



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

Worth Discovering • auroragov.org

November 22, 2022

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

Re: Second Submission Review: Green Valley Ranch East Site Plan No 18 - Site Plan and Plat
Application Number: DA-1662-30
Case Numbers: 2022-4023-00; 2022-3058-00

Dear Mr. Carro:

Thank you for your submission, which we started to process on October 31, 2022. 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 remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before December 12, 2022.

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 can be reached at 303-739-7261.

Sincerely,

Deborah Bickmire, Senior Planner
City of Aurora Planning Department

Attachments: Xcel Energy Comments

cc: Michael Weiher, Terracina Design, 10200 E Girard Ave, Suite A-314, Denver, CO 80231
Scott Campbell, Neighborhood Service
Cesarina Dancy, ODA
Filed: K:\SDA\1662-30rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Add lot dimensions on the Site Plan (Planning)
- Revise easements on the Site Plan to match the plat (Planning)
- Check/label slopes, show drainage easement(s) (Civil Engineering)
- Review sight triangles (Traffic)
- Provide 12' maintenance access, show drainage and utility easements (Water)
- Review trail and sidewalk slopes (PROS)
- Show street trees on overall water-wise exhibits, show streetlights and mail kiosks (Landscape)
- Match legal description and illustration, provide a closure report, Title, and Certificate of Taxes (Real Property)
- Cash in-lieu is required (Aurora Public Schools)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

Narrative/Letter of Introduction

1A. Revise the Narrative to include the items identified in the Site Plan Manual and to address the redline comments.

Site Plan

1B. Review lot summaries and totals. Revise so lot counts are consistent.

1C. Revise the site boundary on the Vicinity Map.

1D. Add individual lot dimensions on the Site Plan. This is required to support the proposed lot classifications.

1E. Add a category for lots greater than 60' wide on Sheet 4 and identify lots with a different symbol than 50' wide standard lots.

1F. Consult Real Property regarding how to label adjacent property included in plats undergoing review, but not yet recorded.

1G. Several setback descriptions and footnotes in the Lot Data Table and Setback Table on Sheet 8 are confusing. Please review with your case manager to clarify the intent.

1H. Add internal setbacks for Porchlight motor court lots. Clarify if dashed lines are for easements and revise/adjust dimensions as needed.

1I. Add dimensions for the guest parking spaces in the motor courts. Parking cannot encroach into a fire lane easement.

Verify street names with Phil Turner at pcturner@auroragov.org.

1J. Verify proposed stop sign locations meet warrants per Traffic.

1K. Easements on the Site Plan need to be consistent with the plat. Review the types and dimensions of the easements within the motor courts.

1L. Review fence locations in lot typical diagrams and in landscape plans.

1M. Show mail kiosks and streetlights.

1N. Label retaining walls between Tracts A and C. Show and label retaining walls on the grading plans, include top/bottom wall elevations and provide detail.

1O. Clarify why grading across the area east of the proposed site plan is included (Sheet 14). Is it included in the Preliminary Drainage Report?

1P. Address all comments and notations on the redlines.

2. Landscape

2A. Revise the title block to replace "Filing" with "Site Plan."

2B. Show sight triangles per COA Roadway Specification Section 4.04.2.10.



- 2C. Tract areas referenced in landscape tables are not consistent with the plat.
- 2D. Add a note to applicable tracts that landscape shall be provided with future development.
- 2E. The area west of Tract F should include the applicable landscape buffer to accommodate future residential development.
- 2F. Move plant labels so the underlying landscape isn't covered.
- 2G. Label streets, tracts, and trails on all sheets.
- 2H. Remove future lots from the Key Map.
- 2I. Show and label the 100-year flood elevation.
- 2J. Add contour labels.
- 2K. Show streetlights and mail kiosks on the landscape plans.
- 2L. Label retaining walls. Clarify if the retaining wall detail on Sheet 28 will be used for retaining walls adjacent to Tract A.
- 2M. Show the street trees on the overall water-wise exhibits.
- 2N. Address the differences noted in the Lot Type Legend and on the individual lot exhibits.
- 2O. Porchlight motor courts need to provide 2 trees per street fronting lot. If easements make this difficult, then the setbacks will need to be adjusted.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Julie Bingham / 303-739-7300 / jbingham@auroragov.org / Comments in green)

Site Plan

- 3A. Add the note provided on Sheet 3.
- 3B. Show the locations of all public streetlights. Include the fixture type and identify the pole height.
- 3C. Label and dimension the maintenance access.
- 3D. The maximum grade for 95' for a local street approaching a local through street is 3%.
- 3F. Show and label the drainage easement for the water quality pond.
- 3G. Label the slope in the bottom of the pond.
- 3H. Show and label the 100-year WSEL in the pond.
- 3I. Provide/label an access easement connecting the pond to the right-of-way.
- 3J. Check and/or note slopes per comments on the redlines.
- 3K. If applicable, label proposed retaining walls. Include the material and maximum height. The maximum height for walls in residential areas is 4-feet. Provide a typical section for the walls. Walls that are over 30" require a pedestrian railing.
- 3L. Add a note indicating if the storm sewer is public or private and who will be responsible for maintenance.
- 3M. Clarify if inlets noted on Sheet 13 are public or private.
- 3N. Label proposed swales. A minimum 2% slope is required.
- 3O. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

Landscape Plans

- 3P. Ensure all trees are a minimum of 10' from storm sewers.

4. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@aurora.gov / Comments in amber)

Site Plan

- 4A. Review the sight triangle at 44th Avenue and Tibet Road.
- 4B. Add crosswalk markings on 39th Avenue.

Traffic Impact Study

- 4C. No traffic study is included with this submittal. Additional comments may be forthcoming.



5. Parks and Open Space (PROS) (Joe Odrzywolski / 303-739-7147 / jodrzywo@auroragov.org / Comments in purple)

Site Plan

5A. Neighborhood connector sidewalks should be max 2% cross slope and max 5% longitudinal slope. Where the site and grading constraints require grades over 5%, ADA requirements for max slope and landings should be followed or the sidewalk should be lengthened with switchbacks. See Sheets 13, 15, and 16 for various notes regarding trail and sidewalk connector grades.

Landscape Plan

5B. Move the bench noted on Sheet L.3 to the west and add a trash can and dog waste station

5C. Add bollards as noted on Sheet L.4, per City standard, to restrict vehicular access to authorized maintenance vehicles while providing pedestrian access to the regional trail.

5D. Ensure patterns in the Legend match the patterns shown on the plans.

5E. Review Matchline sheet references.

5F. Provide a trash can and dog waste station at the location noted on Sheet L.6.

5G. Provide further clarifying the information in the form of details and specifications for the play structure noted on Sheet LD.3 demonstrating how the requirement for 2-5-year-old and 5-12 year old play areas is being met, as well as the requirement for at least one inclusive play feature.

5H. Per previous plan review comment 6D, please clarify where on the plans the table referred to in your response is located, we were not able to find it on the plans. Please summarize dedications of open space and parks and how dedications and amenities are satisfying master plan requirements as well as maintenance entity.

6. Aurora Water (Steve Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

6A. How is the drainage in the northeast quadrant of Tibet and 44th Avenue being treated? Provide a swale to direct flows to the water quality pond. Do this for all real lot drainage.

6B. A 16' utility easement is required for all storm lines. The 16' utility easement for the storm line can't encroach into lots. Show and label utility easement limits.

6C. Show maintenance access as an all-weather surface. Access to the top of the outlet structure (above 100 yr) and to the forebays is required. Provide a turn-around at the top of the outlet structure. Show access or drainage easement to allow maintenance vehicle access.

6D. Provide a maintenance turn-around at the water quality pond outlet structure.

6E. Show channel maintenance, drainage easement(s), a 12' all-weather surface maintenance access to the private water quality pond and 12' maintenance access to all manholes.

6F. Show utility easements and maintenance access for all storm lines not in the right-of-way.

7. Real Property (Roger Nelson / rnelson@auroragov.org / Comments in magenta)

Site Plan

7A. Review the written description is consistent with the illustration labels.

7B. Access and utility easements on the lot typicals need to match the plat and site plan. Make sure configurations are consistent.

Show all existing and proposed easements. Be consistent with the plat.

7C. Add missing reception numbers.

7D. Confirm block numbering.

7E. Concrete pavers within easements must be covered by a License Agreement. Contact Grace Gray at ggray@auroragov.org for License Agreement concerns.

Plat

7F. Provide a closure report (Error of closure matching significant figures provided in property description).

7G. Provide the most recent AES Board Monument Records that match those referenced on the plat.

7H. Provide the title commitment with date referenced (September 30, 2022).

7I. Provide Certificate of Taxes Due obtained from the County.



7J. Label all publicly dedicated roads within ½ mile of the site on the Vicinity Map.

7K. Label existing and proposed easements.

7L. Verify street names with Phil Turner at pcturner@auroragov.org.

7M. Revise text per comments and notations on the redlines.

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

8A. See attached letter.

9. Mile High Flood District (MHFD) (Haley Koesters / submittals@udfed.org)

9A. We appreciate the opportunity to review this proposal and have no comment on the plat. We will continue to review the drainage design through engineering submittal RSN 1644652.

10. Aurora Public Schools (Josh Hensley / jdhensley@aurorak12.org)

10A. The total school land requirement for the non-active adult portion of the approved Green Valley Ranch East Master Plan is approximately 28 acres. The master plan includes an 18-acre school site. This school site is sufficient for the district to construct a P-8 school with the capacity to serve the Green Valley Ranch East community. Aurora Public Schools agreed to apply the school dedication required for the purposes of calculating cash-in-lieu of land as site plans are approved. The district will request cash-in-lieu of land when the balance of the obligation from approved site plans exceeds 18 acres. Cash-in-lieu of land is required to serve high school-age students at a district located outside of Green Valley Ranch.

Cash-in-lieu is required for this development application. In accordance with Section 4.3.18 of the Unified Development Ordinance, land value for cash-in-lieu will be based on the fair market value of zoned land with infrastructure in place. Cash-in-lieu is due prior to plat recording.

AURORA PUBLIC SCHOOLS - STUDENT YIELD 11/11/2022

Green Valley Ranch East - Site Plan 18 (DA-1662-30) 2nd Submittal

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	120	0.7	84
MF-LOW		0.3	0
MF-HIGH		0.145	0
TOTAL	120		84

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	41	0.16	19	60	0.2	24	84
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		41		19	60		24	84

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	41	0.0175	0.7140
MIDDLE	19	0.025	0.4800
HIGH	24	0.032	0.7680
TOTAL	84		1.9620

Green Valley Ranch East (Non-Active Adult) Development Tracking - 11/11/2022

Filing

CSP 2 Amendment No. 1 (DA-1662-06)

CSP 3

Site Plan #10 (DA-1662-16)

Plat #7 (DA-1662-10)

Site Plan NO 15 (DA-1662-26)

Site Plan NO 18 (DA-1662-30)

Total

SFD	MFL	MFH	Total Units	Total K-8	Total HS	Total Yield	Dedication Requirement	Status
241			241	121	48	169	3.9404	Approved
376			376	188	75	263	6.1476	Approved
92			92	46	18	64	1.5042	Approved
319			319	160	64	224	5.2157	Approved
134			134	67	27	94	2.1909	2nd Submittal
120			120	60	24	84	1.962	2nd Submittal
1,282	0	0	1,282	642	256	898	20.9608	



11. E-470 Public Highway Authority (Brandi Kemper / bkemper@e-470.com)

11A. E-470 has the following comments:

- Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the “Permit Manual”) and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for construction.
- A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.
- Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>.
- Clearly identify the E-470 ROW and MUE on all applicable drawings. •Please show the proposed grading for the 38th Avenue interchange to confirm proposed grading along E-470 will work.
- E-470 discourages residential uses adjacent to the roadway.
- E-470 is not responsible for noise mitigation.
- E-470 will be widened to 4 lanes in each direction in the future.
- A 10’ wide concrete regional trail will be constructed along E-470 in the future. Please coordinate with the City of Aurora, Adams County, and E-470 for trail improvements that may connect to the regional trail system.
- No structures are allowed in the MUE.
- Developed flows from the site will need to be treated and discharged at or below historic rates.
- An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE.
- Coordinate construction activities with our widening project team.
- Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.
- Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.
- Any fencing disturbed will need to be reset meeting E-470 specifications.
- A comment/response document would be helpful to track the revisions to each submittal.
- Additional comments will be issued as design progresses.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

November 11, 2022

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 and Subdivision Filing No. 18 – 2nd
referral, Case # DA-1662-30**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk acknowledges the comment responses for **Green Valley Ranch East Site Plan and Subdivision Filing No. 18**.

PSCo has no additional comments at this time.

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