



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

March 27, 2024

David Carro
Clayton Properties Group II
4908 Tower Road
Denver, CO 80249

Re: Second Submission Review: Green Valley Ranch East Site Plan No. 17- Site Plan with Adjustment and Plat
Application Number: DA-1662-28
Case Numbers: 2022-4034-00; 2022-3032-00

Dear Mr. Carro:

Thank you for your second 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 many important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before April 17, 2024.

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 303-739-7261 or dbickmir@auroragov.org.

Sincerely,

Debbie Bickmire,
Senior Planner
City of Aurora Planning Department

cc: Michael Weiher, Terracina Design, Agent
Cesarina Dancy, ODA
Filed: K:\\$DA\1662-28rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Revise narrative and provide justification for the adjustment request (Planning)
- Update fence setback notes, clarify retaining wall heights (Planning)
- Provide two points of emergency access to street with more than 30 dwelling units (Fire / Life Safety)
- Add signal easement, show sight triangles (Traffic)
- Tie proposed grading into existing (Public Works Engineering)
- Revise residential water meter size (Water)

PLANNING DEPARTMENT COMMENTS

1. Zoning and Land Use

Letter of Introduction

- 1A. Revise the format of the narrative to a letter of introduction and identify the project team.
- 1B. Reorganize the letter to describe the proposed site plan first, provide context and the location of the site plan area, and outline the adjustment request.
- 1C. The justification for the request should discuss compatibility and mitigation (if any). Minimize opinion statements. Provide backup if there are statistics to support some of the statements regarding demographics.
- 1D. Reference the approval criteria for a major site plan found in Code Section 146-5.4.3.B.2.c. Rephrase the statement that the proposed site plan complies with all applicable standards in the UDO (two-family homes on motor courts are not permitted) and outline the measures taken to make the proposal compatible with the surrounding development and how it is consistent with the intent of the UDO.

Lot Data and Dimensions

- 1E. Due to the configuration of the motor court, the minimum lot frontage is only applicable to the lot adjacent to the street. The lot frontage is measured where the lot is adjacent to the street right-of-way (see Figure 4.2-3). The frontage dimension is not applicable for internal lots. Revise the data tables on Sheet 3 accordingly.
- 1F. Revise the Lot Data Tables on Sheet 3 per the redlines. Ensure all measurements match the plat.
- 1G. Clarify how you classified wedge-shaped lots. There seem to be inconsistencies.
- 1H. Revise the lot typicals to ensure the limits of easements are more clearly visible.

Fences, Gates, and Retaining Walls

- 1J. Opaque fences located in a side yard adjacent to a local street shall be four feet minimum from the back of the sidewalk. Open-style fences meeting the front yard design standards maybe 18" back of the walk.
- 1K. Vinyl is not a permitted fence material. Because this is a new, non-contiguous area we need to talk about modifying the fence material.
- 1L. The retaining wall shall be a maximum of four feet tall. Greater heights require terracing (Section 146-4.7.9.T). Label top and bottom wall elevations.
- 1M. Revise the plans and/or the retaining wall detail for consistency. Detail 10/29 is not consistent with the plans. Add the top and bottom elevations on the grading and landscape sheets.
- 1N. Walls greater than 30" tall require a safety railing.

2. Completeness and Clarity of the Application

- 2A. Revise the adjustment request per the revisions to the justification in the Letter of Introduction.
- 2B. Add the owner's name to the project team list.
- 2C. Revise the sheet index to reflect the total number of sheets.
- 2D. Remove the Lot Classification Table on Sheet 5.
- 2E. The architectural standards can be removed if they are repeating code. Only include standards that exceed code requirements.
- 2F. Revise lot typicals as needed to update fence setbacks.



- 2G. Lighten the phase lines so they don't obscure the underlying information.
- 2H. Revise "Filing" references to "Site Plan" when referencing the case number.
- 2I. Add dimensions to the features and site furniture.
- 2J. Address all comments and notations on the redlines.

Plat

- 2K. Revise the Vicinity Map to include E. 56th Avenue.
- 2L. Verify with Land Development Services if private streets in tracts should include a "ROW" reference.

3. Landscape

- 3A. Water-wise plans need to be drawn to scale and include easements.
- 3B. Itemize curbside shrubs separately in the plant schedules.
- 3C. Revise the fence notes to clarify privacy fences must be set 4' behind the sidewalk on all landscape sheets and details. Ensure fences are not shown beyond the front of any house.
- 3D. Add buffer landscape adjacent to Lot 11, Block 1. Buffer landscape should be proportional to the length of the lot.
- 3E. Show/label and dimension all landscape buffers.
- 3F. Show/label the 100-year flood elevation/high water line in Tract A.
- 3G. Identify the area outside the flood area for Tract A. Number the footnote and link it to the Tract A landscape requirement.
- 3H. Identify what mulch type(s) will be used in the curbside landscape and all landscape areas.
- 3I. Add the street classification to all streets, public or private.
- 3J. The use of non-functional cool season grass is no longer permitted. Aurora Water may not approve the small areas proposed.
- 3K. Repeat comment: Show street trees on the overall water-wise exhibit. Labels are not necessary.
- 3L. Water-wise landscape plans need to be drawn to scale and include easements. Additional comments may be forthcoming.
- 3M. Itemize curbside shrubs separately in the Plant Schedules.
- 3N. Revise the fence notes to clarify privacy fences must be set 4' behind the sidewalk. Ensure fences are not shown beyond the front of any house.
- 3O. Address all redlines, comments, and notations.

4. Addressing (Phil Turner / 303-739-7271 / peturner@auroragov.org)

- 4A. Please submit preliminary digital addressing .SHP or .DWG file as soon as possible. This digital file is used for street naming, addressing, and preliminary GIS analysis. Include the following layers at a minimum:
 - Parcels
 - Street Lines
 - Building Footprints (if available)
- 4B. Please ensure the digital files are provided in a NAD 83 feet, state plan, and central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any linework outside of the target area. More information can be found at <https://auroragov.org/CADtoGISstandards> or by contacting CADGIS@auroragov.org. (repeat comment)

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Site Plan

- 5A. The E. 52nd Avenue ISP needs to be approved before the approval of this site plan.
- 5B. The proposed grading should tie into the proposed grading for E. 52nd Avenue.
- 5C. Provide the case number for the E. 52nd Avenue ISP.



6. Traffic Engineering (Jason Igo / jigo@auroragov.org / Comments in orange)

Traffic Impact Study

- 6A. Fix broken hyperlinks.
- 6B. Label future E. 48th Avenue on all exhibits.
- 6C. The previous report talked about E. 52nd Avenue being done. Add that back in.
- 6D. Review the movement comments in Figure 4, the Site Trip Distribution and Traffic Assignment.
- 6E. Add a discussion about Picadilly Road being improved.
- 6F. Verify all LOS in Figure 5. The approach does not match the table in Appendix G.
- 6G. Add the extension of Tibet and ADT in Figure 6 and review the stated volumes.
- 6H. Review the site distribution in Figures 7 and 8.
- 6I. Add queue analysis for gates at entrances. Will 130 feet work?
- 6J. Why are you not using COA Criteria TE-13.1 instead of CDOT criteria?
- 6K. Add a note: *“Intersections 1 and 4 are signalized in 2040”* on the 95th Percentile Storage Length table.
- 6L. All movements that are over LOS should be highlighted on the 95th Percentile Storage Length table.
- 6M. Address all redlines throughout the report.

Plat

- 6N. Add the signal easement as noted.

Site Plan

- 6O. Call out signs and barriers used in each phase.
- 6P. Label the type of movement(s) at the intersection of E. 52nd Avenue and N. Shawnee Street, and E. 50th Place and N. Tibet Road.
- 6Q. Show the guest parking spots in motor courts on the site plan sheets, similar to how they are shown on Sheet 18.
- 6R. Mail kiosk locations shall be specified in the Site Plan. In coordination with any Postal Service requirements. See requirements on Sheet 9.
- 6S. Add pedestrian crossing signs at all crossings that are not at an intersection.
- 6T. Label and/or add signal easements per the redline comments.
- 6U. Revise signage per redline comments.
- 6V. The path through Tract F should cross the street and add pedestrian crossing signs.
- 6W. Address technical comments, number changes, and signage edits on Sheet 18.
- 6X. Show and/or verify sight triangles on all landscape sheets. Many are not shown or do not appear to be correct. Additional comments will be forthcoming upon corrections.
- 6Y. Verify plants within the sight triangles conform with Roadway Specifications Section 4.04.2.10.
- 6Z. Trees shall be setback 50-feet from the stop signs and pedestrian path crossing signs.

7. Fire / Life Safety (Stephen Kirchner / 303-739-7489 / skirchner@auroragov.org / Comments in blue)

Site Plan

- 7A. Change F.E. to F.L.E.
- 7B. Add the note provided on Sheet 3.
- 7C. Add fire lane signage as indicated on the redlines.
- 7D. Road A provides a single point of access to more than 30 single-family dwellings. Using the example on Sheet 10, provide two points of emergency access to any individual street having greater than 30 dwelling units.

2021 IFC, SECTION D107 - ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS
D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

Exceptions:

- 1. Where there are more than 30 dwelling units accessed from a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two



directions shall not be required.

2. The number of dwelling units accessed from a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

D107.2 Remoteness: Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

7E. Relocate hydrant(s) to symbols as noted on the redlines.

7F. Add the signs provided on Sheet 18 to the detail package and indicate on the plans the location and type of each sign that is being used. For dead-end fire lanes, see the notes provided.

7G. Show fire hydrants on landscape sheets according to the overall utility plan on Sheet 13.

7H. Show Knox box mounting location for each gate. See notes provided.

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

Site Plan

8A. Provide 5/8" residential water meters (AW spec book - detail 201-1).

9. PROS (Scott Hammons / shammons@auroragov.org / Comments in mauve)

9A. No additional comments at this time.

10. Land Development Services (Roger Nelson / rnelson@auroragov.org / Comments in magenta)

Plat

10A. Revise the text per the comments and edits on the redlines.

10B. Remove the Clerk and Recorder's Certificate.

10C. Fully describe the monument and cap stamping.

10D. Label private streets and easements and fix overwrites. Check locations of leader lines.\

10E. Add street center line control monuments.

10F. Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.

10G. Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

Site Plan

10H. Tracts do not separate the Blocks, so please combine them into one Block designation. The lot numbers will need to be put in a sequential and consecutive system. Thus all the subsequent block numbers may be reworked into a single block with all the lots renumbered. See Sheets 3-4 and 9.

11. Easements (Grace Gray ggray@auroragov.org / Comments in magenta)

11A. No additional comments at this time.

12. Xcel Energy (Donna George donna.l.george@xcelenergy.com)

12A. Please see the attached letter for Xcel Energy comments.



City of Aurora

AuroraGov.org



Right of Way & Permits

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

February 26, 2024

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

Attn: Debbie Bickmire

**Re: Green Valley Ranch East Site Plan No. 17 – 2nd referral
Case # DA-1662-28**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk advises the property owner/developer/contractor to continue working with all Xcel Energy personnel involved with the **Green Valley Ranch East (GVRE) Site Plan No. 17** project.

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