muca, Case Manager
Jacob Cox, ODA
Filed: K:\\$DA\DA 2338-02rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Minor comments to the data block and sign viewports (Planning).
- Please include easement documentation and streetscape linework with each sign view (Public Works) (Land Development Services).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No citizen comments were given at this time.

2. Completeness and Clarity of the Application

Cover Sheet

- 2A. Thank you for including the data block. The staff would like to include some minor comments in the next submission. Please break down the signage based on the streets and provide the total square footage of each street total signage. The reason behind asking for this is staff want to clearly define how much signage is left over for individual parcel wall signs.
- 2B. Thank you for updating your sign package. Staff does not see a need for an adjustment and, therefore no public hearing. With this change, please eliminate the adjustment language on the site plan cover sheet and update the introduction letter so that there is no adjustment reference. Please send those changes to your case manager by Friday, April 12, 2024.

3. Sign Site Plans

- 3A. Per the site plan manual, label each sign view's footprint, height, material, color, and lighting method. Staff will see the footprint on each individual viewport, but please include dimensions in the next submission.
- 3B. Repeat Comment: Please include note: Private monument signs per pad site in future site plans will not be permitted. This will be the maximum. This note should be located on page 2 and 3.

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

4A. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Hanagami, Kendra / (303) 739-7295 / khanagam@auroragov.org)

Site Plan

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- 5A. Repeat Comment: Per sections 4.04.2 and 4.08.1 please add the roadway classification and ROW width to all roadways and plans. Please also add the private vs. public identification as well, typ. all sheets.
- 5B. Repeat Comment from 1st Review: Please show the required 25' lot corner radius ROW (to match the 25' radius circle drawn here).
- 5C. At this location (view 1) the water easement appears to be 16' wide per the in process ISP RSN 1729299 - please verify the 26' width shown here.
- 5D. At this location the water easement appears to be 26' wide per the in process ISP RSN 1729299 - please show an easement here. Ensure all existing/proposed easements on plan. See site plan for details.
- 5E. Change label to "68' private access easement Rec. No. E4012481".
- 5F. At this location (view 3) on the in process ISP RSN 1729299, I am showing a 10.5' wide sidewalk easement - please verify the easement label and width here.
- 5G. New comment based on new label. This appears to be pointing to the wrong line. Please verify the callout is pointing to the correct line.

Site Plan

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- 5H. Repeat Comment from 1st Review: Please verify that this is not within the 10.5' wide utility and sidewalk easement shown on the in process site plan RSN 1729299, along the west side of Picadilly Rd. It appears that there is currently only a 7' setback from public ROW.
- 5I. Please fix overlapping text.
- 5J. At this location the water easement appears to be 26' wide per the in process ISP RSN 1729299 - please ensure you are showing the correct easement width here, I measured a 13' wide easement here. Ensure all existing/proposed easements on plan.
- 5K. Change label to "57' private access easement Rec. No. E4012481".
- 5L. Per the in process ISP RSN 1729299 - please ensure you are showing the correct label and linetype here, it appears to be ROW instead of an easement.
- 5M. Change label to "57' private access easement Rec. No. E4012481".
- 5N. Please verify the setback is sufficient with the existing/proposed easement. I show a 10' US West Easement Ex. No. 23 and possibly a 10.5' sidewalk easement here.
- 5O. Please label this easement per the in process site plan RSN 1729299, it appears to be an 81' private access easement.
- 5P. Per the latest submittal of the in process site plan RSN 1729299, it appears that there is a proposed 3' high retaining wall on the plan at the back of sidewalks along Private Drive D and the west side of N Picadilly Road. Please ensure there are no conflicts with your sign.
- 5Q. Per the latest submittal of the in process site plan RSN 1729299, it appears that this should be a 24' fire lane easement. Please verify the width you are showing here.

6.Traffic Engineering (Dean Kaiser / (303) 739-7584 / djkaiser@auroragov.org / Comments in amber)

Site Plan

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- 6A. Information provided in ISP should be included here for better context and clarity.

Site Plan

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- 6B. Minor comment to fix overlapping text.

7.Utilities (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org/ Comments in red)

- 7A. No further comments.

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

- 8A. ANY SIGNS IN EASEMENT MUST BE LICENSED. NOT REQUIRMENTS SHOWN FOR NEW EASEMENT DEDICATIONS. Please contact Grace Grey ggray@auroragov.org