

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



September 10, 2020

David Carro  
Oakwood Homes  
4908 Tower Rd  
Denver, CO 80249

**Re: First Technical Review** – Green Valley Ranch East – Preliminary Plat #5 and Final Plat  
Application Number: DA-1662-08  
Case Numbers: 2019-4022-00; 2019-3064-00

Dear Mr. Carro:

Thank you for your submission, which we started to process on August 24, 2020. 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 referral agencies.

A few items need to be addressed in another technical submittal before printing mylars. Please revise your previous work and send a new submittal on or before Wednesday, September 30, 2020. 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,

A handwritten signature in cursive script, appearing to read "Deborah Bickmire".

Deborah Bickmire, Senior Planner  
City of Aurora Planning Department

cc: Michael Weiher - Terracina Design  
Bruce Rau, Oakwood Homes  
Brandon Wyszynski, Oakwood Homes  
Meg Allen, Housing and Community Services  
Mark Geyer, ODA  
Filed: K:\\$DA\1662-08tech 1.rtf



## *First Technical Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Adjust the lot summary table (Planning)
- Revise the lot area in the landscape tables to be consistent with the Cover Sheet (Landscape)
- Preliminary Plat approval subject to Preliminary Drainage Report approval (Public Works)
- Provide USPS approval for mail kiosks (Life/Safety)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Completeness and Clarity of the Application** (Debbie Bickmire / 303-739-7261 / [dbickmir@auroragov.org](mailto:dbickmir@auroragov.org) / Comments in teal)

1A. Adjust the lot summary table on Sheet 6 to remove Filing 6. Include only the current filing and previously approved Active Adult filings.

1B. See redlines for some minor comments.

#### **2. Landscaping**

2A. Revise title of Sheet 27 to “Water Wise Landscape Requirements.”

2B. Review the quantity of shrubs in the curbside landscape as noted on the redlines.

2C. Will individual lot landscape plans be submitted for this filing as done for previous filings?

2D. Please enhance the linework for the lot lines. They do not print or read well.

2E. Revise the Single Family Landscape Areas diagram on Sheet 21 to include a symbol and label for the curbside landscape and remove the trees from the image.

2F. The Site Data on Sheets 21 and 26 should include the total site area and be consistent with the data on the cover sheet.

2G. See redline comments for additional detail.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **3. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

##### **Preliminary Plat**

3A. The Preliminary Plat will not be approved by Public Works until the Preliminary Drainage Report is approved.

#### **4. Fire / Life Safety** (William Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

##### **Preliminary Plat**

4A. Advisory comment: Residential mail kiosk placement requires approval by the U.S.P.S. Growth Manager. The site's mail kiosk delivery plan should be reviewed and approved by Growth Manager prior to construction. It is important that the Postal Service is involved in your residential project since the mail delivery for Filing #5 will be located in the clubhouse. Please confirm that the U.S.P.S. has approved the appropriate mode of delivery and kiosk locations. Please provide a note that identifies the location of the mail kiosks and states compliance with ADA and Postal regulations.

#### **5. Real Property** (Darren Akrie / 303-739-7331 / [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / Comments in magenta)

##### **Preliminary Plat**

5A. Provide recordation information as identified on the redlines.

5B. Revise easement labels to be consistent with the plat.

5C. See redlines for all comments and edits.

##### **Final Plat**

5D. Add curve data as indicated on Sheet 4.

5E. Provide recordation information.