



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

AuroraGov.org

September 11, 2024

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

Re: Second 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 second submission, which we started to process on August 21, 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.

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

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

Attachments: 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 35rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Technical Comments on the site plan and plat various departments
- Ensure tract size square footages match throughout documents and sheets

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. Staff will coordinate notice of the plat vacation in conjunction with the notice of decision for the site plan. The site plan will require a third submission and review. Upon completion of the third review, a determination will be made on moving forward with the notice of plat vacation as that notice and the notice of decision for the site plan will be completed jointly to reduce administrative efforts. The partial plat vacation process is administrative. It includes posting a notice on the City’s website and mailing notice to the following:
- The owner of the property affected;
 - All owners of property abutting the property that is the subject of the application; and
 - Each registered neighborhood group whose boundaries include or are located within one mile of the property affected.
- 2B. After the decision by the Planning Director, completion of both mailed and posted notice, the vacation document(s) will be recorded with the Adams County Clerk and Recorder.
- 2C. In the letter of introduction, please respond to the Vacation of a Plat without Established Street Criteria for approval:
- Criteria for Approval. A partial or complete plat vacation shall only be approved if it will not:
 - Create any landlocked parcel;
 - Restrict or affect the right of access of property owners within or abutting the subject subdivision so that access is unreasonable or economically prohibitive;
 - Reduce the quality of public services to any property;
 - Be inconsistent with any adopted transportation plan; or
 - Affect the ownership of land within the subdivision.

Site Plan:

- 2D. Sheet #1: Remove the Recorder’s Certificate as it is no longer needed.
- 2E. Sheet #1: Move the project benchmark and basis of bearings info to the left of the adjustments section. Make the Amendments block larger, aligning the left edge with the cert blocks above.
- 2F. Sheet #3: Add "GREEN COURT" to the 36 green court duplex lots in the table.
- 2G. Sheet #8: Bold TRACT F.
- 2H. Sheet #8: Label tract from GVRE Filing No. 9 to the south.
- 2I. Sheet #18: Add a note to the parking summary table that the provided parking includes driveway and garage parking only.

3. Landscaping *Debbie Bickmire / 303-739-7261 / dbickmir@auroragov.org / Comments in teal*

- 3A. Sheet #13: Label adjacent plat/lots/tracts. GVRE Filing No. 10 is to the west of the unplatted parcel.
- 3B. Sheet #14: Remove the cloud from the Tibet amendment. Not relevant. TYP
- 3C. Sheet #14: Eastern boundary along Tibet Road – landscape buffers should include 1 tree and 10 shrubs per 40 linear feet.
- 3D. Sheet #14: Perennials may be provided as accents but may not count toward the minimum plant quantities.
- 3E. Sheet #15: label. TYP. Include a detail.



- 3F. Sheet #15: Symbols/hatch too light.
- 3G. Sheet #15: Show the sight triangle.
- 3H. Sheet #16: Sheet #15: Show the sight triangle.
- 3I. Sheet #16: Label major contours on all landscape sheets.
- 3J. Sheet #16: Revise reference to filing no. 19. This is not a filing. Label site plan. TYP all.
- 3K. Sheet #17: Revise filing 19 references.
- 3L. Sheet #17: Add curbside landscape for areas outside of residential lot areas.
- 3M. Sheet #17: Show sight triangles.
- 3N. Sheet #18: Tract areas should match the site plan and plat.
- 3O. Sheet #18: Hatches should match the plan.
- 3P. Sheet #18: Add a note stating who will be responsible for tract maintenance. (metro district / HOA ?)
- 3Q. Sheet #19: Remove vinyl from fence types and notes. Revise with "wood and/or composite."
- 3R. Sheet #23: Remove cloud from Tibet Road.
- 3S. Sheet #24: Shrub counts and graphics do not match.
- 3T. Sheet #24: Landscape is misspelled, please revise.
- 3U. Sheet #24: Errant shrub graphic in motor court graphic drive aisle.
- 3V. Sheet #25: Shrub counts and graphics do not match.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

4. Civil Engineering (Jonathan Phan / 303-326-8273 / jphan@auroragov.org / Comments in green)

Site Plan:

- 4A. Sheet #2: Please show the receiving ramp (TYP.)
- 4B. Sheet #7: Ramp is not needed. There is a ped ramp further east.
- 4C. Sheet #8: Ramp is not needed. There is a ped ramp further west.
- 4D. Sheet #21: Remove copyright notes restricting reproduction of the approved plans and reports. (2.03.5.10 of the 2023 COA Roadway Manual).

5. Traffic Engineering (Dean Kaiser / 303-739-7584/ dkaiser@auroragov.org / Comments in orange)

Site Plan:

- 5A. Sheet #7: Additional STOP signs needed for alley-to-local accesses, opposing ramps needed near Mail Kiosk locations.
- 5B. Sheet #8: Additional STOP signs needed for alley-to-local accesses, opposing ramps needed near Mail Kiosk locations.

Traffic Study:

- 5C. Pg 6, revise text
- 5D. Background growth info, provide worksheets showing background growth per various reports provided
- 5E. Fig 4, 2026 ADTs already show 2040 NEATS volumes, explain
- 5F. Fig 5, trip gen volumes grown 2026 to 2050, explain why
- 5G. Signal Warrants, label 4hr warrant lines, explain volume disparity of peak, 2nd highest compared to volume Figs
- 5H. Synchro sheets, revise 47th titles to 46th Ave, several volumes incorrect compared to build out volume Figs

6. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org Comments in blue)

Subdivision Plat:

- 6A. Sheet #5: Add fire lane easement, two instances.
- 6B. Sheet #6: Add fire lane easement.
- 6C. Sheet #7: Add fire lane easement.
- 6D. Sheet #8: Add fire lane easement, two instances.



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Site Plan:

- 6E. Sheet #4: Please update note #11 per email with Julie Menah. Remove " temporary".
- 6F. Sheet #4: Replace "heavy-duty surface materials" with: Roadway manual section 5.01.2.03.2.

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

Site Plan:

- 7A. Sheet #12: The water main and blow offs need to be in a water utility easement. Extend the easement and alley to include the blow off valve.

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

- 8A. Any increase in density will require an increase in dedicated land.
- 8B. Include an open space tracking chart and map highlighting the area you are seeking credit for. Show housing density on this chart.
- 8C. Please label grades and widths on all sidewalk's trails and paths on all grading sheets. Cross slopes shall not exceed 2% and longitudinal slopes shall not exceed 5%. Where 5% is exceeded, ensure compliance with ADA requirements.

Site Plan:

- 8D. Sheet#15: Show all amenities on detail sheet.
- 8E. Sheet #18: Highlight land dedication on map.
- 8F. Sheet #18: Include population information in open space dedication table.

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

General:

- 9A. Some of the easement names do not seem to match between the Plat and the Site Plan. This might cause some confusion because the plat dedicates these easements.
- 9B. Add the needed covenants based on the Plat and Site Plan items.
- 9C. The easement lines should be dashed lines see the one's I have pointed out. There are many easements for the water meters and the hydrants that need to be shown, labeled and dedicated by the Plat – these are shown adjacent to Tract C on the Site Plan.
- 9D. Tract C: There is a Water facility in this Tract that may need to be covered by an easement. Confirm with Aurora Water (Typ.)

Subdivision Plat:

- 9E. Add the information for the blanks shown on all sheets.
- 9F. Add a tie bearing and distance from an independent Section Corner to the boundary corner of the Subdivision (per Checklist) – all sheets where the comment has been made.
- 9G. Sheet #1: Update the Title Commitment to match the new description on the new plat.
- 9H. Sheet #4: Legend: change to the "Water" type - Confirm type with Aurora Water Dept.
- 9I. Sheet #4: Label easement.
- 9J. Sheet #5: Add ordinance number.
- 9K. Sheet #6: Make the easement adjacent to Tract A a dashed line.

Site Plan:

- 9L. Sheet #2: Confirm the easement names per comments.
- 9M. Sheet #7: 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.
- 9N. Sheets 7-12: Label the easements and confirm the easement names on sheets 7 – 12.
- 9O. Sheet #7: There's a Fire Lane easement that does not match the Plat.



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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.

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 assist 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.

12B. 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 is within the DEN 55 DNL noise contour and will experience significant impacts from aircraft noise and overflights. An Avigation Easement is required for this development.



Right of Way & Permits

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

August 26, 2024

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

Attn: Jeremiah Fettig

Re: Green Valley Ranch East Subdivision Filing No. 10 and Site Plan No. 19 – 2nd referral, Case # DA-1662-35

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has **conflicts** with above captioned project.

Why is the standard note language not added to the plat? The content is not adequately addressed within the covenants as currently shown on the plat.

Additionally, all "5" foot wide gas easements must be increased to "6" feet wide, which is the minimum width required for natural gas distribution facilities.

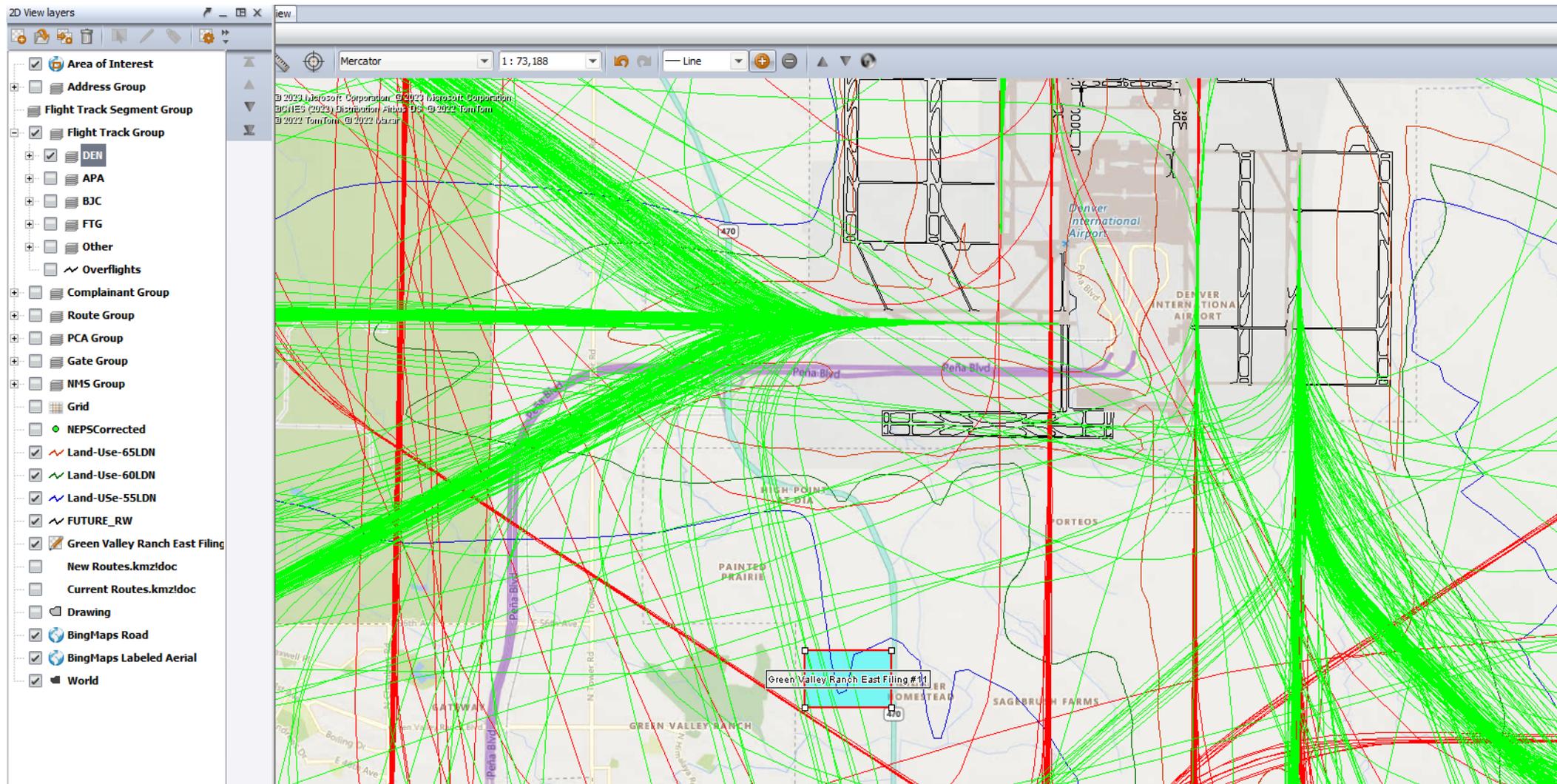
Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Green Valley Ranch East Filing #06

DEN Aviation Noise:

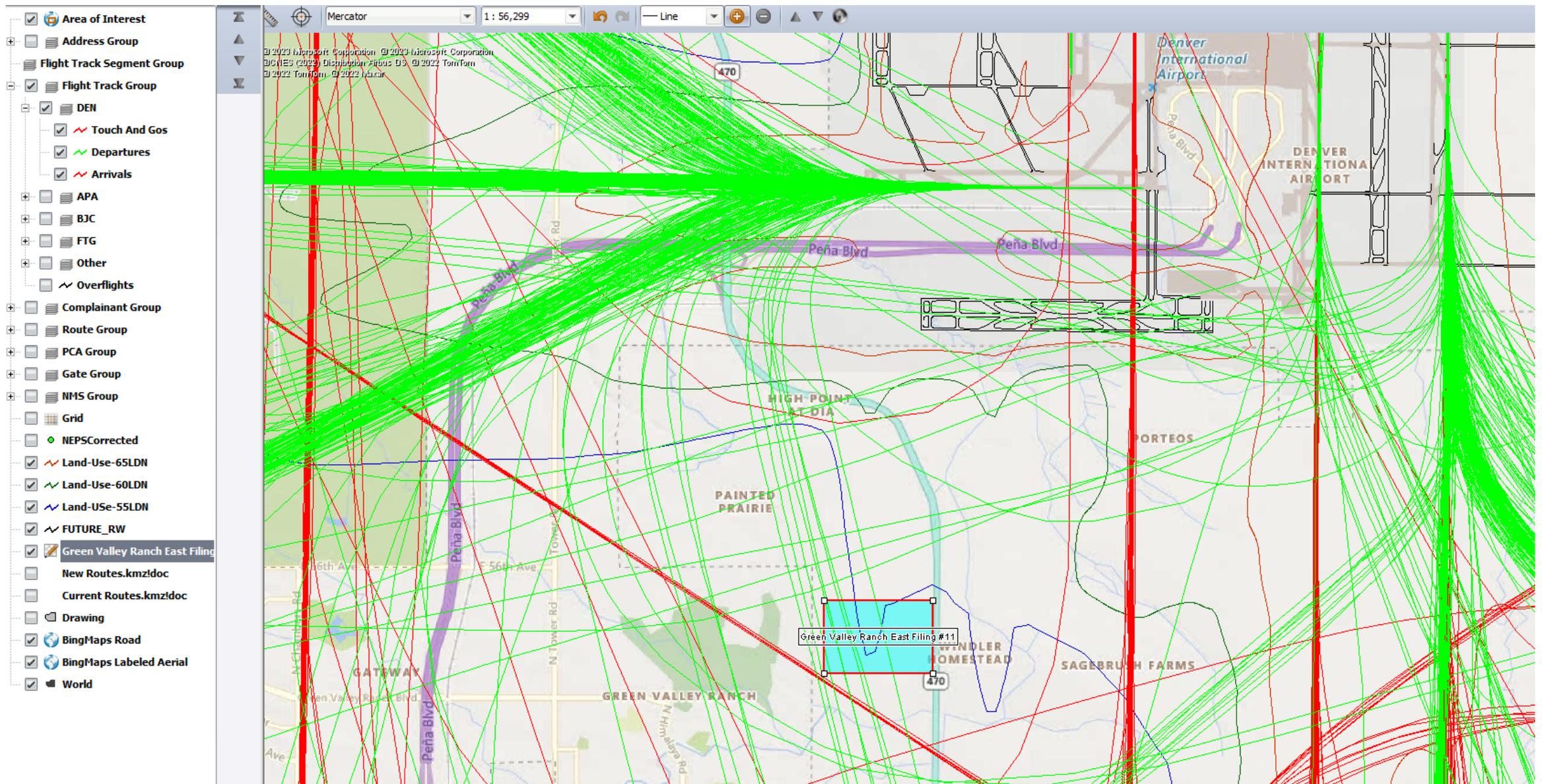
This property will be subject to overflights to and from Denver International Airport (DEN). Included are flight track maps showing the different flight track pattern scenarios and their altitudes related to the arrivals and departures at DEN. All related aviation noise statements should be included 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 day's flights depict 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 the turn to the south to then get them onto their final assigned pattern.

