



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

May 13, 2025

Scott Auker
Suncap Real Estate Investment
500 W Cypress Creek Rd 755
Ft. Lauderdale, FL 33309

Re: Technical Submission Review: Bank of America at Aurora Plaza - Site Plan and Conditional Use
Application Number: DA-2339-01
Case Numbers: 1981-6061-19; 1981-6061-20

Dear Scott Auker:

Thank you for your technical submission, which we started to process on April 29, 2025. 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 minor comments remain from multiple reviewers, you will need to make another technical submission. Please revise your previous work and send us a new submission on or before June 5, 2025.

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.

Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7112 or swasinge@auroragov.org.

Sincerely,

Stacy Wasinger, Senior Planner
City of Aurora Planning Department

cc: Todd Hager, Galloway
Lorianne Thennes, ODA
Filed: K:\\$DA\2339-01tech1



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The Site Plan and Conditional Use were approved by the Planning and Zoning Commission on April 23, 2025. The Site Plan approval is conditioned on the resolution of outstanding technical issues prior to recordation of the site plan and issuance of any building permits.
- Please reach out to Engineering with any questions regarding civil plan submittal and review.
- Please reach out to Aurora Water with any questions regarding drainage letter review process.
- See attached Site Plan recording checklist. This Site Plan cannot be submitted for recordation until after technical review is complete, but this is included for reference. Electronic recording is encouraged if file size and type can meet the Arapahoe County requirements.
- Address Engineering comments regarding the sidewalk easement notes and other minor items (see Item 3).
- Update sign and directional items required by Traffic Engineering (see Item 4).
- Address Aurora Water comments regarding the adjacent site and utility plan items (See Item 6).

PLANNING DEPARTMENT COMMENTS

1. Zoning and Use Comments

Site Plan

- 1A. Add sheet numbers to all sheets in addition to the labels. Sheets 1-6 include sheet numbers, but the remaining sheets do not.
- 1B. The site amenity details (bike rack, picnic table, and trash receptacle) are shown on sheets 7, 8, and 12. They only need to be shown once; please remove duplicates.
- 1C. The retaining wall details on sheet 5 appear to be overlapped. If details 2 and 3 are duplicative, please remove one and rearrange the details on the sheet.
- 1D. Check for and update overlapping text, such as the red text on the light fixture cut sheets (sheet 17).

2. Landscaping Issues (Tammy Cook / tdcook@auroragov.org / Comments in bright teal)

- 2A. No further comments at this time.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Jonathan Phan / 303-739-8273 / jphan@auroragov.org / Comments in green)

Site Plan

Sheet 2

- 3A. Please make sure the notes are matching to what is shown on the exhibit for the sidewalk easement. 10 ft (TYP.).

Sheet 5

- 3B. It appears the detail labels are overlapping with each other.

Sheet 7

- 3C. Advisory comment: When it comes into civil, a street lighting plan will be needed to evaluate existing public streetlights, and additional lights will be needed if necessary.

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

Site Plan

Sheet 2

- 4A. 24" wide stop bar call-out needed at drive aisle.

Sheet 3

- 4B. Correct minimum Sign R5-1 sign size to 30"x30".

5. Fire / Life Safety (Carl Horst / 303-739-7639 / chorst@auroragov.org / Comments in blue)

- 5A. Life Safety has no further comments.



6. Aurora Water (Samantha Bayliff / 303-739-7490 / sbayliff@auroragov.org / Comments in red)

Site Plan

Sheet 6:

- 6A. A revision has been submitted and approved for the adjacent site to construct a waterline stub for this site. Please coordinate with the adjacent development and update this service connection to reflect that change.
- 6B. REPEAT COMMENT: Do not include sizes, inverts, or pipe lengths with the site plan. That will get figured out in the CDs. You should only need to indicate manholes, proposed sanitary, proposed inlet, etc. Stating the size of existing utilities (i.e. Ex 8" sanitary) is fine. The notes describing "connect to existing line" or "connect to building" is fine to remain.

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

- 7A. No further comments at this time.

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

- 8A. No further comments at this time.

9. Easements (Grace Gray / 303-739-7277 / ggray@auroragov.org)

- 9A. No further comments at this time.