



Planning Division  
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Aurora, Colorado 80012  
303.739.7250

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2/9/2018

Housing Authority of the City of Aurora  
2280 South Xanadu Way  
Aurora CO 80014

**Re: Initial Submission Review – Village at Westerly Creek Phase 3 – Minor Site Plan Amendment**  
Case Number: 2009-4001-03

Thank you for your initial submission, which we started to process on January 25, 2018. We reviewed it and attached our comments along with this review 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.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before February 27, 2018.

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 303-739-7857.

Sincerely,

Sara Ullman, Planner I  
City of Aurora Planning Department

cc: Margee Cannon, Neighborhood Liaison  
Filed: K:\\$MA\2017 MAs\2009-4001-03Village at Westerly Creek\Rev1



## Initial Submission Review

### SUMMARY OF COMMENTS

- Please correct technical issues per comments from Planning and Landscaping. See redlines on the site plan.
- Revised Civil Construction Plans will be required to make this change. Cast in place walls require structural calculations to be submitted with the revised Civil Construction Plans. Please contact Public Works Department to begin this process (303.739.7300 or [PublicWorks@auroragov.org](mailto:PublicWorks@auroragov.org) )

### PLANNING DEPARTMENT COMMENTS

#### 1. Completeness and Clarity of the Application

Sheet 33 of 36

- The approved civil plans call for a retaining wall between 0 and 2.82'. Please ensure this is reflected on the cross section.
- Please dimension the distance between the wall and the curb.

#### 2. Landscaping (Kelly Bish / (303) 739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org))

Sheet 3 of 36

- Add a tlde and a #1 to denote the first amendment. Make sure this is done on every sheet this impacts and provide a note on each sheet that describes what the change is for. Be consistent with the way the change is noted on every sheet. This sheet is red, subsequent sheets it is black.



See example:

Sheet L-02

- Update the Required Landscape Buffer Table relative to buffer AA.

Sheet L-03

- Make sure the edger is visible and extends along the entire length of the buffer.
- Correct the plant call-out typo.
- Turn off the buffer boundary designation.
- Provide the plant call-out where missing.
- Has there been consideration given to how the remainder of the fence will be designed or transition to the proposed wall? The new wall may not end at a designated fence post, but possibly half way into an actual fence section.

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- Please clarify the wall pattern and color.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 3. Civil Engineering (Craig Perl / 303-739-7532 / [cperl@auroragov.org](mailto:cperl@auroragov.org) / Comments in green)

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- Revised Civil Construction Plans will be required to make this change. Please contact Public Works Department to begin this process (303.739.7300 or [PublicWorks@auroragov.org](mailto:PublicWorks@auroragov.org) )
- Include a cross section of this area for clarity.
- Show/label retaining wall.
- Is a sidewalk chase being shown? Please label.

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- Site plan needs to match the civil plans.
- Cast in place walls require structural calculations to be submitted with the revised Civil Construction Plans.



**4. Real Property** (Darren Akrie / (303) 739-7331 / [dakrie@auroragov.org](mailto:dakrie@auroragov.org))

No comments at this time.

**5. City Forester** (Jacque Chomiak / (303) 739-7178 / [jchomiak@auroragov.org](mailto:jchomiak@auroragov.org) )

1/26/18 No new impacts to trees. All trees are shown to be planted, but in a slightly different configuration. No tree mitigation will be required.