

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



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January 20, 2022

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

Re: 2nd 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 second technical submission, which we started to process on December 29, 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\2232-01tech2



Second Technical Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

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

WW: Save locations have been removed from the set.

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. **2nd Request:** Please ensure that the percentages for SLP 5; SLP 6; and Total each equal 100%. The acreage is not correct either and should match the square-footage.

WW: Updated table values.

3. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

- 3A. Addressing comments have been resolved.

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.

WW: Noted.

5. Fire / Life Safety (Jeff Goorman / 303-739-7464 / jgoorman@auroragov.org / Comments in blue)

Sheet 3

- 5A. **2nd Request:** show the locations for Fire Lane signs along the fire lane, typical.
5B. **2nd Request:** on this sheet or on another sheet provide Fire Lane sign details to include mounting notes. See the detail on the redlines for reference. Please note the sign detail you provided is not an approved sign. Please reference the sign detail provided on the previous and this review for reference of approved fire lane signs.

WW: Fire sign locations added to site plan sheets.

Sheet 5

- 5C. **2nd Request:** the overhead interconnection from Peak 5 to Peak 6 has been added across the fire lane on the 3rd review. Provide the height and detail of the proposed overhead interconnection crossing the fire lane. Please verify if the power line is above or below ground where it crosses the fire lane. The area in question is highlighted in blue for your reference on the redlines.
5D. 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.

WW: MV is underground. Linetype has been changed for clarity.

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

Generally

- 6A. For the easement dedications by separate document – contact Andy Niquette at dedicationproperty@auroragov.org to continue the process. This process must be completed prior to recording final mylars.

Sheet 5

- 6B. Correct the overlapped text shown on the redlines.

WW: Callouts have been updated.