

December 22, 2021

Todd Hager
City of Aurora, Planning Department
15151 E. Alameda Parkway, 2nd Floor
Aurora, Colorado 80012

Re: Fourth Submission Review – Buckley Yard Residential – Site Plan and Plat
Application Number: **DA-2252-02**
Case Numbers: **2021-4011-00; 2021-3020-00**

Dear Mr. Hager:

Thank you for taking the time to review our fourth submittal of Buckley Yard Residential Site Plan and Plat. We have received City comments on October 26, 2021 and have addressed them in the following pages.

Please feel free to contact me directly should you have any other comments, questions and/or special requests for additional information. We look forward to continuing to work with you and your colleagues at the City of Aurora.

Sincerely,
Norris Design



Diana Rael
Principal

Fourth Submission Review

PLANNING DEPARTMENT COMMENTS

1. **Community Questions, Comments and Concerns**

1A. No comments were received during the 3rd referral.

Response: Noted, thank you.

2. Zoning and Land Use Comments

Site Plan

Sheet 1

2A. Fence adjustment request is no longer needed per conversation with Brandon Cammarata prior to the Planning Commission Hearing. The expectation is that fencing will comply with UDO standards.

Response: Fencing, where provided, is in compliance with the UDO standards.

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

Sheet L-1.00

3A. Add the fence adjustment request to this sheet the same way as it is shown on the cover sheet.

Response: Per the above comment, the fence adjustment is no longer needed.

3B. Fix "Internal" spelling.

Response: Noted, thank you. Spelling of internal has been corrected on the plan set.

Sheet L-1.02

3C. Fix "Planting" spelling.

Response: Noted, thank you. Spelling of Planting has been corrected on the plan set.

Sheet L-1.04

3D. Deciduous canopy trees are included in the plant requirements for the lot typical landscape plans, but none have been provided in the actual Plant Legend.

Response: Deciduous canopy trees have been added to the plant legend and recommend species have been listed.

Sheet L-1.05

3E. Per previous comment, add an evergreen tree to the 4-Plax example design.

Response: An evergreen tree has been added to the 4-plex lot typical to accurately represent the requirement.

Sheet L-2.04

3F. Repeat comment: Should native seed be shown if there are specific requirements for duplex front yard landscaping?

Response: Native seed is shown in the tract landscaping and not a part of the on lot landscaping.

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

No further comments.

Response: Noted, thank you.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

1. 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.

Response: Noted. The resubmittal was made and additional comments were received on (11/05/2021) and are being addressed. The signature was requested with these recent comments.

Sheet 7

5A. Verify with Aurora Water that this access is close enough to the outlet structure.

Response: We have talked with Aurora Water regarding the access and due to grade issues this has been moved to the other side of the pond off of S. Pitkin St.

5B. Min 2% slope in the pond bottom.

Response: The pond bottom has been updated to 2% slope.

Plat

5C. No additional comments.

Response: Noted.

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

Site Plan – General comments not on this document are within the redmarked site plan document.

Response: Noted, red marked comments have been addressed and responded to in the PDF.

Sheet 11

6A. Add sight triangles at ALL STOP sign locations. Sight triangles should start in front of STOP sign per COA TE-13.

Response: Sight triangles have been added to all stop locations. Per COA TE-13, sight triangles can be measured from the back of the crosswalk (per ASHTO Criteria it is measured 14.5' from the edge of the travel lane-which fall within the crosswalk). We have laid out all sight triangles from the back of the crosswalk, therefore no changes are proposed.

6B. Callout ALL proposed pavement markings i.e. STOP bar.

Response: Additional labels and leaders have been added for all pavement markings. Final design labeling will be provided with the CD's.

Sheet 21, 22, 23, 24, 25, 26, 27

6C. Provide sight triangles at ALL STOP sign locations.

Response: Sight triangles have been provided at all stop sign locations.

6D. Sight triangles should start in front of STOP sign per COA TE-12.

Response: Noted, and revised accordingly.

6E. Verify all plants within sight meet COA COA Roadway Specifications, Section 4.04.2.10

Response: All plants within the sight triangles have been confirmed and are in accordance with the COA Roadway Specifications, Section 4.04.2.10. Plant material has been adjusted per subsequent submittals.

Sheet 28

6F. Boulder locations shall be outside of clear-zones of all public ROW. 50% buried in public ROW. No more than 14" height in public ROW.

Response: All boulders are located outside of the clear zones and no boulders are placed within the public right of way. This has been addressed in subsequent submittals.

Traffic Impact Study

No additional comments.

Response: Noted, thank you.

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

Site Plan

Sheet 3

7A. 4th Request – Show location of the knox box. I have read the notes to the comments on the previous reviews, but all commercial buildings shall have a knox box sprinkled or non-sprinkled. Please feel free to contact Fire Life Safety Manger Mike Dean at 303-7369-7447 with any additional comments.

Response: The Knox Box location has been added and labeled.

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

8A. No further comments.

Response: Noted.

5. **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.

Response: Coordination with Curtis Bish was initiated on 12/20/21. Cash-in-lieu payments will be processed prior to recording.

6. **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.

Response: Noted.

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

Plat & Site Plan

General Comments

11A. See the red line comments on the plat and site plan. There are fence/gate items encroaching into the easements and will need to be covered by the License Agreement. Contact Grace Gray to continue with the License. Please note that license agreements must be complete prior to the recordation of mylars.

Response: Redline comments have been addressed and responses provided in the PDF's. License agreements are being prepared and will be processed.

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

12A. No additional comments.

Response: Noted, thank you.

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

13A. No additional comments.

Response: Noted, thank you.

10. **Mile High Food District** (Mark Schutte) 14A. No additional comments.
Response: Noted, thank you.