



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Planning (Josue Loma / 720-346-2145 / jloma@auroragov.org / Comments in teal)

1A. Page 1, Sheet 1:

- i. Please ensure that the description, delta 11, and size of font is consistent with the previous descriptions. Additionally, please add the MA case #2005-4006-24. **Completed on page 1**

1B. Page 2, Sheet 2:

- i. For any new notes, please add a red cloud and delta 11 around the new note(s) to show that they've been added/modified via this current MA. **Completed page2, page15-16**

1C. Page 15, Sheet 15:

- i. Please remove the old sign and relocate the text to ensure that there is no confusion about the number of signs at this corner and that no information is lost via this amendment. Please carry this revision across all impacted sheets when necessary. **Completed page 15**
- ii. Per [Sec. 4.10.5. \(C\)](#), for all monument signs please show the size of the sign face, setback, and sight triangle. **Completed page 15**
- iii. Please update the label to reference the sheet or detail number for the new monument sign. **Completed page 15**

1D. Page 16, Sheet 15A:

- i. Per [Sec. 4.10.5. \(C\)\(3\)](#), the maximum size of a monument sign face is 100 square feet, unless otherwise noted in [Table 4.10-2](#). Please verify the maximum sign area allowed by referencing the above code sections. Then, please calculate the total sign area proposed: **Completed 78sf table 4.10-2 added page16**
 - a) Where a sign has two or more display faces, the area of all faces shall be included in determining the area of the sign. **One sign**
 - b) As stated in [Sec. 4.10.15\(F\)\(3\)](#), the area calculation for monument signs shall include both the front and back sign faces. See Figure. **Noted page 16**
- ii. Please clarify the total number of signs proposed here. Will two signs each display "Tallyn's Reach" in this location, or will the first sign say "Tallyn's" and the second say "Reach"? **One sign displaying "Tally'ns Reach" removed back stone page 16.**
- iii. Please update to sheet 15A and keep it in the current location. Then, please add a red cloud and delta 11 around the sheet number to indicate that a new sheet is being added to the site plan of record as shown. **Completed on page 16**
- ~~iv. Remove this delta and text. **Completed on page 16**~~

2. Traffic Engineering (Jason Igo / jigo@auroragov.org / Comments in amber)

3A. Page 2, Sheet 2:

2A. Approved with no comments.

3. Land Development (Rebecca Westerfield / rwesterf@auroragov.org / Comments in magenta)



- i. Modify this note as follows: Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane. (Completed on page 2 on comment 18)
- ii. Modify this note as follows: All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any (Completed on page 2 on comment 7)

City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.

3B. Page 15, Sheet 15:

- i. Label the sidewalk easement per the plat of Tallyn's Reach Subdivision Filing No 14 Reception Number A9182128 (Completed on page 15)