

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



October 25, 2022

Tewodros Folla
United Property Developers
10808 Troy St
Commerce City, CO 8002

Re: Second Submission Review: Rehoboth Village - Site Plan
Application Number: DA-1013-16
Case Numbers: 2022-4038-00

Dear Mr. Folla:

Thank you for your second submission, which we started to process on October 6, 2022. We reviewed it 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. Your third submission is due to us on or before Tuesday, November 8, 2022. Please resubmit your revised site plan pdf through the Planning portal.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item marked with an asterisk. 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.

Your estimated Planning Commission Hearing date is *tentatively* set for Wednesday, December 14, 2022.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7541 or rrabbaa@auroragov.org

Sincerely,

Rachid Rabbaa, Planner I
City of Aurora Planning Department

CC: Alex Duran - Godden Sudik Architects 5975 S Quebec St 250 Centennial CO 80111
Rachid Rabbaa, Case Manager
Scott Campbell, Neighborhood Services
Brit Vigil, ODA
Filed: K:\\$DA\1013-16rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please see Landscaping comments (Item 4)
- The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved. (Item 5)
- See Traffic Comments (Item 6)
- There are conflicting references to which code version will be used for this project (2015 vs 2021). Please confirm and update the code sets and any associated standards accordingly. (Item 7)
- Add the boundary data for the Lot. Dedicate and vacate the easements by separate documents. Start the License Agreement process for the retaining wall and railing encroachments (Item 8)
- Please provide maintenance access paths to the top and bottom of all outlet structures (including FES); minimum width 8 ft with 2 ft recovery zones on either side. (Item 11)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Neighborhood organizations and adjacent property owners were notified of the Site Plan application. No citizens or community members have submitted a comment at this time. Please see Comments from Aurora Public School District and Xcel Energy

Name: Nicholas J. Leach

Organization: Aurora Public School District Assistant Planner (Ext. 28482)

University of Minnesota '13

University of Colorado '16

651-470-3889 | njleach@aurorak12.org

Respond to the comments in your resubmission. **“In accordance with Section 4.3.18 of the Unified Development Ordinance, the school land dedication obligation for the 49 proposed apartment units is .1604 acres. Aurora Public Schools will accept cash-in-lieu of land for this obligation valued at market value of zoned land with infrastructure in place. Cash-in-lieu is due at site plan approval.”**

2. Zoning and Land Use Comments

2A. No Comments.

3. Signage Issues

3A. No Comments.

4. Landscaping Issues (Bill Tesauro / 954-266-6489 / BTesauro@cgasolutions.com / Comments in bright teal w/red lettering)

Sheet 5

- Provide a tree at least 50' from the stop sign
- Change to 6' HT CMU Wall

Sheet 7

- Provide all the proposed buffer deciduous trees at 3", ornamental buffer trees at 2.5", and evergreen buffer trees at 8'-10' tall on the plant list.
- The proposed mitigation trees cannot count toward the required trees.



Sheet 8

- Please recheck the provided trees in the E. Evans buffer and detention pond, as it appears that they do not concur on the landscape plans with regards to the chart.
- Provide the required shrubs
- Provide 47 shrubs and spread them throughout the buffer,

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

COVER SHEET

5A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

Page 2

5B. Separate the drainage easement from the access easement. Label as an access easement rather than a drainage easement here.

5C. Please add the following note: "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."

5D. This location does not match the photometric sheet.

5E. Minimum 29' inside radius and minimum 52' outside radius.

Page 4

5F. Is this pointing to the correct location?

5G. The minimum slope away from the building is 5% for 10' for landscape areas, minimum of 2% for impervious areas.

5H. Provide slope labels. Minimum 2% in unpaved areas.

5I. Remove all proposed storm sizing from the site plan.

Page 5

5J. Ensure all plantings are above the 100-year WSEL.

5K. Ensure all trees are a minimum of 10' from the storm sewer.

6. Traffic Engineering (Carl Harline & Dean Kaiser/ 303-739-7584/ djkaiser@auroragov.org / Comments in orange)

6A. Sight Triangle depiction acceptable, somewhat oversized based on Case 1-2 on TE-13.1 Standard.

6B. Are these shrubs in the regulatory sign visibility zone?

7. Fire / Life Safety (William Polk & Stephen Kirchner/ 303-739-7371/ wpolk@auroragov.org / Comments in blue)

Cover Sheet

7A. There are conflicting references to which code version will be used for this project (2015 vs 2021). Please confirm and update the code sets and any associated standards accordingly.

7B. Please revise the plat to show changes made to the fire lane easement.

7C. A 26' fire lane easement requires an inside turning radius of 26' and an outside turning radius of 52'.

7D. Please show and label fire lane signage in the manner described in your fire lane sign detail.

7E. Please revise fire lane widths to reflect 26'. TYP

7F. Relocate all light poles shown encroaching into or over a dedicated easement. TYP of all light fixtures.

7G. Provide a 3' paved sidewalk to the Fire Riser Room and Knox Box.

7H. Please label the fire service line using the following example: 6" Fire Line DIP (Private)

7I. Relocate all light poles shown encroaching into or over a dedicated easement.

7J. Please show and label the accessible route on the illustration and provide an accessible route symbol within the grading sheet's legend.

7K. Please show and label the FDC sign on the Front Elevation section.

7L. Fire Sprinkler Riser Room sign is required at this location.



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

Andy Niquette / 303-739-7325 / aniquette@auroragov.org

8A. Add the boundary data for the Lot. Dedicate and vacate the easements by separate documents. Start the License Agreement process for the retaining wall and railing encroachments. Go to this link for the Real Property web page document links: <https://auroragov.org/cms/One.aspx?portalId=16242704&pageId=16509313>

8B. GIS shows this existing easement aligning with the property line jog? Also label if this will be vacated or remain & include reception number

8C. Label easement & reception number?

8D. Existing 16' Utility Easement? Will any portion of this easement be vacated?

8E. Label Bearing & Distance of property line

8F. Provide Arapahoe County Clerk & Recorder Reception Number

8G. Confirm that monument sign is outside of any easement otherwise a license will be required.

8H. Label existing sidewalk easement

8I. Provide reception number for ROW

9. Forestry (Rebecca Lamphear /rlamphea@auroragov.org / 303-739-7139)

9A. No comments.

10. Parks (Joseph Odrzywolski /jodrzywo@auroragov.org / 303-739-7124)

10A. No Comments

11. Utilities (Iman Ghazali /ighazali@auroragov.org / 303-807-8869)

11A. Smallest manhole diameter per COA standards is 5 ft

11B. Please remove these service lines if not in use. If they are, please label the purpose (fire line, irrigation, etc)

11C. Please provide maintenance access paths to the top and bottom of all outlet structures (including FES); minimum width 8 ft with 2 ft recovery zones on either side.

12. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

12A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement, and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.



**Right of Way &
Permits**

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

October 19, 2022

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Rachid Rabbaa

Re: Rehoboth Village – 2nd referral, Case # DA-1013-16

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **Rehoboth Village**. Please be aware PSCo owns and operates existing underground electric distribution facilities along the west, south, and east property lines. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformers) – be sure to have the Designer contact a Right-of-Way and Permits Agent.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com