

Planning Division  
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August 1, 2024

Kieran O'Leary  
Applegreen PLC  
200 Brickstone Square, 404  
Andover, MA 01810

**Re: Technical Submission Review:** Applegreen at Aurora NB – Site Plan with Adjustments  
**Application Number:** DA-2314-00  
**Case Number:** 2020-6017-00

Dear Kieran O'Leary:

Thank you for your technical submission, which began to be reviewed on July 15, 2024. We have reviewed your plans and attached our comments along with this cover letter.

Since several issues remain, you will need to make a technical submission. Please revise your previous work and send us a new submission. 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 303-739-7132 or [egates@auroragov.org](mailto:egates@auroragov.org).

Sincerely,

Erik Gates, Planner II  
City of Aurora Planning Department

cc: Jody Newton, Masterworks LLC  
Brit Vigil, ODA  
Filed: K:\\$DA\2300-2399\2314-00tech1



## Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The data table will need to be updated to include signage numbers that reflect code. [Planning]
- Synthetic stucco like EIFS is not a permitted material within the City of Aurora. [Planning]
- Call out connections to existing mains and show the existing lift station to be removed. [Aurora Water]
- Please submit easement applications and releases for this project. [Land Development]

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions, Comments and Concerns

- 1B. There were no community comments on this application.

#### 2. Planning Comments (Erik Gates / 303-739-7132 / [egates@auroragov.org](mailto:egates@auroragov.org) / Comments in teal)

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- 2A. Please add the signage items back to the site data table and list the maximum allowed signages by code (5 signs max, and the equivalent of two square feet of sign area for each linear foot of building frontage for the first 100 feet, then one-half square feet of sign area for each linear foot of building frontage thereafter as measured along the longest building frontage with a public entrance). If an adjustment is needed for these items at a later date to exceed the code allowed numbers, this is the document that will need to be amended, so the standard maximums need to be listed at this time.

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- 2B. Per Table 4.8-5 in the UDO, synthetic stucco like EIFS is not a permitted material within the City of Aurora. The EIFS material listed in the Exterior Finish and Color Schedule will need to be replaced with a compliant material. Please update the plan set and electronic material board.

#### 6. Landscaping Issues (Kelly Bish / 303-739-7131 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

- 6A. There were no more Landscaping comments on this review.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 7. Aurora Water (Iman Ghazali / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / Comments in red)

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- 7A. All easements dedicated to Aurora Water shall be named after the utilities they contain, eg. water, sanitary, storm and/or drainage easement. Revise labels to reflect the correct easement names (TYP).
- 7B. Call out connections to existing mains.
- 7C. If this is an existing meter, state whether it will remain or to be removed.
- 7D. Show the existing lift station to be removed.

#### 8. Land Development (Grace Gray / 303-739-7277 / [ggray@auroragov.org](mailto:ggray@auroragov.org) / Comments in magenta)

- 8A. Submit easement applications for this project. Dedication submittals go to [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org).
- 23' Fire lane easement
  - 16' Utility Easement
  - 10' Water Pocket Easement (3).
- 8B. Release go to [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org).
- Partial release of existing Fire lane easement.