

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



November 23, 2021

Eliot Abel
Namaste Solar Electric Inc.
888 Federal Blvd
Denver, CO 80204

Re: 1st Technical Submission Review – Sunlight Peak Community Solar Garden – Phase II Site Plan w/Adjustment
Application Number: **DA-2232-01**
Case Numbers: **2020-6016-02**

Dear Mr. Abel:

Thank you for your first technical submission, which we started to process on November 5, 2021. 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.

Several issues remain and another technical review will be required. Please revise your previous work and upload the documents to the Development Review website at www.aurora4biz.org.

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)-739-7121 or dosoba@auroragov.org.

Sincerely,

Dan Osoba, Planner II
City of Aurora Planning Department

cc: John Sotirin, Westwood Professional Services
Bradley Thomas, Namaste Solar
Daunte Rushton, ODA
Filed: K:\\$DA\2200-2299\2232-01tech1



First Technical Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No further comments were received during this review.

2. Completeness and Clarity of the Application

Sheet 1

- 2A. Note: the save file locations are okay for review, but must be removed prior to printing final mylars.
- 2B. Remove the City Council line item from the signature block as it is not required with this application.
- 2C. Please move the amendments block to the bottom left of the sheet and enlarge it. Generally, we have been finding the amendment blocks to be too small on most Site Plans when processing future amendments.
- 2D. Please ensure that the percentages in the data block add up to 100%. The acreage does not appear to be correct either: 44.532 acres = 1,939,813,92 s.f.

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)

Site Plan

Sheet 1

- 4A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.
- 4B. The signature set on the drainage report was requested on 10/18/21 and no subsequent submittal has been made.

5. Fire / Life Safety (Reviewer Name / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

Sheet 3

- 5A. Show the locations for the Fire Lane signs along the Fire Lane, typical.
- 5B. On this sheet or another sheet, provide a Fire Lane Sign detail to include mounting notes. See the detail on the redlines for reference.

Sheet 5

- 5C. Provide address signs at the location shown on the redlines. This will help with any confusion of sites located won the dead-end fire lane in case the road is extended past these sites to the south to provide access for future expansion and development of additional sites.
- 5D. The overhead interconnection has been added across a fire lane. Provide the height and detail of the proposed overhead interconnection crossing the fire lane.
- Note from the Case Manager: Please also confirm with Grace Gray in Real Property (ggray@auroragov.org) if this crossing needs to be included in the license agreement.



- 5E. It appears that the turn around configuration has changed. Move the address signs to the location shown on the redlines. Moving them to these locations will allow fire crews to verify the addresses to the sites before entering into the turnaround to verify the individual site addresses.

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

Generally

- 6A. Per conversations regarding the grass buffer easement, please confirm with Public Works and Real Property that these easements shall be drainage easements.
- 6B. Add “private” to the grass buffer easement as shown in the redlines on all sheets.
- 6C.

Sheet 3

- 6D. Add “private” to the grass buffer easement as shown in the redlines.
- 6E. For the easement dedications by separate document – contact Andy Niquette at dedicationproperty@auroragov.org to continue the process.

Sheet 4

- 6F. The Existing 43’ Southern Property call-out highlighted in the redlines is confusing. It is labeled as existing, but the call-out indicates it is to be dedicated by separate document. Please clarify or separate the call-outs.
- 6G. For the easement dedications by separate document – contact Andy Niquette at dedicationproperty@auroragov.org to start or continue the process.

Sheet 5

- 6H. Add “easement” to the Fire Lane call-out.
- 6I. For the easement dedications by separate document – contact Andy Niquette at dedicationproperty@auroragov.org to start or continue the process.
- 6J. Show the swinging motion of the proposed gates.

Sheet 6

- 6K. The Existing 43’ Southern Property call-out highlighted in the redlines is confusing. It is labeled as existing, but the call-out indicates it is to be dedicated by separate document. Please clarify or separate the call-outs.
- 6L. For the easement dedications by separate document – contact Andy Niquette at dedicationproperty@auroragov.org to start or continue the process.