



Planning Division
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February 27, 2024

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

Re: Second Submission Review: Green Valley Ranch East 52nd Avenue - Site Plan
Application Number: DA-1662-29
Case Number: 2022-6024-00

Dear Mr. Carro:

Thank you for your submission. 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.

Your Administrative Decision date is tentatively set for March 20, 2024. A revised narrative was not included with this submittal, therefore, please provide a narrative no later than March 12, 2024. Please remember that all abutter notices must be sent, and the site posted at least 10 days prior to the approval date. These notifications are your responsibility, and the lack of proper notification will cause the decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. The city will send an updated list of registered neighborhood groups within one mile of the site. Take all necessary steps to ensure an accurate list is obtained.

A technical corrections submittal is required following the Administrative Decision to address all outstanding redline comments. 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 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

cc: Michael Weiher, Terracina Design, 10200 E Girard Ave, Suite A-314, Denver, CO 80231
Cesarina Dancy, ODA
Filed: K:\SDA\1662-29rev2.rtf



Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. The proposed plans need to identify the adjacent Site Plan(s) and Subdivision Plat(s). They are not named the same, so please revise the Site Plan references and remove "Filing" from the name.
- 1B. Provide a revised Narrative to attach to the Administrative Decision.
- 1C. Add spot elevations around the pedestrian undercrossing.
- 1D. Show and label the Picadilly Road right-of-way and easements.
- 1E. Revise the adjacent zone districts to reflect the recently amended zone districts.

2. Landscape

- 2A. Label the right-of-way width and street classification on all sheets.
- 2B. Identify the type of mulch proposed in the curbside landscape and landscape buffer.
- 2C. A quick search of general plant heights indicates many are greater than 26". Review the proposed plant material and revise if it is located within the sight triangle.
- 2D. Although the response to comments stated perennials are not counted toward the buffer landscape, one-gallon plants are included in the buffer table. There are no other one-gallon plants in the plant schedule.
- 2E. Add major contour labels.
- 2F. Add the block/lot numbers of adjacent platted lots.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Site Plan

- 3A. Identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual: - Roadway Classification (typical section name) - Adjacent Land Use Category (i.e., TOD), as applicable - Number of lanes- Back-to-back curb width- Pedestrian Activity Level- Pavement Type: R3, for all lighting calculations. This information (if it's not already shown) can be added to the street sections provided if desired.
- 3B. Please add the following note: "The maximum slope within ROW is 4:1, and the maximum slope for property outside of the ROW is 3:1."

4. Traffic Engineering (Steve Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

- 4A. COA S2.1 is not applicable. Provide appropriate tapers per the State Highway Access Code (SHAC).
- 4B. Adjust tapers to be consistent with the TIS.
- 4C. The minimum spacing between signs is 100'.
- 4D. Add crosswalk striping and pedestrian crossing signs.
- 4E. Call out ALL taper rates/lengths per SHAC, auxiliary lane storage lengths, all lane widths, and striping.
- 4F. Show the appropriate MUTCD R3-17 sign.
- 4G. Call out all STOP and street name signs.
- 4H. Verify mature plant heights meet COA 4.04.2.10 height requirements. Remove/replace as necessary.
- 4I. Add sight triangles as noted.

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

- 5A. Casing pipe is required for the 16" water main in the underpass in E. 52nd Avenue. Cathodic protection is required on the casing pipe per AW detail 107. A low-point blow-off manhole and air relief valve vault will also be required. A water main profile is required as part of the CD's.



6. Life/Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)

- 6A. Will this project be Phased? If so, please provide a detailed Phasing Plan.
- 6B. Please ensure the Fire Hydrant spacing as per Appendix C of the IFC. Where streets are provided with median dividers that cannot be crossed by Firefighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of not more than 30,000 vehicles per day hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis.

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

- 7A. Barriers located in the right-of-way must be covered by a License Agreement. Contact Grace Gray at ggray@auroragov.org for License Agreement concerns.
- 7B. Please add the reception number to the portions of R.O.W. and dedicate by separate document any portion not yet dedicated. And that goes for any easements still needing to be dedicated.