



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

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March 24, 2022

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

Re: Initial Submission Review – Green Valley Ranch East Plan No. 15 – Site Plan and Plat
Application Number: **DA-1662-26**
Case Numbers: **2022-4014-00; 2022-3019-00**

Dear Mr. Carro:

Thank you for your initial submission, which we started to process on March 3, 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 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 April 14, 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 let me know. I may be reached at 303.739.7450 or efuselier@auroragov.org.

Sincerely,

Liz Fuselier, Planner I
City of Aurora Planning Department

Attachments: DEN, MHFD and Public Service of CO

cc: Mike Weiher - Terracina Design 10200 E Girard Ave, Ste A-314 Denver, CO 80231
Scott Campbell, Neighborhood Services
Laura Rickhoff, ODA
Filed: K:\SDA\1662-26rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Development Fees (Planning)
- Provide Lot Table (Planning)
- Label all Lot Line Dimensions (Planning)
- Revise Letter of Introduction (Planning)
- Clarify grasses and perennials included in landscape calculations (Landscaping)
- Tributary T Channel Improvements Required (Public Works)
- Label slopes and drainage easements (Public Works)
- Provide Gating Sections and Elevations (Fire/Life safety)
- Provide Turning Templates (Fire/Life Safety)
- Provide All Weather Maintenance Access (Water)
- Meet Open Space Requirements (PROS)
- Show Trail Connections (PROS)
- Provide Certificate of Taxes, add labels (Real Property)
- MHFD, PSCO and DEN Comments (Outside Agencies)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Referrals were sent to 3 adjacent property owners, 1 community association and 10 outside agencies. No comments were received from any adjacent property owners. Four responses were received from outside agencies and will be included in or attached to this letter. Please provide responses to each specific comment and questions within the response letter for your next submission.

2.Zoning and Land Use Comments

- 2A. For a motor court lot to be considered standard it must include: a. 50' lot frontage; b. 4500 sf minimum lot area and c. must have street frontage.
- 2B. Show all lot dimensions on the site plan, consistent with the plat.
- 2C. Revise the Letter of Introduction to discuss how the proposed site plan meets Adjustment Criteria in Section 146-5.4.4.D.

3. Completeness and Clarity of the Application

- 3A. Application fees must be paid prior to the second submission.
- 3B. Please correct spelling on cover sheet (adjustment language) and add lot numbers affected by the adjustments.
- 3C. Please move Lot Typical diagrams from the Landscaping Sheets to the front of the site plan.
- 3D. Add lot tables to site plan indicating Lot and Block number as well as side, front and rear setbacks for each lot and block.
- 3E. Proposed unit counts on Sheet 4 in lot summary table for Bungalows (small and standard) are reversed and all bungalows need to be reevaluated based on size and dimensions.
- 3F. Use a bolder color and scale for the hatching, as it is difficult to differentiate between lots on legend.
- 3G. Review matchlines for accuracy.

4. Landscaping Issues (Deborah Bickmire/ 303-739-7189 / dbikmir@auroragov.org / Comments in bright teal)

- 4A. Add sight triangles at all intersections.
- 4B. Perennials may be provided as accents but may not count toward the minimum plant quantities for buffers; and, no more than 20 percent of the buffer plant material shall be ornamental grasses (Section 146-4.7.5.D.3). Please verify perennials are not included in the plant counts.
- 4C. Buffers along 38th Avenue are important due to the future 38th Ave. interchange. The buffer needs to be



proportionately distributed along the backs of lots, consistent with the plant requirement per the measured distance.

- 4D. Add a detail for the seating walls in Tract G. Include materials and maximum height.
- 4E. Itemize grasses and perennials separately if there are any perennials included in the curbside landscape.
- 4F. Add a key map to Sheets 32 and 33.
- 4G. Is the lot landscape plant count for "D1" intended to be different than the other "D" lots?

5. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 5A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Julie Bingham / 303-739-7306 / JBingham@auroragov.org / Comments in green)

- 6A. The site plan will not be approved by public works until the preliminary drainage report is approved.
- 6B. Show clear zones on street section.
- 6C. The site plan shows ROW where the roads are located. Either the roads are public and within public ROW or the roads are private within tracts. Per the pre-app notes, the City requests that the roads be private.
- 6D. Motor court drive lanes less than 30 feet wide shall be surfaced with concrete (not pavers) per section 4.04.2.08.2 of the Roadway Manual.
- 6E. The Tributary T channel improvements are required with this site plan if not provided with a different submittal. Per the pre-app notes, the improvements shall be completed prior to any discharge into the channel.
- 6F. Provide reference for floodplain, either FIRM Panel or reference CLOMR/LOMR.
- 6G. Sheet 6: Show/label the proposed drainage easement for the water quality pond.
- 6H. No cul-de-sac shall be longer than 500' unless a secondary emergency access is approved by the fire marshal per Section 4.04.1.05 in the Roadway Manual.
- 6I. Show/label the location of proposed mail kiosks on the site plan. ADA ramps are required adjacent to proposed locations.
- 6J. Street lighting is required for all public and private streets. Please show the locations of the streetlights.
- 6K. Sheet 7 Notes: add "or spacing".
- 6L. Sheet 8: This curb cut and the curb cut to the north are not shown on the Tibet Road ISP. Please clarify if this site plan will provide the proposed improvements. (curb returns and curb ramps)
- 6M. The landscape sheet shows a sidewalk connection to public ROW here. Please reflect all proposed sidewalks shown on the sidewalk on all the sheets in this plan set as well.
- 6N. Curb ramps are required with curb returns.
- 6O. Sheet 8: What are these sidewalks connecting to?
- 6P. Sheet 9: Provide a temporary turnaround.
- 6Q. Show/label the drainage easement for the pond, show/label pond maintenance access to the bottom and to the top of the outlet structure, show/label the access easement from the drainage easement to ROW, show/label the 100-year water surface elevation, indicate the direction of emergency overflow.
- 6R. Please label slopes in the bottom of the pond - minimum 2%.
- 6S. Provide flow direction arrows on all grading sheets.
- 6T. Provide slope labels in tracts showing a minimum slope of 2% in unpaved areas. Label slope - max 3:1.
- 6U. Sheet 12: Indicate the max height or height range and material of the wall. Include a section of the proposed wall. Railing required adjacent to 3:1 slopes.



- 6V. Typical all 4-pack and 6-pack areas: for alley loaded product with more than the equivalent of 2 lots draining to the private alley, flows cannot cross the sidewalk. Please see the pre-app notes for more detail regarding this comment.
- 6W. Sheet 13: These inlets are too far from the intersection per Section 4.03.3 of the Roadway Manual. Please revise the locations.
- 6X. Add existing and proposed contours labels.
- 6Y. Sheet 14: Indicate the max height or height range for the proposed wall. Railing required for walls over 30", structural calcs required for walls over 4'.
- 6Z. See additional redlined comments and respond with the next submission.

7. Traffic Engineering (Carl Harline / 303-739-7336 / charline@auroragov.org / Comments in amber)

- 7A. Traffic comments will be provided under separate cover.

8. Fire / Life Safety (Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

- 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. Sheet 2: 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. Only the 6-pack product requires a dedicated fire lane easement. Please revise the plat and site plans to reflect to the fire lanes.
- 8E. Please describe how the looped water supply will be achieved during the phasing of this development.
- 8F. Sheet 8: Can this median be reduced to a smaller width to provide a wider travel path for approaching fire apparatus? Also, provide the median section, describing surface materials, weight capability, etc. Also, verify with traffic/engineering if this particular median can be reduced.
- 8G. Sheet 8: Provide a Bronto turning template to this intersection. Make sure to show the Bronto completing the turning traveling from both directions of E 38th Ave.
- 8H. Sheet 8: The results of turning template may alter the elements proposed in the median to accommodate the turning maneuver of the Bronto apparatus.
- 8I. Show all proposed and existing fire hydrants along E 38th Ave.
- 8J. Sheet 10: Show all proposed and existing fire hydrants along E 38th Ave.
- 8K. Sheet 15: Only one fire lane sign is required to be posted at the entrance of the fire lane. The remaining portion of the fire lane will require one additional sign at the end of the fire lane. These signs shall be posted on the opposite side of the entrance sign. See Example on redlines.
- 8L. Please start the fire lane easement dedication process with Real Property.

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

- 9A. Sheet 12: Individual tap connections are required. Water quality and detention are required. Please show how this is accomplished in these areas.
- 9B. Sheet 13: Provide an all-weather access 16' utility easement for this water main alignment. EDN: 220055 doesn't show and existing water main stub at this location. Wet tap connection by a 3rd party contractor will be required if there is no stub.



- 9C. Sheet 14: How does run off from this area get treated? Water main must be installed in a steel casing pipe under Tributary T. Casing pipe to have cathodic protection per AW detail 218 Valves required on either side of the stream crossing.

10. Forestry (Jacque Chomiak / 303-739-7178 / jchomiak@auroragov.org / Comments in purple)

- 10A. Approved.

11. PROS (Michelle Teller / 303-739-7131 / MTeller@auroragov.org / Comments in mauve)

- 11A. Sheet 5: Where is the trail labeled?
11B. Sheet 6: Label as pocket park.
11C. Sheet 6: Connect area to the pocket park if this is open space. Trail should meander through here and get to pocket park. Identify trail through this area.
11D. Verify slope within area provides adequate usable turf space.
11E. Sheet 8: Be specific, is this area to be included with future channel improvements including the trail?
11F. Sheet 8: How is this tract meeting Open Space criteria? How are these lots accessing the trail? Add connection. What is the purpose of this tract? Can it be connected to the larger open space area along the channel and the trail to be utilized and credited?
11G. Sheet 11: Indicate future trail connection.
11H. Sheet 12: Total Open Space identified within the Master Plan is 0.5 pocket park and 6.9 acres of OS adjacent to the channel. This is significantly lower. Master plan identifies a 200-400' foot corridor along the channel to include trail corridor-all privately owned.

12. Real Property (Roger Nelson / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 12A. See redlined comments throughout plan set. Make changes with the next submission.
12B. Name and re-name all streets to their approved names.
12C. Label Exterior B&D's / Curve Data.
12D. Submit certificate of taxes due.
12E. See redline comments on Subdivision Plat.

Mile High Flood District Comments:

We have reviewed the referral only as it relates to a major drainageway and for maintenance eligibility of storm drainage features, in this case: - Outfall and emergency overflow spillway from Filing 15 Water Quality Pond to Tributary T MHFD staff has the following comments to offer: 1) Please confirm the Tributary T channel improvements shown on the Filing 15 plans are being completed as a separate project and follow the GVRE MDR. 2) As design progresses, please provide "sheet 11" for review of the Water Quality Pond Outlet Structure, as called out on sheet LP2. This does not appear to be included at this time. 3) How is the higher imperviousness value for the Filing 15 Site accounted for within the overall MDR Basin 501.1 imperviousness value? 4) Please provide supporting information regarding how the downstream Regional Pond 808 was designed to have adequate storage for this Site. How was this determined? 5) On the grading and utility plans, retaining walls are proposed along the east edge of the Site. Clearly indicate the extents of the existing and proposed 100-year floodplain on all plans that show proposed retaining wall locations. As the design progresses, we would like to review additional design details pertaining to the walls. 6) There is limited detail provided for the outfall to Tributary T. We look forward to reviewing once more detail is provided in the FDR submittal. Please ensure that enough detail is included for review as outlined in our MEP Guidelines, found here: https://mhfd.org/wp-content/uploads/2019/12/2017.08.17_MEPGUIDELINES.pdf. Haley Koesters, hkoesters@mhfd.org



MEMO

Date: March 10, 2022

To: City of Aurora

From: DEN Planning + Real Estate Through: Lisa Nguyen/Elise Brenninkmeyer

Subject: **GREEN VALLEY RANCH EAST SITE PLAN NO 15 - SITE PLAN AND PLAT**

Denver International Airport (DEN) received your referral letter and we appreciate the opportunity to comment on the proposal. DEN provides the following comments:

- The proposed development is in the **“5-Mile ‘Known - Wildlife Attractant Separation Area”** for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologists assigned to DEN (Benjamin.J.Massey@usda.gov and [@dia-operations-usdawildlife@flydenver.com](https://twitter.com/dia-operations-usdawildlife)) assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 48-hour drain time following a 100-year event.

https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33

- The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined (“Notice Criteria Tool”) and/or the filing can be initiated is: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

March 21, 2022

To: Deborah Bickmire (City of Aurora, Planning Department)

Via email

Subject: MHFD Review Comments

Re: Green Valley Ranch East Site Plan No 15 (RSN 1607992)

For MHFD staff use only.	
Project ID:	109046
Submittal ID:	10008258 10008251
MEP Phase:	Referral

This letter responds to the referral request for our comments concerning the referenced project. We have reviewed the referral only as it relates to a major drainageway and for maintenance eligibility of storm drainage features, in this case:

- Outfall and emergency overflow spillway from Filing 15 Water Quality Pond to Tributary T

MHFD staff has the following comments to offer:

- 1) Please confirm the Tributary T channel improvements shown on the Filing 15 plans are being completed as a separate project and follow the GVRE MDR.
- 2) As design progresses, please provide "sheet 11" for review of the Water Quality Pond Outlet Structure, as called out on sheet LP2. This does not appear to be included at this time.
- 3) How is the higher imperviousness value for the Filing 15 Site accounted for within the overall MDR Basin 501.1 imperviousness value?
- 4) Please provide supporting information regarding how the downstream Regional Pond 808 was designed to have adequate storage for this Site. How was this determined?
- 5) On the grading and utility plans, retaining walls are proposed along the east edge of the Site. Clearly indicate the extents of the existing and proposed 100-year floodplain on all plans that show proposed retaining wall locations. As the design progresses, we would like to review additional design details pertaining to the walls.
- 6) There is limited detail provided for the outfall to Tributary T. We look forward to reviewing once more detail is provided in the FDR submittal. Please ensure that enough detail is included for review as outlined in our MEP Guidelines, found here: https://mhfd.org/wp-content/uploads/2019/12/2017.08.17_MEPGUIDELINES.pdf.

We appreciate the opportunity to review this proposal. Please feel free to reach out to me with any questions or concerns.

Sincerely,



Teresa Patterson, P.E., CFM

Watershed Manager, Mile High Flood District
tpatterson@mhfd.org



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 18, 2022

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. 15, Case # DA-1662-26

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Green Valley Ranch East Site Plan No. 15**. 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. 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 (i.e. transformers), a Right-of-Way Agent will need to be contacted.

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