



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

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January 12, 2024

David Carro
Oakwood Homes
4908 Tower Road
Denver, CO 80249

Re: Second Submission Review: Green Valley Ranch East Site Plan No 6 Amdt 1 - 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 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, 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 January 26, 2024.

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: Previous Xcel Energy Comments

cc: Michael Weiher, Terracina Design, 10200 E Girard Ave, Suite A-314, Denver, CO 80231
Cesarina Dancy, ODA
Filed: K:\\$DA\1662-33rev2.rtf



Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

Site Plan

1A. Add the change of street tree quantities and locations to the Amendment Block.

2. Landscape

2A. Tract C area should match the site plan sheets.

2B. All revised lots should be clouded and include a reference to the new plat.

2C. The length of the curbside landscape for Tempe was increased with the addition of the cul-de-sac. Update the Curbside Tree Requirement table on Sheet 27.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Site Plan

3A. Cloud the motor court section on Sheet 2 since the slopes have been changed.

3B. Add clouds around the revised phasing lines on all applicable sheets.

3C. Repeat Comment: Per Section 4.04.1.06 of the Roadway Manual, please show the flowline radius. The 50' property line radius that is currently shown does not meet the 58' property line (PL) radius requirements shown in the 2023 Roadway Manual (section referenced above), please revise or request a variance with justification if the 58' PL radius cannot be accomplished.

If you are requesting a variance for the flowline and property radii, please add a leader stating that "a variance will be requested for...."

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

Site Plan

4A. Will there be mail kiosks? If so, please provide an accessible route to the mail kiosks and details. Within this detail show the adjacent street, vertical/mountable curb, curb ramp from the street to the sidewalk, and width of the sidewalk. The detail shall convey information that demonstrates compliance with ADA and Postal regulations including units of measurement and scales, and cross-referencing.

4B. Ensure all fire hydrants are clear of obstructions per the graphic. Typical for all hydrants throughout this site.

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

Plat

5A. Provide the closure sheet for the description.

5B. Provide the State Monument Records for the aliquot corners used in the plat.

5D. Fill in all the missing reception numbers where space has been allotted.

5E. For easements to be released by a separate document, please include the reception number(s).

5F. Label easements consistently.

5G. Provide an updated Title Commitment to be dated within 30 calendar days of the plat approval date. This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.

5H. Provide a Certificate of Taxes Due obtained from the County Treasurer's office showing the taxes are paid in full, up to and through the plat approval date of recording. The Certificate of Taxes should be submitted at the time of your final submission of the electronic Plat for recording.

5I. Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the



Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. **Please check these items before sending the plat in for recording.**

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

6A. Provide a response to the question in the previous comment letter: How/why will the hashed utility easements be released by separate document when they are platted easements?



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](https://www.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
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com