

Planning Division
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November 17, 2023

David Carro
Oakwood Homes
4908 Tower Road
Denver, CO 80249

Re: Initial Submission Review: Green Valley Ranch East Site Plan No 6 Amdt - Site Plan Amendment and Replat
Application Number: DA-1662-33
Case Numbers: 2023-3055-00; 2021-4012-01

Dear Mr. Carro:

Thank you for your initial submission, which we started to process on October 23, 2023. 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, outside agencies, and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before December 12, 2023.

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

cc: Michael Weiher, Terracina Design, 10200 E Girard Ave, Suite A-314, Denver, CO 80231
Cesarina Dancy, ODA
Filed: K:\\$DA\1662-33rev1.rtf



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Referrals were sent to eleven (11) adjacent property owners, seven (7) community associations, and four (4) outside agencies. No comments were received from any adjacent property owners or neighborhood associations. One (1) response was received from an outside agency and is attached to this letter. Please provide a response with your next submission.

2. Completeness and Clarity of the Application

Narrative

- 2A. Provide context of the original approval of Green Valley Ranch Site Plan No. 6. Include location, acreage, number of lots, etc.
- 2B. Outline the elements of the amendment more specifically. Include location, street references, lot quantities, and any acreage changes.

Site Plan

- 2C. Update the Land Use Data and cloud all revisions.
- 2D. The lot area and dimensions in the Lot Data Tables must match the plat.
- 2E. Add a footnote to clarify the new lot and block references in the lot data.
- 2F. Update the plat reference adjacent to Tempe Street since it is no longer Filing 11.
- 2G. Cloud all the revisions around the E. 49th Street bridge and adjacent drainage areas.
- 2H. Is there a reason for the additional maintenance access to Rome Street? It is a less-than-ideal location since that is the primary entrance to the community.
- 2I. The new maintenance access ends at the Rome Street sidewalk. Will the adjacent Site Plan need to be amended to show access to the street?
- 2J. Review the description in the Amendment Block and ensure it includes all revisions and is labeled consistently throughout the plans.

Plat

- 2K. Show all streets within ½ mile of the subject property.
- 2L. Label dimension of lot frontage for amended lots.
- 2M. There are numerous easements to be released and/or recorded by separate documents. Ensure they are submitted for review and are ready to record by the time of approval of the subdivision plat.
- 2N. Update the Title Commitment.

3. Landscape

- 3A. Sheet 18 is entirely different than the approved sheet. Is there a reason? Cloud revisions, especially the tract areas.
- 3B. Please revise the adjacent site plan and plat reference and include the updated case numbers.
- 3C. Revise the cloud highlighting the changes to the Open Space Requirements Table to only include the items that were changed.
- 3D. Numerous changes were made to the Curbside Tree Requirements table. Revisions to Tempe Street have been noted, but there is no explanation or clouds to clarify the changes to any other streets.
- 3E. Street trees have been repositioned, added, and removed in locations. Cloud where quantities have changed.
- 3F. It appears the street trees have been revised on the Residential Lot Type keymaps, so add to the amendment note and cloud the maps.
- 3G. Cloud revisions to the Hydrozone Table.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Kendra Hanagami / 303-739-7295 / khanagam@auroragov.org / Comments in green)

Site Plan

- 4A. Please start the civil plan revision process once the in-process civil plans have been approved.
- 4B. The maintenance path design and location around 49th Place have changed with this amendment. Please cloud all the changes.
- 4C. Label the linetype noted on Sheet 8.
- 4D. Identify the polygon noted on Sheet 14. Add a revision cloud if it is an intended change.

5. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

Site Plan

- 5A. Quantify the area of the open space reduction.

6. Life/Safety (Rick Tenorio / 303-739-7628 / rtenorio@auroragov.org / Comments in blue)

Site Plan- Sheet 9

- 6A. Show the turn radii for the entrance to the motor court to allow fire apparatus to be used as an alternative hammerhead. Fire lane widths shall be as provided in City Code Section 66-32 and shall be designated on all plats, site plans, and civil plans. Where fire lanes turn the inside radius shall be 29 feet and the outside radius shall be 52 feet. Where the fire lane width is 26 feet wide the inside radius shall be 26 feet and the outside radius of 52 feet.
- 6B. Show the location of all FIRE LANE - NO PARKING signs down the motor court and around the cul-de-sac.
- 6C. Show if this motor court is intended to be a dedicated fire lane easement for the turn-around at the end of the dead-end cul-de-sac.
- 6D. Gating is required to be submitted under deferred submittals prior to construction. Provide the following note on the redlines.

7. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 7A. Comments are forthcoming and will be emailed to the consultant.
- 7B. All easements are to be dedicated by plat. Any required offsite easements and releases are to be dedicated by separate document.

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

- 8A. See attached comment letter.



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 7, 2023

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 No. 6 Amendment, Case # DA-1662-33

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for **Green Valley Ranch East F6**. How/why will the hashed utility easements be released by separate document when they are platted easements?

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
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