



Planning Division  
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September 16, 2022

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

**Re:** **Initial 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 initial submission, which we started to process on July 18, 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 October 7, 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  
Jacob Cox, ODA  
Filed: K:\SDA\1662-30rev1.rtf



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Show lot dimensions and revise lot data (Planning)
- Label drainage structures, 100-year WSEL, and slopes (Civil Engineering)
- Label access movements, show sight triangles, and revise signage (Traffic)
- Provide 12' maintenance access to all manholes and drainage structures (Water)
- Summarize Master Plan open space and review slopes in open space and parks (PROS)
- Add scale and north arrow (Landscape)
- Clarify phasing and show mail kiosk locations (Life/Safety)
- Match Site Plan and Plat, provide monument records and a closure report (Real Property)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

1A. Referrals were sent to five (5) adjacent property owners, six (6) community associations, and eight (8) outside agencies. No comments were received from the adjacent property owner or neighborhood associations. Four (4) responses were received from outside agencies and are included in or attached to this letter. Please provide responses to each comment within the response letter for your next submission.

#### **2. Completeness and Clarity of the Application**

##### **Narrative/Letter of Introduction**

2A. The Site Plan includes an adjustment request. If an adjustment is being requested, please include the request and a justification in the narrative.

2B. The letter references a different lot total and more than one phase. Please revise the letter and/or the Site Plan to be consistent.

2C. Please identify the tracts that are within the floodplain and what lot type is proposed within each upon approval of the LOMR.

2D. Address comments and notations on the redlines.

##### **Site Plan**

2E. Label boundary and lot lines with dimensions, bearings, and curve data.

2F. Check the frontage lengths referenced on Sheet 9. There are discrepancies, primarily on the motor court lots.

2G. Revise phasing and lot count discrepancy referenced above.

2H. Add a setback table that includes setbacks for each lot type proposed.

2I. Are there any 4-pack Carriage House motor courts? If not, please remove the typical lot diagrams.

2J. Revise Carriage House 6-pack diagrams need to be consistent with the plat. Additionally, duplicated information should be eliminated.

2K. Revise the Lot Data Table on Sheet 8 and move it to Sheet 4. A motor court lot must have street frontage, a minimum 50' width and greater than 4,500 square feet to be considered standard.

2L. Lot types, standard vs. small, will be verified with the next review since they are not labeled on the Site Plan.

2M. Add adjacent subdivision plat, lot, block information where applicable. Label adjacent Site Plan with case number if it is not approved yet.

2N. Label adjacent zoning.

##### **Plat**

2O. Change the settings so the scale ratio can be set for measurements.



### **3. Landscape**

- 3A. Please orient the overall site plan sheets so north is in the same direction as on the civil site plan sheets.
- 3B. Why is there an unnamed gap between the northern property line and the lot lines? A buffer should be labeled and landscaped.
- 3C. Add a scale and north arrow to all sheets.
- 3D. Show and label all stop signs.
- 3E. Show streetlights. They are in the legend, but do not show up on the plans.
- 3F. Symbols are too light. Please darken so they are more readable.
- 3G. Clarify fence materials and if different materials will be used in different locations.
- 3H. Clarify the height of streetlights and where security lighting will be used.
- 3I. Address comments and notations on the redlines.

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

### **4. Civil Engineering** (Julie Bingham / 303-739-7300 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

#### **Site Plan**

- 4A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.
- 4B. Clarify street labels. Will the streets be public or private?
- 4C. Match the standard COA section (also included in the approved PIP). 8' parking lanes, 6' bike lanes, 11' travel lanes.
- 4D. Sidewalks on collectors are required to be 6' wide.
- 4E. Add the notes provided on Sheets 3 and 5 of the redlines.
- 4F. Add a note that all pavers shall be owned and maintained by the Metro District.
- 4G. Show the proposed location(s) of all mail kiosks.
- 4H. Show the locations of all public streetlights. Include the fixture type and identify the pole height.
- 4I. Add the note about streetlights provided on Sheet 9.
- 4J. Label and dimension all existing and proposed sidewalks.
- 4K. Show and label the maintenance access to the top and bottom of the pond, and the required drainage easement.
- 4L. Show flow line-flow line dimensions and right-of-way dimensions as noted on the redlines.
- 4M. Sidewalks located outside of the right-of-way should be labeled as private.
- 4N. Is all of the storm shown proposed to be built with this application?
- 4O. Label longitudinal slope as noted on the redlines. It is advised to avoid longitudinal roadway grades of less than 0.8% to minimize maintenance and icing problems.
- 4P. Provide existing contour labels.
- 4Q. Label proposed drainage facilities, the 100-year WSEL in the pond, and the slope at the bottom of the pond. Maintenance access is required to the top of the outlet structure and to the bottom of the pond. Maximum 10% slope.
- 4R. Label the pond private.
- 4S. Provide and label a drainage easement for the water quality pond. Provide an access easement connecting the pond to the right-of-way.
- 4T. Check and/or note slopes per comments on the redlines.
- 4U. If applicable, label proposed retaining walls.

### **5. Traffic Engineering** (Carl Harline / 303-739-7336 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)

#### **Site Plan**

- 5A. Per the pre-app notes, internal roads are assumed to be public.
- 5B. Add a note on Sheet 3: Owner/developer shall install two (2) 2" conduits and pull boxes to be owned/maintained by the City of Aurora for future fiber optic interconnect of traffic signals along 38th Ave. Edit other notes per comments on the redlines.
- 5C. Label access movements at all intersections. Show adjacent and opposing access points
- 5D. Show all proposed streetlights
- 5E. Show and label all mail kiosks, if applicable



- 5F. Add sight distance triangles for all intersections. Relocate triangles per comments.
- 5G. Show/label street signs. Add street name signs as noted on the redlines.
- 5H. Remove trail portions between the sidewalk and the curb as noted on the redlines.
- 5I. Relocate street crossings as noted.
- 5J. Revise signage per comments on Sheet 16.

### **Traffic Impact Study**

- 5K. Per pre-app responses, interim evaluation was provided in GVRE Filings 6, 7, and 10. However, per pre-app notes, a build-out (short range) scenario is to be evaluated for Areas 8 and 9. This would also satisfy any evaluation of interim roadway networks planned near this development.
- 5L. Pre-app notes, the E-470 and 38th Ave ramps are to be included in the analysis.
- 5M. Please include references to Filings 6, 7, and 10 in this study. Please discuss the contents and relevance to this study.
- 5N. Address comments throughout the report.

### **6. Parks and Open Space (PROS) (Alex Grimsman / 303-739-7154 / [agrimisma@auroragov.org](mailto:agrimisma@auroragov.org) / Comments in purple)**

#### **Site Plan**

- 6A. Provide standards notes included within the redlines.
- 6B. The pocket park is noted as a neighborhood park in the master plan as well as the landscape sheets. Clarify.
- 6C. Any areas being credited for open space or park land dedications shall not exceed a 4:1 slope. Many areas within the park space are far exceeding this limit.

#### **Landscape Plan**

- 6D. Provide a table providing a summary of all tracts (for open space) and parks provided to meet the required land dedication per the master plan. Include the amenities provided.
- 6E. What is planned for Tract F? Why is this enclosed by a privacy fence?
- 6F. Tracts being used to meet the required open space land dedication must have some type of amenities planned for the area. This can include trail connections to the regional trail with benches, pet waste stations, educational signage, etc.
- 6G. Is the regional trail being installed as part of this project or with the Tributary T project?
- 6H. Note the slope of all trail connections within open space tracts and park areas. Slopes for trails may not exceed 2% cross slope or exceed 5% longitudinally.
- 6I. Neighborhood Park shall include play equipment for both pre-schooled ages children (2-5) and school age children (5-12) and include at minimum one inclusive play feature/equipment.

#### **Plat**

- 6J. Include a tract table noting the ownership of each tract and use.
- 6K. Provide standard notes provided in the redlines.

### **7. Aurora Water (Steve Dekoskie / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)**

- 7A. Show 12' maintenance access to all manholes and to the top of the outlet structure. Access to the outlet structure to be above the 100yr WSEL. Maximum cross slope on maintenance access is 2%.
- 7B. Try to move meter bank(s) closer to the drive aisle to shorten service line runs.
- 7C. Is the storm line referenced on Sheet 14 going to be constructed with this Site Plan?

### **8. Life/Safety (Will Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)**

#### **Site Plan**

- 8A. Will this site be gated? If this site is gated, then the installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is



conducted on behalf of the Fire Chief. If gated, provide sections for the automatic and manual gates.

8B. Please confirm that the U.S.P.S. has approved the appropriate mode of delivery and kiosks locations. Please provide a note that identifies the location of the mail kiosks and states compliance with ADA and Postal regulations

8C. Any proposed use of alternative surfacing materials (e.g. concrete paver, etc.) for fire lanes must be submitted for approval in writing to the City Engineer of Public Works. A license agreement must be obtained through Real Property (Public Works Department) for the installation of any alternative surfacing material used within dedicated fire lane easements. Submitted plans must be wet stamped by a Colorado licensed Professional Engineer and accompanied by an Alternative Surface Fire Apparatus report. Please work with City Engineer to address all other Alternative Fire Lane Surfaces requirements identified in the COA Roadway Design and Specifications Manual.

8D. In order to ensure the timely implementation and a better understanding of the required 2 points of access and looped water supply during each phase, provide a brief narrative that identifies access and water line extensions that are needed for each phase to include adjacent filings.

8E. The phasing plan must indicate which roadways from the adjacent filing will be utilized to achieve the two points of access and that issuance beyond the 30<sup>th</sup> certificate of occupancy is contingent upon the two separate and approved points of access are established.

8F. Relocate fire hydrant as noted on Sheet 12.

8G. Add the dead-end fire lane sign to the sign package. Also, revise the fire lane sign placement by showing the dead-end signs at the entrance of the 6-pack motor courts fire lane easements.

**9. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

**Site Plan**

9A. The perimeter of the boundary lines should be labeled with dimensions, bearings and curve data.

9B. Label all existing and proposed easements. Be consistent with the plat.

9C. Concrete pavers within easements must be covered by a License Agreement. Contact Grace Gray at [ggray@auroragov.org](mailto:ggray@auroragov.org) for License Agreement concerns.

**Plat**

9D. Provide a closure report and the most recent AES Board Monument Records.

9E. Provide Certificate of Taxes Due obtained from the County.

9F. Adjust view of the Vicinity Map and label all publicly dedicated road.

9G. Add street names.

9H. Remove logo from north arrows.

9I. Revise text per comments and notations on the redlines.

**10. Revenue/Aurora Water/Taps** (Diana Porter / 303-739-7395 / [dsporter@auroragov.org](mailto:dsporter@auroragov.org) )

10A. Storm Drain Development Fees: 30.338 acres x \$1,242.00 = \$37,679.80

Storm Drain Development Fees credited per Vern Adam per Green Valley East Annexation agreement. No Fees due.

**11. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

11A. See attached letter.

**12. Adams County Department of Planning and Development** ([developmentsubmittals@adcogov.org](mailto:developmentsubmittals@adcogov.org))

12A. Thank you for including Adams County in the review for Project Number: 1636122. We have no comment on the subject referral.

**13. Aurora Public Schools** (Josh Hensley / [jdhensley@aurorak12.org](mailto:jdhensley@aurorak12.org))

13A. 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 requirement 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 location outside of Green Valley Ranch.

Cash-in-lieu may be required for this phase of the development if the total school land obligation of non-active adult residential units exceeds 18 acres. 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**  
8/9/2022

**Green Valley Ranch East - Site Plan 18 (DA-1662-30)**

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	116	0.7	81
MF-LOW		0.3	0
MF-HIGH		0.145	0
<b>TOTAL</b>	<b>116</b>		<b>81</b>

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	39	0.16	19	58	0.2	23	81
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
<b>TOTAL</b>		<b>39</b>		<b>19</b>	<b>58</b>		<b>23</b>	<b>81</b>

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	39	0.0175	0.6902
MIDDLE	19	0.025	0.4640
HIGH	23	0.032	0.7424
<b>TOTAL</b>	<b>81</b>		<b>1.8966</b>

**Green Valley Ranch East (Non-Active Adult) Development Tracking - 8/9/2022**

Filing	Total						Total	Dedication	Status
	SFD	MFL	MFH	Units	K-8	HS	Yield	Requirement	
CSP 2 (Amnd NO 2)	235			235	118	47	165	3.8423	Approved
CSP 3	376			376	188	75	263	6.1476	Approved
Site Plan #10 (DA-1662-16)	92			92	46	18	64	1.5042	Approved
Plat #7 (DA-1662-10)	297			297	149	59	208	4.856	Approved
Site Plan NO 15 (DA-1662-26)	134			134	67	27	94	2.1909	2nd Submittal
Site Plan NO 18 (DA-1662-30)	116			116	58	23	81	1.8966	1st Submittal
Total	1,250	0	0	1,250	626	249	875	20.4376	

**15. E-470 Public Highway Authority (Chuck Weiss /303-537-3420 / [cweiss@e-470.com](mailto:cweiss@e-470.com))**

15A. Thank you for allowing the E-470 Public Highway Authority the opportunity to review and respond to the Green Valley Ranch Filing 18 project. Currently, E-470 has the following comments pertaining to this development referral:

- E-470 discourages residential uses adjacent to the roadway.
- E-470 is not responsible for noise mitigation.
- A comment/response document would be helpful to track the revisions to each submittal.
- Additional comments will be issued as the design progresses.

For any questions concerning our responses to this project's request for comments, please contact the reviewing engineer Chuck Weiss at 303.537.3420 or [cweiss@e-470.com](mailto:cweiss@e-470.com).





**Right of Way & Permits**

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

August 9, 2022

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

Attn: Debbie Bickmire

**Re: Green Valley Ranch East Site Plan and Subdivision Filing No. 18, Case # DA-1662-30**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the documentation for **Green Valley Ranch 18**. and requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

*Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.*

PSCo request that Tracts A and G are dedicated for utility use for crossing and contiguous service purposes, OR, dedicate 10' wide utility easements abutting the public road right-of-way areas.

It is also requested that Tracts B, C, D, E, F and H are either changed from 5' "GE" to 10' "UE" (utility easement), OR, dedicate an additional 5' UE behind this 5' GE abutting the public road right-of-way areas to accommodate both natural gas and electric distribution facilities.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

For additional easements that may need to be acquired by separate document for new facilities, the Designer must contact a Right-of-Way and Permits Agent.

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