

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



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March 25, 2021

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

Re: Initial 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 initial submission, which we started to process on February 12, 2021. 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 April 9, 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.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7261.

Sincerely,

Deborah Bickmire, Senior Planner
City of Aurora Planning Department

Attachments: Xcel Energy and Mile High Flood District Comments

cc: Michael Weiher, Terracina Design, 10200 E Girard Ave, Suite A-314, Denver, CO 80231
Scott Campbell, Neighborhood Service
Laura Rickhoff, ODA
Filed: K:\\$DA\1662-15rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Rename to Site Plan for Infrastructure (Planning)
- Clarify timing of pedestrian bridges (Landscape)
- Trail should not be in a drainage easement (Civil Engineering)
- The trail should not be in a drainage easement (Traffic Engineering)
- Provide a 2' clear zone for the trail (PROS)
- Review trail connections (Traffic)
- Provide access to manholes (Water)
- Provide access to all tracts (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Referrals were sent to thirteen (13) adjacent property owner, three (3) community associations and seven (7) outside agencies. No comments were received from the adjacent property owner or neighborhood associations. Three 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

2A. Please change the title from Preliminary Plat to Site Plan for Infrastructure. Also, is the use of Number 9 on the Site Plan critical to your internal naming convention? If not, consider using Tributary T in the title instead.

2B. There are discrepancies in the peripheral areas of the plans, especially where the future park is located. Clarify whether there will be a temporary access and, if so, show consistently on the Landscape Plans.

2C. When will the pedestrian bridges be constructed? If it is at the same time as the stream improvements, please provide more details for the bridges. If it is in the future, please add a note for the trigger.

2D. Add the tract area to the Land Use Data.

2E. Revise the Vicinity Map to remove streets and labels for future GVRE filings.

2F. Add the case numbers of adjacent GVRE Site Plans.

2G. Remove all future lots and adjacent property owner names from the plans.

2H. Re-write the narrative to clarify the included improvements, and adjacent filing references.

3. Landscape

3A. Make sure the landscape plans are consistent with the Site Plan sheets.

3B. Show and label the location of all easements, particularly the drainage easements.

3C. Is there an irrigation line behind the lots of Filing 2, within Tracts B or C? If so, confirm with PROS if a utility easement is required.

3D. Add sheet references for all sheets on the Key Map.

3E. Add street names and remove the future lots from the Key Map.

3F. Review the notes on Sheet 16 and revise as needed.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@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. The typical sections as they relate to the channel design itself are not necessarily relevant to the site plan. Typical sections cut at specific places represented on the site plan including the entire project boundary showing the proposed trail would be more beneficial and relevant to this plan set.
- 4C. Why is the trail in a drainage easement? If it is for maintenance access, it should be in an access easement.
- 4D. Include FIRM Panel and Effective Date in the legend.
- 4E. The minimum slope is 2%.

Plat

- 4F. Why is the trail in a drainage easement? If it is for maintenance access it should be an access easement.

5. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

Site Plan

- 5A. Is there a reason the temporary access easement near Tibet Road doesn't connect to the pedestrian bridge? If it is a future improvement, please label.
- 5B. Review the trail connection to the sidewalk at 48th Avenue.

6. Aurora Water (Steve Dekoskie / 303-326-8867 / sdekoski@auroragov.org / Comments in red)

Site Plan

- 6A. Access to the lift station and force mains within the utility easements is required at all times during this project work.
- 6B. Provide alternative maintenance access to manholes, other than using the pedestrian bridge.
- 6C. Access to manholes is required. Provide access that doesn't have to cross the channel. See redlines for specific locations.

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

Site Plan

- 7A. Label the trail slope. The maximum design slope is 4.8%.
- 7B. The drainage easement should be a trail easement.
- 7C. Add notes regarding maintenance responsibility on the plans as shown on the redlines.
- 7D. Twelve (12) foot radii are required at trail intersections.
- 7E. Label the material for the temporary 10-foot access path and include a detail.
- 7F. Include the standard PROS detail for the sidewalk chase.
- 7G. A one-foot catch curb is not acceptable next to a regional trail. A two-foot clear zone is required.
- 7H. The buffer grass should be native.

Trib T Crossing Sheet from CLOMR

- 7I. Add the note, "with 14-feet clear inside" to the to the Pedestrian Bridge Crossing label.
- 7J. Add wing walls with railings in the locations identified on the redlines.
- 7K. Add rip rap by the bridge in the areas identified on the redlines so areas do not get washed out.
- 7L. PROS would prefer a low water crossing without a railing. Move the low flow channel to the north so this is possible.
- 7M. I don't like the idea of a low point not at the crossing. The soil at the crossing is protected but the low point is not.



7N. Add a thickened edge along the trail to the elevation of the 100-year flood.

7O. Regarding XS STA: 23+04, the top of the rip rap should be flat for a larger opening. The extra depth seems unnecessary.

Plat

7P. The drainage easement over the trail should be a trail easement.

7Q. Should General Note 5 reference Tract A?

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

Site Plan

11A. Add the Lot and Block numbers for the adjacent properties.

11B. Contact Public Works Engineering to determine whether a License Agreement will be required for the pedestrian bridges. If there is a need for the License Agreement, then contact Grace Gray (ggray@auroragov.org) to start the License process.

11C. See the redlines for all comments and notations.

Plat

11D. Tracts B, C, D & E need to have direct access to the street right-of-way. Dedicate an access easement to the right-of-way for each Tract shown.

11E. There are no trail easements represented on the plat. Revise or delete General Note 6.

11F. Describe the monuments at each end of the bearing line.

11G. Add the Lot and Block numbers for the adjacent property.

11H. Edit the text and notes as shown on the redlines.

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

See attached letter.

13. Mile High Flood District (Teresa Patterson / tpatterson@udfcd.org)

13A. See attached letter.

14. Adams County (Layla Bajelan / LBajelan@adcogov.org)

Thank you for including Adams County in this review. It does not appear that any Adams County roads will be affected as a result of this development, therefore the County has no comment on this proposal.



Right of Way & Permits

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

March 4, 2021

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

Attn: Deborah Bickmire

Re: Green Valley Ranch Tributary T, Case # DA-1662-15

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **Green Valley Ranch Tributary T**. Please be aware PSCo owns and operates existing underground electric distribution facilities along East 48th Avenue and through Tract E to the property at 22550 East 46th Avenue. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

Should the project require any new natural gas or electric service or modification to existing facilities, the property owner/developer/contractor must complete the application process via xcelenergy.com/InstallAndConnect. Be sure to direct the Designer to contact a Right-of-Way and Permits Agent in the event any additional easements need to be acquired by separate document in this event.

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

From: [Melanie Poole](#)
To: [Bickmire, Deborah](#)
Cc: [Drake Ludwig](#); [Northam, Craig](#); [Teresa Patterson](#)
Subject: MHFD MEP Review Comments - GREEN VALLEY RANCH TRIBUTARY T - SITE PLAN AND PLAT - 1512984
Date: Wednesday, March 10, 2021 5:50:37 PM
Attachments: [MHFD-MainLogo-RGB-Color_dc850310-e98b-4e51-9ccb-9e6ba9e6d393.png](#)
[SocialLink_Facebook_32x32_dddf4d22-a17b-4b5e-a60e-a0d1c141aee6.png](#)
[SocialLink_Instagram_32x32_a5cf709f-423e-42d0-9b21-63116bf8f89c.png](#)
[SocialLink_Linkedin_32x32_b7a2051d-355d-4a7b-b923-ebe2177ea89b.png](#)
[SocialLink_Twitter_32x32_a6576c8a-bc49-4df2-8e65-1ec629178a82.png](#)
[2021-03-10 - MHFD Review Comments - GVRE Trib T.docx](#)

Debbie,

This is in response to the request for our comments concerning the referenced project. We appreciate the opportunity to review this proposal, and I have attached our comments as well as uploading them to Amanda.

Please feel free to contact me or Teresa Patterson with any questions or concerns.

Thanks,

Melanie Poole

Project Engineer

MILE HIGH FLOOD DISTRICT

2480 W. 26th Ave. Suite 156-B | Denver, CO 80211

Office: 303-455-6277 | www.mhfd.org

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