



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

October 17, 2024

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

Re: Third Submission Review: Green Valley Ranch East – Site Plan No. 19, Plat Vacation and Plat
Application Number: DA-1662-35
Case Numbers: 2021-4010-01; 2021-3017-01; 2024-3030-00

Dear Mr. Carro:

Thank you for your third submission, which we started to process on October 3, 2024. 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 referral agencies.

Comments remain on both the plat and site plan, you will need to make another submission and include the required exhibits for the plat vacation, which can be found in the **Completeness and Clarity of the Application** section of this letter. Please revise your previous work and upload a new submission for a technical review.

Upon completion of the third review, a determinization was made to move forward with scheduling the site plan application for an administrative decision on November 6, 2024, with five (5) conditions. The conditions placed on the administrative decision are as follows:

1. Approval of the ongoing Master Plan amendment.
2. Recordation of the Green Valley Ranch East Subdivision Filing No. 10 partial subdivision plat vacation.
3. Recordation of the E. 47th Ave right-of-way vacation.
4. Recordation of Green Valley Ranch East Subdivision Filing No. 22 plat.
5. Resolution of any outstanding technical comments on the site plan.

As the applicant, you will be required to post the property and mail notice to abutting property owners a minimum of 10 days in advance of the administrative decision date. Please note that the site plan and plat will not be recorded until the Master Plan amendment is approved.

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 303.739.7126 or jfettig@auroragov.org.

Sincerely,

Jeremiah Fettig, AICP – Planner II
City of Aurora Planning Department



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Attachments: Xcel Energy Comments and DEN Aviation Noise Comments

cc: Michael Weiher, Terracina Design, 10200 E Girard Ave, Suite A 314, Denver, CO 80231
Cesarina Dancy, ODA
Filed: K:\\$DA\1662 35rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Technical Comments on the site plan and plat from various departments
- Completion of the master plan amendment
- Plat vacation documents

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. Review comments were received by two (2) outside agencies and have been incorporated into this letter.

2. Completeness and Clarity of the Application

- 2A. Please note the site plan is not consistent with the currently adopted master plan. The master plan amendment under review is anticipated to update the percentage of small lots permitted in the overall development and revise the allowed dwelling units per acre for Planning Area 5. Please resubmit the ongoing master plan amendment for subsequent review. This site plan and plat will not be recorded until the Master Plan amendment is approved.
- 2B. Please prepare and submit a legal description and boundary exhibit depicting the portion of the Green Valley Ranch East Subdivision Filing No. 10 plat being vacated.
- 2C. Property posting sign(s) will be completed by staff and ready to be picked up at the Aurora Municipal Center no later than October 22, 2024
- 2D. Please prepare a mailing list of abutting property owners, including directly abutting property owners and property owners separated by only right-of-way or a tract. Staff will provide the required notice and HOA mailing addresses.
- 2E. Previously, staff anticipated sending joint notice for the pending notice of the administrative decision and required notice for the plat vacation. Due to time constraints, these notices will be completed independent of one another, with the site plan occurring first, followed by the plat vacation approximately three to four weeks later. The plat vacation timeline is contingent on the preparation and submission of the required vacation exhibits for internal review, routing and recordation.

Site Plan:

- 2F. Remove “filing” from the first line of the Owner’s Certificate.

3. Landscaping (Debbie Bickmire / 303.739.7261 / dbickmir@auroragov.org / Comments in teal)

- 3A. Sheet #14: See notes on the sheet regarding plants.
- 3B. Sheet #15: Has the emergency vehicle access been removed?
- 3C. Sheet #16: Ensure S.F. matches.
- 3D. Sheet #17: Identify where existing trees are to be relocated.
- 3E. Sheet #18: Tract area calculations need to match.
- 3F. Sheet #18: Delete “or perennial.”
- 3G. Sheet #18: No more than 20 percent of the buffer plant material shall be ornamental grasses. $192-60 \text{ (tree equ)} = 132 \times .8 = 106$.
- 3H. Sheet #25: See note on Landscape Exhibit D.
- 3I. Sheet #25: Landscape Exhibit E quantities do not match the table.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

4. Civil Engineering (Jonathan Phan / 303.326.8273 / jphan@auroragov.org / Comments in green)

Site Plan:

- 4A. Sheet #2: Truncated domes are not needed at the curb cut for alleys (TYP.)



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5. Traffic Engineering (Dean Kaiser / 303.739.7584 / dkaiser@auroragov.org / Comments in orange)

Site Plan:

- 5A. Sheet #7: Site plan comments include street name sign relocations to outside of curved streets, midblock crossings need to be signed, marked and RRFBs added, and street name signs need to be in Upper/Lower case font.

Traffic Study:

- 5B. TIS acceptable, need a signed and sealed version for approval.

6. Fire / Life Safety (Mark Apodaca / 303.739.7656 / mapodaca@auroragov.org Comments in blue)

Site Plan:

- 6A. Sheet #4: Keynote table: Add: connect to water stub or water main in Tibet.
6B. Sheet #4: Please show the looped water supply for phase 1 on the phasing map.
6C. Sheet #4: Show phase 2 water looping.

7. Aurora Water (Steven Dekoski / 303.739.7490 / sdekoski@auroragov.org / Comments in red)

Site Plan:

- 7A. Sheet #9: Residential domestic water meters are 5/8".
7B. Sheet #9: 5/8" water meters.
7C. Sheet #14: Min 5' separation from trees to water meters and fire hydrants. 10' is preferred. Don't plant trees between water meters like this (typ).

8.PROS (Scott Hammons / shammons@auroragov.org / Comments in mauve)

- 8A. Please include landscape plan sheets in this submittal so they can be cross-checked with updated detail sheets.

9. Land Development Services (Maurice Brooks / 303.739.7294 / mbrooks@auroragov.org / Comments in magenta)

Subdivision Plat:

- 9A. Sheet #1: Advisory Comments: Fill in the Blanks throughout the document.
9B. Sheet #1: Change the info in Note No. 5.
9C. Sheet #1: Add all public street names within 1/2 mile of the site to the vicinity map.
9D. Sheet #2: Add the new Covenant language for the Water Easement and the Sanitary Sewer Easement shown on the Plat. (Tract C)
9E. Sheet #4: Change the Legend and the same changes on pages 5-9, 11 & 12. Add the Bar Scale for the Detail and label the Sidewalk easement in the Detail.
9F. Sheet #5: Does this (Hydrant) Water easement need a different type of hatching? And the same changes on pages 6-8.
9G. Sheet #9: add hatching in Tract C.
9H. Sheet #11 & #12: change the name of the "Utility Water easement" to "Water easement" throughout the other Legends. The same naming changed from "Utility, Sanitary Sewer & Drainage easement" to "Water, Sanitary Sewer & Drainage easement."

Site Plan:

- 9I. Sheet #1: Fill in the Blanks throughout the document prior to the submittal of the Plat for recording.
9J. Sheet #2: For the typical Alley Detail (Tract C) change to "Water, Sanitary Sewer and Drainage Easement" to match the Plat.
9K. Sheet #7 & #8: The highlighted U.E. needs to be confirmed with Aurora Water Dept. for the naming of the easement. There may be Water facilities within (TBD by Aurora Water) Typ. (Please note these highlighted UE are NOT located in the Motor Court Drives)
9L. Sheet #7 & #8: Does this (Hydrant) Water easement need a different type of hatching?

10. Land Development Services – Easements (Grace Gray / 303.739.7277 / ggray@auroragov.org)

- 10A. All new easements are to be dedicated by plat, and releases to be submitted to releaseeasements@auroragov.org.



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REFERRAL COMMENTS FROM OTHER AGENCIES

11. Xcel Energy

11A. Comment letter attached.

12. DEN Aviation Noise

12A. 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 (#dia-operations-usdawildlife@flydenver.com) 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 the 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 This development will require an Avigation Easement.

12B. Comment letter attached.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

October 3, 2024

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

Attn: Jeremiah Fetting

Re: Green Valley Ranch East Subdivision Filing No. 10 and Site Plan No. 19 – 3rd referral, Case # DA-1662-35

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk is still unclear as to why PSCo's 6-foot-wide standard easement width for natural gas distribution facilities is not implemented throughout the plat.

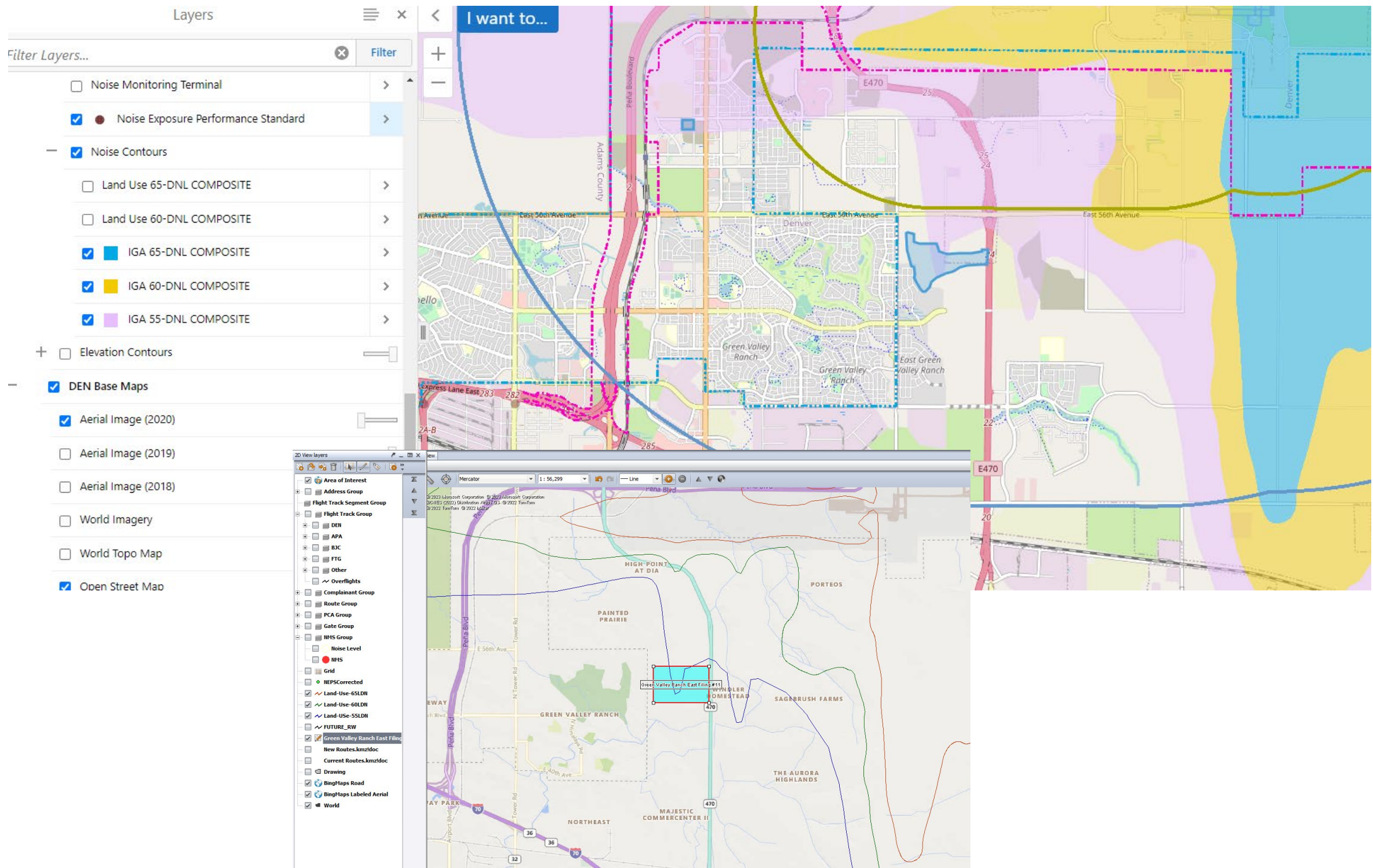
Please work with the Designer assigned to the project for further conversation as noted in the comment response.

PSCo still requests that the following language or plat note is placed on the plat:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

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

Green Valley Ranch East Filing #06

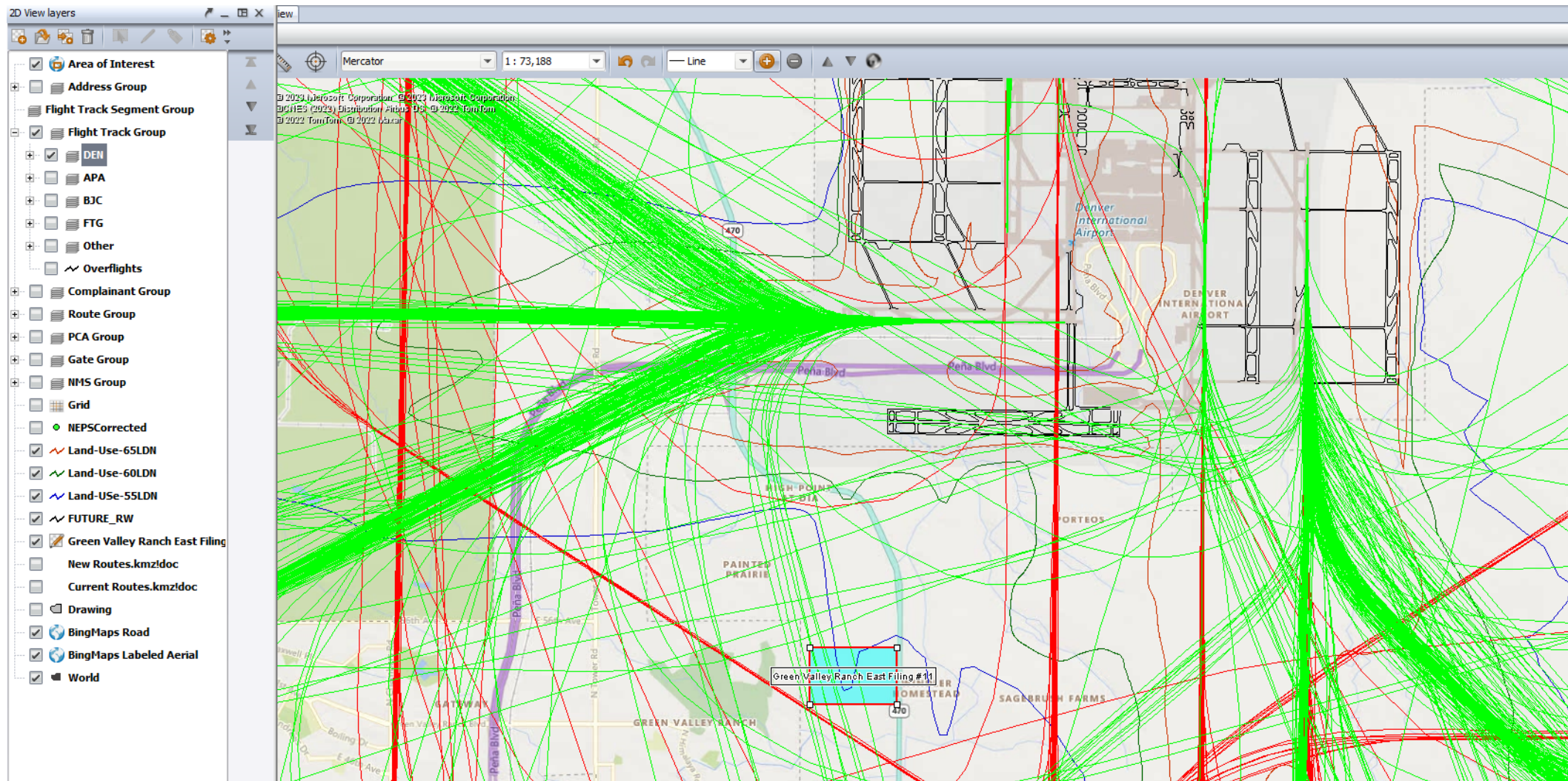


Green Valley Ranch East Filing #06

DEN Aviation Noise:

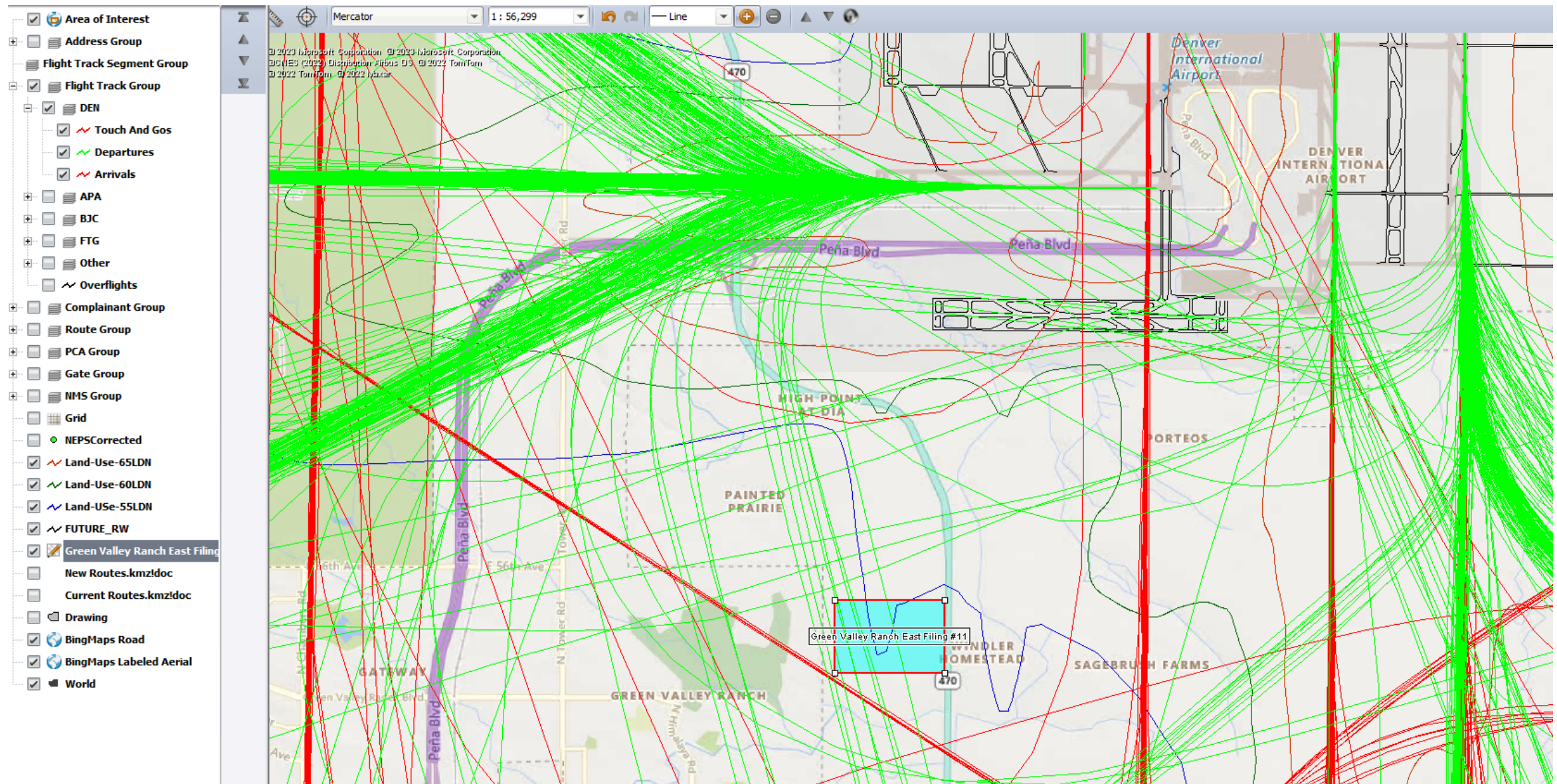
This property will be subject to overflights to and from Denver International Airport (DEN). Included are flight track maps showing the different flight track pattern scenarios and their altitudes related to the arrivals and departures at DEN. All related aviation noise statements should be included in any information sharing, documentation and contracts.

Other developments in this area have been reviewed previously, and the noise analysis still holds true. While this area is not currently under an arrival pattern, the future north south runways on the west side of the airfield will put arrivals over the subject property. This portion of the development could potentially have arrival overflights from the south at altitudes of between 1,500 feet above ground level (AGL) and 4,100 feet AGL depending on the aircraft type and what arrival runway the Federal Aviation Administration (FAA) air traffic controllers have directed the aircraft to land on. If the winds are out of the north aircraft will land coming in from the south on final approach to DEN. Aircraft currently arrive to DEN on runways 34L and 34R and with the potential of 4 North/South runways on the West side of the airfield there could be even more daily arrival overflights of this development. The future runways are depicted in black on this map of flight data from 2/28/23. This days of flights depicts a typical flight pattern for a 24 period.



DEN Aviation Noise:

Same flight data from 2/28/23, zoomed in to see the 55, 60 and 65 DNL contour and the property area in light blue. The 55 DNL intersects the property on the north end. This portion of the 55 DNL pertains to the additional 2 potential north/south runways on the west side of the airfield. Once the runway straight north of this property is built, 16C/34C (might be the runway names) there will be overflights at the beforementioned altitudes. There could be upwards of 200+ arrivals per day to those future runways.



DEN Aviation Noise:

Flight data from 2/28/23. Few arrivals vectoring to get in line for final approach to 34L or 34R and there are also some departures that could fly near the subject property. On this day there were a few departures from runway 17L and 17R as well as runway 25. Their altitudes can vary based on aircraft type. On this day they were between 2,600 feet AGL and 4,100 feet AGL. These aircraft will be louder than arrivals as they are under full power departing DEN. During periods of high winds, inclement weather or runway capacity issues the FAA will depart aircraft to the south from runways 17L/R and then turn them west to get back onto the final assigned pattern. This could happen from any one of the north south runways. For the same reasons noted above, the FAA will direct departures from runway 25 to depart west and then turn to the south to then get them onto their final assigned pattern.

