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June 10, 2021

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

Re: Second 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 second submission, which we started to process on May 25, 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, specifically the bridge/low water crossing issues identified by 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 July 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.

My name is Claire Dalby and I am the planner who will be taking over this project in place of Debbie Bickmire. If you have any comments or concerns, please email me at cdalby@auroragov.org or call me at 303-739-7266.

Sincerely,

Claire Dalby, Planner II
City of Aurora Planning Department

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\1662-15rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Provide detail of the bridge and clarify who will maintain it. Clarify who is responsible maintenance of curbside landscaping (Landscape)
- Clarify ownership and maintenance of the crossings (Civil Engineering)
- Trail easement is required if the developer expects the City to maintain portion of the regional trail (PROS)
- Resolve all issues identified by PROS concerning the pedestrian bridge and low-water crossing (PROS)
- Potential License Agreement required for the pedestrian bridge crossing the tributary (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. At the time of this review, no comments have been received from the adjacent property owner or neighborhood associations. No additional comments have been received from outside agencies.

2. Completeness and Clarity of the Application

2. Please remove all AutoCAD SHX Text from the comments pane in the Ped Bridge & Low Water Crossing sheets.

3. Landscape

Trib T Crossing Sheet from CLOMR

3A. Make the direction of the hatch the same

3B. Add north arrow for key map

3C. Please provide a detail of the bridge. Who will maintain the bridge?

3D. The curbside landscape adjacent to the Trib T corridor is in the Tibet Rd ISP. Who will be responsible for maintenance and which plan set should the curbside landscape be in?

3E. Put surface material for trail back in the notes. Add note that there are no free-standing lights proposed in these plans.

3F. Put this note back on the plans:

ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS. SECTION 4.04.2.10.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

Site Plan

4A. This is not consistent with the notes on the plat.

4B. Clarify ownership and maintenance of the crossings. If owned and maintained by the City, no license agreement is required

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

Site Plan

5A. Low water bridge type crossing.

5B. 10' access is needed, if this trail is also being utilized as maintenance access to the Sanitary manholes

5C. Maintenance access (gravel) is required to these manholes with a turn around.

5D. Water line will be required to be in a casing pipe under the box culverts.



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

Site Plan

- 6A. Isn't this wrong? isn't City owning and maintaining Tract A?
- 6B. Wherever City property will not abut fencing at the back of homes, install post & cable fence per PROS standard details
- 6C. Not necessary; tract B is being dedicated to the City, right?
- 6D. Add "constructed per City of Aurora PROS Dept standard details T-1.0 and T-1.1" and include these details within these plans.
- 6E. Wherever City property will not abut fencing at the back of homes, install post & cable fence per PROS standard details to delineate limits of City maintenance
- 6F. Soil rip rap (multiple locations)
- 6G. Must be a 2' wide recovery zone between edge of 10' trail and face of curb
- 6H. Change to low-water crossing
- 6I. 10'
- 6J. Not optional
- 6K. 4' wide (multiple locations)
- 6L. If the developer expects the City to maintain this portion of the regional trail (which would be the City's preference) and this tract is not owned by the City, a trail easement will be required.
- 6M. 10' wide
- 6N. Change to low-water crossing
- 6O. See comments on crossing plans

Trib T Crossing Sheet from CLOMR

- 6P. Add "AND MIXTURE 2"; mixture 7 is always seeded over another mix; it doesn't contain enough seed (i.e. lbs per acre) to discourage weeds.
- 6Q. No; only amendment shall be Biosol Forte at 800lbs per acre and seeding shall comply with City of Aurora PROS specifications.
- 6R. No; seed mixes shall be as shown on these plans unless otherwise approved by the City of Aurora PROS Dept.

Pedestrian Bridge & Low-Water Crossing Sheets

- 6S. Change to low-water crossing per PROS standard detail
- 6T. Only low point of the trail crossing must be at or very near the creek crossing.
- 6U. Top of rip rap under crossing should be flat; provides larger opening for debris to pass through and reduces maintenance; the City's standard low-water crossing design works in Sand Creek, Coal Creek, Toll Gate Creek and multiple other creeks/drainages where the creek bottom has to transition from a narrow low point to a wide bottom under the crossing; there is no reason why this standard design cannot work in this drainage as well; maintenance staff has not had any additional maintenance due to sedimentation.
- 6V. Protect trail with thickened edge
- 6W. Maximum design slope should be 4.8% to insure that constructed slope is not more than 5%
- 6X. Label 14' width
- 6Y. Need vertical curves at top and bottom of these slopes down to the crossing
- 6Z. Provide wingwalls to direct water into crossing and to protect trail
- 6AA. 6' depth is excessive; typical depth is 3'; provide justification for the 6' depth
- 6BB. Nope; any method of constructing this crossing will need to be reviewed and approved by the City by the Amanda civil plans process; the City will be the owner of this improvement; the owner/developer and engineer cannot make decisions regarding this crossing without the approval of the City.
- 6CC. Explain "optional"; the low-water crossing is not optional; if the RCB is optional, what other method of construction will be used -- cast in place concrete?
- 6DD. Plans and structural calcs will be required for the civil plans review process.



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

Site Plan

7A. See the red line comments on the plat and site plan. There are some easements to be dedicated by separate document. Contact Andy Niquette at dedicationproperty@auroragov.org to start the processes. There may be a need for a License Agreement for the ped. Bridge crossing the Tributary. Contact Grace Gray if you need to get a License Agreement. Engineering Dept. may need to make this determination. Please check.

7B. See the redlines for all comments and notations.

Plat

7C. There are no trail easements being dedicated hereon. Delete this note.

7D. Add the tie out curve data to the easement line from the property pin

7E. Add the B&D info for the portions of the easements inside the plat boundary. This can be shown on a different page. Tie out the easements to the nearest property pin

7F. Add the tie out B&D to the easement line from the property pin (multiple locations).

7G. Edit the text and notes as shown on the remaining redlines.