

Planning Division
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Aurora, Colorado 80012
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March 16, 2023

Julie Margetich
Covenant Group LLC
2044 California Ave
Corona, CA 92881

Re: Tech Submission Review –Buckley Yard Lot 4 - Conditional Use and Site Plan

Application Number: **DA-2252-05**

Case Numbers: **2021-6024-08; 2021-6024-09**

Dear Mrs. Margetich:

Thank you for your technical submission, which we started to process on Tuesday, February 28, 2023. 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.

Please revise your previous work and send us a new submission, but do not resubmit until after the PDR and Easement process is completed. Upon completion of the PDR and easements you may move to recordation.

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 I

cc: David Goode - David P Goode Architecture 558 Castle Pines Pkwy Aurora, CO 80108
Ariana Muca, Case Manager
Scott Campbell, Neighborhood Services
Justin Andrews, ODA
Filed: K:\SDA\2252-05tech2.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The site plan will not be approved by public works until the preliminary drainage letter/report is approved. Andrew Renner's comment on the PDR: "3/1/2023 - Met with George to discuss comments - many significant issues with accumulated flows, emergency overflow calculations and swale calculations. With me being out of town, we decided to reject this submittal and coordinate with the engineer prior to them resubmitting. The engineer does not seem to understand emergency overflow weir calculations so I will help them with those - ARR".
- The easement process needs to be completed before the building permit can be signed.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. No citizen comments or concerns were received during the fifth review.

2. Completeness and Clarity of the Application

2A. No further comments.

3. Architectural and Urban Design Issues

3A. No further comments.

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

4A. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Julie Bingham / 303-739-7306 / jbingham@auroragov.org / Comments in green)

- 5A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
- 5B. Andrew Renner's comment on the PDR: "3/1/2023 - Met with George to discuss comments - many significant issues with accumulated flows, emergency overflow calculations and swale calculations. With me being out of town, we decided to reject this submittal and coordinate with the engineer prior to them resubmitting. The engineer does not seem to understand emergency overflow weir calculations so I will help them with those - ARR".

6. Traffic Engineering (Sylvia Lopo / 303-339-0440 / slopo@auroragov.org / Comments in amber)

6A. No further comments.

7. Utilities (Chong Woo/ 303-739-7249/ cwoo@auroragov.org / Comments in red)

7A. No further comments.

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

8A. No further comments.

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

9A. The easement process needs to be completed before the building permit can be signed.