

Planning Division
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May 9, 2022

Jerry Richmond
Raintree Investment Corporation
7200 S Alton Way Suite C-400
Centennial, CO 80112

Re: 3rd Technical Submission Review – Buckley Yard Residential - Site Plan and Plat

Application Number: **DA-2252-02**

Case Numbers: **2021-4011-00; 2021-3020-00**

Mr. Richmond:

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 community members.

Since a few important issues remain, you will need to make another submission. Please revise your previous work send your third technical submission to us no later than Monday, May 30, 2022. Include a comment response letter to all comments in this letter including the neighborhood comments.

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 amuca@auroragov.org.

Sincerely,

Ariana Muca, Planner
City of Aurora Planning Department

cc: Samantha Crowder, Agent
Scott Campbell, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\\$DA\2252-02tech3.rtf



3rd 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. (Civil Engineering).
- Repeat Comment: You must flatten the pdf completely. There should be no AutoCAD SHX text.
- Remove all plants in site triangle (Traffic).
- Please reach out to Curt Bish at cbish@auroragov.org to generate your invoice for the cash in lieu payment (PROS).
- Storm Drainage Development fees due 36.7089 acres x \$1,242.00 = \$ 45,592.45 (Revenue).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. You must flatten the pdf completely. There should be no AutoCAD SHX text.

2. Zoning and Land Use Comments

2A. No additional comments.

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

3A. No further comments.

4. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Site Plan

General – The Site Plan will not be approved by Public Works until the preliminary drainage letter/report is approved. Comments were provided 8/27/21 and no subsequent submittal has been made. Drainage comments were provided 12/3/21 and no subsequent submittal has been made.

General – Please remove AutoCad SHX text items in the comment section.

Sheet 3 of 47

5A. This storm alignment is different. Even though it is by others, represent the currently proposed storm sewer alignment in the street.

Sheet 9 of 47

5B. Provide additional slope labels in the pond bottom. Min 2%.

6. Traffic Engineering (Steven Gomez / 303-739-7336 / sgomez@auroragov.org / Comments in amber)

Sheet 12

6A. Reference COA TE-11 sign post detail.

Sheet 23

6B. Not allowed in Site triangles – see site plan for plant grouping.

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

7A. No further comments.

8. Aurora Water (Steven Dekoski / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

8A. No further comments.



9.PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in mauve)

9A. Please reach out to Curt Bish at cbish@auroragov.org to generate your invoice for the cash-in-lieu payment. The cash-in-lieu payment must be paid prior to recordation of the mylars. I believe this is in process.

10. Revenue: Aurora Water/TAPS (Diana Porter / dsporter@auroragov.org)

Previous Comments

10A. Storm Drainage Development fees due 36.7089 acres x \$1,242.00 = \$ 45,592.45 Please note that storm drainage development fees must be paid prior to the recordation of mylars.

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

Plat

General Comments

11A. The plat changes are on the first page. If these comments are addressed, then the signed Mylars may be sent in with the caveat any changes left off will require a new Mylar set with the corrections. Send in the Title Commitment dated within 120 days. On the site Plan, there are some License Agreement issues that may have to be addressed. If you have already started this, then continue process with Grace Gray. There looks like there may be some encroachments by the buildings into the proposed water meter easements. Please check these.

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

12A. No additional comments.

13. Regional Transportation District (Scott Woodruff / 303-299-2943 / clayton.woodruff@rtd-denver.com)

13A. No additional comments.

14. Mile High Food District (Mark Schutte)

14A. No additional comments.

15. Aurora Public Schools (Josh Hensley)

15A. There is an outstanding cash-in-lieu of school land obligation that is due prior to final plat approval.