



Planning Division
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May 21, 2024

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

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

Dear Mr. Beck:

Thank you for your technical submission, which we started to process on Tuesday, May 7, 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 outstanding issues remain with both Traffic and Public Works, you will need to make another submission. Please revise your previous work and send us a new submission on or before June 21, 2024. 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.

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
Brit Vigil, ODA
Filed: K:\\$DA\DA 2338-02tech2.rtf



Technical Submission Review

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

2A. No further comments.

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

3A. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Site Plan

2 and 3 of 4

4A. Repeat Comment: Please label the sidewalk easement here. At this location on the in process ISP RSN 1729299, I am showing a 10.5' wide sidewalk easement and a 10' US West Easement - please verify the easement label and width here.

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

Site Plan

2 and 3 of 4

- 5A. This point-of-sight triangle intersection has moved since the previous review. Need roadway curb lines associated with the FULL MOVEMENT ACCESS location to determine the correct location of this intersection point. Please see the site plan for location.
- 5B. Intersection sight triangle only has to be located at the stop bar, stop sign of 15' back from the roadway flowline. Sign looks to comply with triangle clearance anyway.
- 5C. What about this triangle from SDH looking south along Picadilly? Need to see this for visibility around the sign.
- 5D. This is extremely close, relocate sign a min. 5' from sight triangle. Please see site plan for location of sign in question.
- 5E. Provide full view of sight triangle point.
- 5F. Stop sign location, relocate sight triangles point adjacent.

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

6A. No further comments.

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

7A. No further comments.