



Planning Division
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Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

October 29, 2024

Amy Kruse
Outside Dreams LLC
22456 E Lehigh Place
Aurora, CO 80018

Re: Second Submission Review: 2020 Tower Road – Site Plan, Plat, and Deferral of Public Improvements
Application Number: DA-2389-00
Case Numbers: 2024-6032-00; 2024-3045-00; 2024-9002-00

Dear Ms. Kruse:

Thank you for your second submission, which we started to process on October 11, 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 when feasible.

Note that all our comments are numbered. When you resubmit, include a comment response 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.

The estimated Administrative Decisions date is *tentatively* set for December 18, 2024. Please remember that all abutter notices 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 303-326-8834 or mlee@auroragov.org.

Sincerely,

Morgan Jennings, Planner I
City of Aurora Planning and Business Development

cc: Madison Jurewicz – Raptor Civil Engineering LLC 8620 Wolff Ct Westminster CO 80234
Jazmine Marte, ODA
Filed: K:\SDA\DA-2389-00rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Site Plan Sheet Labeling (Planning)
- Deferral of Public Improvements (Planning)
- Screening on Interior of Landscape Buffer (Planning)
- Landscape Adjustment (Landscaping)
- Fix Landscape Legends, Table, and Notes (Landscaping)
- Wall Clarifications (Civil Engineering)
- Gating Details (Fire/Life Safety)
- Fire Lanes (Fire/Life Safety)
- Existing Tree Clarification (Forestry)
- Utility Easement Covenant (Land Development Services)
- Add Site Plan Note (Land Development Services)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application (Morgan Jennings / 303.326-8834 / mllee@auroragov.org / Comments in dark teal)

- 1A. Label Site Plan sheets numerically (Sheet 1, Sheet 2, Sheet 3, etc.), **not “1 of X”**.
- 1B. Please continue to work on the DPI, and ensure that sufficient progress is made to finalizing the agreement.

2. Architectural and Urban Design Comments

Sheet 7

- 2A. Fence and wall screening should be located on the **interior** of the landscape buffer around each side of the property. Please revise the fence location to the north and east of the property.

3. Landscaping Issues (Tammy Cook / 954-266-6488 / tdcook@auroragov.org / Comments in bright teal)

Refer to the Site Plan for all comments.

Sheet 1

- 3A. If a landscape adjustment is being requested, list it on the Cover Sheet and Landscape Plan.

Sheet 7

- 3B. Note street frontage buffer 8'-25' along Tower Road.
- 3C. Staff will support an adjustment request for the street frontage buffer along Tower Road given the ultimate roadway build-out and the site constraints.
- 3D. Please add the note: A deferral has been requested, if approved, the landscaping will be installed upon completion of the roadway.
- 3E. A distinctive landscape feature to include specimen-quality plant material that will provide visual interest during all seasons. These plants are deciduous.
- 3F. Label this element. Is it signage?
- 3G. Provide a table documenting the required and provided detention pond landscaping.
- 3H. For the Water Use Table: provide the percentages of the overall landscape area.
- 3I. Evergreen shrubs are required for screening around dumpsters.
- 3J. 5-gallon shrubs are required in the curbside landscape area. The ornamental grasses in the curbside landscape area are required to be 5 gallons. Show them with a different symbol.
- 3K. Provide an asterisk and a note at the bottom of the table that an adjustment has been requested.
- 3L. Include the tree Legend and symbols on this sheet.
- 3M. For the Landscape Requirement Table:
 - **Repeat comment:** Include the required 25' buffer and provided 8'-25' buffer.
 - Include the required 10' buffer and provided 10' buffer.
 - Note # of required/provided evergreen trees and percentages.



- Repeat comments; Change the Non-street perimeter buffer on the north to 10'-25' and west to 8'-25'.
- 3N. For the City of Aurora Landscape Notes for note #5: **Repeat comment:** Update this note to address the deferral being requested for landscaping along Tower Road.

Sheet 8

- 3O. For the Plant Schedule and Legend: The ornamental trees are required by the UDO to be 2".
- 3P. Ornamental grasses in the curbside landscape area are required to be 5 gallon. Provide a separate symbol and key for these grasses.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Jonathan Phan / 303-326-8273 / jphan@auroragov.org / Comments in green)

Site Plan

Sheet 3

- 4A. Provide the material type, max height and a typical section of the wall (4.02.7.04 of the 2023 COA Roadway Manual).

Sheet 4

- 4B. Label the TOW and BOW elevation of the wall.
- 4C. I don't see any retaining wall on the plan, is this for the landscape wall? and is the landscaping wall retaining any soil?

Sheet 11

- 4D. Please clarify why you have 2 lighting calculation summary table. Is one for the ultimate vs interim?
- 4E. This level of details of the calculation needs to be on the civil plan. Please remove from Site Plan.
- 4F. Include E Montview Blvd.

5. Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)

Refer to Site Plan for all comments.

Sheet 1

- 5A. The Construction Plan Set must include Gating Details for all proposed Gates. Along with the gating details the locations of all associated components such as Gate Operators, Card Pedestals etc. need to be shown on the site plan and not encroach into the Fire Lane Easement.
- 5B. Please provide details for both the vehicle gate and the man gate.

Sheet 3

- 5C. *Approved* fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an *approved* route around the exterior of the building or facility. **The response to this question was regarding a Turn Around not the required Hose Reach. Please revisit the correction item and ensure the Hose reach requirements are being met.**
- 5D. Where Fire Lane Signs are shown provide a 30-to-45-degree angle to oncoming traffic.
- 5E. The Fire Lane Easement or Hammerhead Turn Around cannot encroach into or over a sidewalk or vertical curb. Please clearly show what the conditions are and possibly reposition the Hammerhead and Fire Lane Easement to better align with the site conditions.
- 5F. Is the man gate a secured/locked gate?
- 5G. Please add an additional No Parking Fire Lane sign in area shown as noted on Site Plan.

Sheet 6

- 5H. Please show the Tow Away Visual Aide with the No Parking Fire lane sign detail.

6. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

Sheet 1

- 6A. Please clarify whether trees will be preserved or removed. P.7 states trees will be preserved, P.2 states the trees will be removed. Update notes on both pages.



7. Land Development Services (Roger Nelson / 303-739-7300 / ronelson@auroragov.org / Comments in magenta)

Subdivision Plat

Sheet 1

- 7A. Title – Revise per checklist.
- 7B. Vicinity Map – Label respective Counties
- 7C. Dedication – Revise property description to reference ROW recording information.
- 7D. Covenants – Confirm with engineering that the E ½ of Tower Road will not have to be developed and if the related covenant is required.

Sheet 2

- 7E. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2024 Subdivision Plat Checklist Item 19.b.
- 7F. (Advisory Comment) Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.
- 7G. (Advisory Comment) Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.
- 7H. (Advisory Comment) Be advised – sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.
- 7I. General Notes – Revise the title commitment date once the updated title work is secured.
- 7J. City of Aurora Approvals – Switch the signing authority titles to match the checklist order.
- 7K. Surveyors Certificate – Add the date of fieldwork.

Sheet 3

- 7L. Revise the easement label names to be consistent with those in the covenants, confirm the sidewalk easement width and match between the plat and site plan, label the rebar size for found monuments, add the existing easement width, and confirm the distances reported along the northerly boundary line.

Site Plan

Sheet 1

- 7M. Switch the titles for “Basis of Bearing Note:” and “Benchmark Notes:”
- 7N. Add a property description.

Sheet 2

- 7O. Exterior bearings and distances should match the plat and Switch the titles for “Basis of Bearing Note:” and “Benchmark Notes:”

Sheet 3

- 7P. Easement labels should agree between the plat and site plan, easement geometry must agree between the site plan and the plat, confirm the line type in the legend against what is shown and labeled as Fire Turn Around.