

Planning Division
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October 21, 2021

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

Re: **Third Submission Review:** Green Valley Ranch Tributary T - Site Plan and Plat
Application Number: DA-1662-15
Case Number: 2021-3006-00; 2021-6005-00

Dear Mr. Carro:

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 outside agencies.

Since several important issues still need to be resolved with PROS, you will need to make another submission before the application can be scheduled for an Administrative Decision. Please revise your previous work and send us a new submission on or before November 5, 2021.

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.

If you have any comments or concerns, please contact me at dbickmir@auroragov.org or 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

cc: Michael Weiher, Terracina Design, 10200 E Girard Ave, Suite A-314, Denver, CO 80231
Scott Campbell, Neighborhood Services
Laura Rickhoff, ODA
Antonio Benton, Planner I
Filed: K:\\$DA\1662-15rev3.rtf



Third Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Revise the Sheet List Table. There are only 16 sheets in the plan set.
- 1B. Revise the Site Plan title in the Owner's Signature Block.
- 1C. Please provide a narrative for this application. The uploaded narrative is for another filing.

2. Landscape Comments

- 2A. PROS needs to confirm they will maintain the curbside landscape.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Parks, Recreation and Open Space Department (PROS) (Doug Hintzman / 303-739-7147 / dhintzma@auroragov.org / Comments in purple)

Site Plan

- 3A. The City doesn't need trail easement across its property. Can it be abandoned?
- 3B. Revise the tract boundaries per plat comments.
- 3C. There is no need for a forked trail that is used infrequently.
- 3D. The trail needs to be 10' wide.
- 3E. Show the 20' utility easement on the plat.
- 3F. Maintenance trails require an easement granted to City so City staff can cross private property.
- 3G. Revise the notes on Sheet 10 per the comments on the redlines.
- 3H. Wing walls are required at the pedestrian low flow crossing.
- 3I. The channel under the low water crossing must be flat to improve flow, minimize blockage and simplify maintenance. Reduce side slopes to 4.8%.
- 3J. Provide vertical curves on both sides of the crossing.
- 3K. The crossing structure plans must be included in Civil Plan submittal for Trib T. (i.e. not by others).
- 3L. Delete the Crested Wheatgrass from the seed mix and increase other grasses accordingly.
- 3M. Increase the quantity of grass seed per acre.

Plat

- 3N. Tract D is unnecessary if it's strictly for a private irrigation line.
- 3O. Tract boundaries need to be approximately where the 100-year floodplain line is. show the trail easement; if it's dedicated by separate document, reference that document; trail easement needs to continue across all of Tract B.
- 3P. Easements are required for utilities located in a private tract.
- 3Q. Tract C is unnecessary.

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

Site Plan

- 4A. Make sure references are consistent with the plat.
- 4B. Dedicate the access easement by separate document.
- 4C. Edit text and address comments on the redlines.
- 4D. There are some easements to be dedicated by separate document. Contact Andy Niquette at dedicationproperty@auroragov.org to start the processes.



Plat

4E. Provide the following:

- Updated Title Commitment to be dated within 120 calendar days of the plat approval date
- The closure sheet for the description
- State Monument Records for the aliquot corners used in the plat
- Certificate of Taxes Due obtained from the County Treasurer's office showing they are paid in full up to and through the plat approval date of recording.

4F. The pedestrian bridge may need to be covered by a License Agreement. Contact our Engineer Department for confirmation. Contact Grace Gray at ggray@auroragov.org if a License Agreement is needed.