



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

Worth Discovering • auroragov.org

September 9, 2022

David Carro
Clayton Properties Group II
4908 Tower Road
Denver, CO 80249

Re: Second Submission Review: Tibet Road - 48th Avenue to 52nd Avenue - Site Plan
Application Number: DA-1662-19
Case Number: 2021-6019-00

Dear Mr. Carro:

Thank you for your submission. 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 outside agencies.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before September 30, 2022.

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 give me a call. I may be reached at 303-739-7261.

Sincerely,

Deborah Bickmire, Senior Planner
City of Aurora Planning Department

cc: Michael Weiher, Terracina Design, 10200 E Girard Ave, Suite A-314, Denver, CO 80231
Scott Campbell, Neighborhood Service
Jacob Cox, ODA
Filed: K:\\$DA\1662-19rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Plans need to be consistent with traffic study (Traffic)
- Provide curbside landscape for both sides of the street (Landscape)
- Provide a letter of authorization for Windler (Planning)
- Designate utilities as private (Water)
- A License Agreement is needed for bollards within the right-of-way (Real Property)
- Approval is subject to the approval of the Preliminary Drainage Report (Civil Engineering)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Provide a Letter of Authorization for the Windler property.
- 1B. Revise the Letter of Introduction to address the redlines and discuss how the proposed Site Plan meets the Minor Site Plan Approval Criteria.
- 1C. Add signature blocks for all land owners.
- 1D. Replace RSN numbers with Case Numbers.
- 1E. Add the street names of adjacent and intervening streets that have been platted. Include the reception numbers.
1. Clarify what types of lighting, other than streetlights, will be provided and include details.

2. Landscape

- 2A. It is fine to defer landscape installation to the time of adjacent development; however, the design is required with this site plan. The intent is for the streetscape to be similar on both sides of the street.
- 2B. Include a site data table and identify the percentage of cool season grasses.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

- 3A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.
- 3B. Provide the street light fixture type.

4. Traffic Engineering (Steve Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

- 4A. Laneage and storage lengths are not consistent with what is documented in Green Valley MP Amendment 2, June 2022. See redline comments for specifics.
- 4B. Verify auxiliary lane taper lengths/rates meet COA requirements/standards.
- 4C. Show traffic signal easements.

5. Aurora Water (Nina Khanzadeh / 720-859-4365 / nkhanzad@auroragov.org / Comments in red)

- 5A. Ensure that utilities are being planned per the approved MUS (Green Valley Ranch/Windler). A MUIS conformance letter will be required at the time of Civil Plan submission.
- 5B. Designate the lines indicated on Sheet 5 as private. Identify who will own them and who will be responsible for maintenance.

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

- 6A. Barricades within the right-of-way will need to be covered by a License Agreement. Go to this link for the Real Property web page document links: <https://auroragov.org/cms/One.aspx?portalId=16242704&pageId=16509313>