

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



March 14, 2024

Sarah Vogl
Aurora Housing Authority
2280 S Xanadu Way
Aurora, CO 80014

Re: Technical Submission Review Residence at Willow Park –Site Plan Amendment
Application Number: **DA-2360-00**
Case Numbers: **1988-6056-03**

Dear Mrs. Vogl:

Thank you for your first technical submission, which we started to process on Tuesday, February 27, 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.

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) 739-7220 or bbravene@auroragov.org.

Sincerely,



Ben Bravenec
Planner I



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please provide typical section for proposed retaining walls with material type and height range. Per section 4.02.7.06.1 of the COA Roadway Design & Construction Specifications, show guardrail when over 30".
- Easement processes have not been started.
- Forestry will likely have comments, please reach out to reviewer.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. Thirty-Eight (38) registered neighborhood organizations were notified of the Site Plan application. As of the date of this letter all 6 public comments have been responded to.
- 1B. A neighborhood meeting was held on October 4th, one resident attended and a response has been made to her comments.

2. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in Teal outlined in Red)
Approved

3. Addressing (Phil Turner / (303) 739-7336 / pcturner@auroragov.org)
Approved

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Christopher Eravelly / (303) 739-7457 / ceravell@auroragov.org / Comments in Green)
Sheet 03

- 7A. Please provide typical section for proposed retaining walls with material type and height range. Per section 4.02.7.06.1 of the COA Roadway Design & Construction Specifications, show guardrail when over 30".
- 7B. Advisory note:
Please see section 4.02.7.04 of the COA Roadway Design & Construction Specifications for retaining wall structural calculation requirements. Where applicable, structural calculations must be submitted with the 1st review submittal of the Civil Plans.

5. Traffic Engineering (Dean Kaiser / (303) 739-7584 / djkaiser@auroragov.org)
8A. Approved

6. Life Safety (Rich Tenorio / 303-739-77628 / rtenorio@auroragov.org / Comments in blue)
9A. Approved

7. Forestry (Rebecca Lamphear / (303) 739-7177 / rlamphea@auroragov.org)

- 10A. Due to changes in the easement where trees are located, comments may be needed from forestry, we have not received comments at this time. Please reach out directly to the reviewer.

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

- 11A. It seems that the Easement dedications and Easement releases still need to be started or continued toward completion. Send in the documents to releaseteasements@auroragov.org and dedicationproperty@auroragov.org for processing. See pages 2, 4 & 5 showing the easements in question.

9. Easements (Andy Niquette / (303) 739-7325 / aniquett@auroragov.org)

- 12A. Easements have not been started yet. Please start the dedication and release processes. Please find instruction at https://www.auroragov.org/business_services/development_center/land_development_review_services



10. Utilities (Steven Dekoski / (303) 739-7490/ sdekoski@auroragov.org / Comments in Red)

Sheet 05

- 13A. There should only be a single domestic water meter serving a multi-family building. An 18' utility easement would be needed for water meters 3" and larger. A water fixture unit table is required on the civil plans to verify the size of the water meter required.
- 13B. There should only be a single sanitary sewer connection to the main serving a multi-family building. Why are you proposing two sewer service connections?

11. Xcel Energy (Donna George / (303) 571-3306 / donna.I.george@xcelenergy.com)

- 14A. No further comments.