

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



December 6, 2022

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

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

Dear Mr. Folla:

Thank you for your third submission, which we started to process on November 16, 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 fourth submission is due to us on or before December 28, 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, January 25, 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\1013-16rev3.rtf



Third 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. (Item 5)
- Show inside turning radius measurement. Fire / Life Safety (Item 7)
- See redline comments on the site plan. Real property (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 9)
- **Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. (Item 10 – REPEAT COMMENT)**

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 the comments from Xcel Energy.

Name: DONNA GEORGE

Organization:

Address: Public Service Company of Colorado dba Xcel Energy

Phone: 3035713306

Email: donna.l.george@xcelenergy.com

Comment: Please see the first and second referrals for comments from PSCo/Xcel Energy. No resubmittals are necessary.

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)

- 4.A No Comments.

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. End the access easement at the drainage easement.

- 5C. Label the curb return radii. The labels are missing with this application.

Page 4

- 5D. Remove all proposed storm sizing from the site plan.

Page 5

- 5E. 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. No additional comments



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

7A. Show inside turning radius measurement.

8. Real Property (Roger Nelson / 720-5872657 / RNelson@auroragov.org / Comments in magenta)

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

8A. See redline comments on the site plan.

8B. This easement is in the wrong place per Aurora records

8C. Label Bearing & Distance of the property line

8D. Contact Andy Niquette releaseeasements@auroragov.org for the easement concerns

8E. Provide Arapahoe County Clerk & Recorder Reception Number

8F. Provide reception number for ROW

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

9A. 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.

10. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org) **(REPEAT COMMENT)**

10A. 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.