



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

AuroraGov.org

July 16, 2024

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

Re: Initial 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 initial submission, which we started to process on June 17, 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 on or before Monday, August 5, 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 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: Aurora Public Schools, DEN Aviation Noise and Xcel Energy Comments

cc: Michael Weiher, Terracina Design, 10200 E Girard Ave, Suite A 314, Denver, CO 80231
Cesarina Dancy, ODA
Jeremiah Fettig, Planning and Business Development
Filed: K:\\$DA\1662 35rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Technical Comments on the site plan and plat various departments
- Update Open Space tracking (PROS)
- Provide closure report, start easement release(s) (Real Property)
- Green Court requirements

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. Five (5) registered neighborhood organizations and fourteen abutting property owners were notified of the application. As of the date of this letter, no public comments have been received. Therefore, no neighborhood meeting will be required. Review comments were received by three (3) outside agencies and have been incorporated into this letter.

2. Completeness and Clarity of the Application

Narrative/Letter of Introduction

- 2A. Revise the narrative title and redlines accordingly.
- 2B. The partial plat vacation will be approved administratively. There are no formal comments on the plat vacation at this time. We will coordinate notice of the plat vacation in conjunction with the notice of decision for the site plan, unless you would like to move forward with the plat vacation separate from the site plan approval.

3. Site Plan Comments

- 3A. Sheet #1: Breakout duplexes and SFD in Land Use Data table.
- 3B. Sheet #1: Is density compatible with the Master Plan?
- 3C. Sheet #1: In sheet List Table- revise the title to "Architectural Typicals" and include sheet after Phasing Plan sheet.
- 3D. Sheet #2: Label alleys on the site plan sheets.
- 3E. Sheet #3: Lot 9, Block 1 and Lot 1, Block 2 are below the minimum lot frontage and would fall into the small lot category. Please revise the classification and any table calculations/counts.
- 3F. Sheet #3: Lot 38, Block 1 must have a minimum 50' lot frontage, revise.
- 3G. Sheet #3: Lot 20, Block 2 must have a minimum 50' lot frontage, revise.
- 3H. Sheet #3: Remove the extra period for the frontage dimension for Lot 113, Block 2 in the lot data table.
- 3I. Sheet #3: Lots 54, 75, 76, 77, 78, 95, 109 and 110 of Block 2 must be a minimum of 25', revise.
- 3J. Sheet #3: Add a space between Motor and Court. In the UDO it is Motor Court vs. Motorcourt. Make this change for all instances.
- 3K. Sheet #3: General note – ensure all lot dimensions are shown for all lots and that they match the plat.
- 3L. Sheet #5: Add a label for the remaining area of Green Valley Ranch East #10 that isn't being vacated.
- 3M. Sheet #5: Add Windler No. 6 info east of Tibet Road.
- 3N. Sheet #5: Add Windler No. 3 info east of Tibet Road.
- 3O. Sheet #5: Remove Filing 22 from the title of the lot summary table.
- 3P. Sheet #5: Add a space between the Motor and Court for consistency.
- 3Q. Sheet #5: Remove the lot classification table as it is duplicative.
- 3R. Sheet #5: In the lot type key, add another category differentiating between green court duplexes and street-facing duplexes.
- 3S. Sheet #5: In the lot type key, revise 46.00 X 110.00' to Frontage <50FT.
- 3T. Sheet #5: In the lot type key, add (Alternate-Loaded) in parenthesis below Two-Family Duplex.
- 3U. Sheet #5: Add table with setbacks and lot data to plan set - information can be found in the pre-app notes and section 146-4.2.3 of the UDO.



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- 3V. Sheet #5: No more than 14 dwelling units may face the same Green Court Open Space, which has a maximum allowable length of 360 feet. One end of a green court must have direct frontage onto a public street.
- 3W. Sheet #5: The distance between building units in green courts is a minimum of 30'.
- 3X. Sheet #5: Due to the only full access movement to the development being 46th Ave to N Tibet, Alley F as currently proposed would inadvertently collect more traffic from the north. A north/south street connection meeting criteria for public streets should be made between E 47th Ave and E. 46th Ave. Adding an additional street will create an enhanced block layout and offer the ability to meet Green Court requirements.
- 3Y. Sheet #7: Gray back phase lines as it covers other information.
- 3Z. Sheet #7: Emergency access is not shown on the plat.
- 3AA. Sheet #7: Mail kiosks shall be within 50' of an accessible ramp. TYP
- 3BB. Site plan and plat Sheet #1: Add street names for all streets within ½ mile of the site in the vicinity map for the plat and site plan.
- 3CC. Remove any reception number referencing vacated easements, lots, etc.
- 3DD. Combine the Site Plan and Landscape Plan into a single document, with all sheets in order with the next submittal.
- 3EE. Provide locations for monument signs. Monument signs will be approved through a separate sign permitting process.
- 3FF. Provide an overall fencing plan, including details for individual lots.
- 3GG. Provide an on-street parking plan demonstrating how guest parking requirements are being met.
- 3HH. Provide a table either as a sheet with the site plan or as a separate attachment that calculates the total number and percentages of small lots allowed in the development, how many exist and how many are being proposed.
- 3II. Add porch open space and driveway dimensions to lot typicals. Add sheet to overall plan set with next resubmission, per redline comment on Sheet 1.
- 3JJ. Per previous discussions relating to platting lots in the floodplain, the plat and site plan will not be approved until the LOMR is completed.
- 3KK. Provide information on what is occurring to the west on the unplatted parcel.

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

- 4A. Revise the Key Map and matchlines to show the correct sheet numbers.
- 4B. Plant "CCP" is not included in the Plant Schedule.
- 4C. Review measurements for street trees. Several segments are deficient.
- 4D. Revise the Curbside Tree table to identify north/south or east/west sides of the streets; and, to separate E. 47th Place and Sicily Street.
- 4E. Clarify whether that perennials have not been counted in the buffer landscape.
- 4F. Revise linework to make lot lines darker and building footprints lighter.
- 4G. Replace "Filing 19" references with "Site Plan 19." This is not a plat.
- 4H. Add a note stating whom is responsible for the maintenance of the tracts and common areas.
- 4I. Note 10 indicates there may be sidewalk lighting. Include a detail.
- 4J. Note 10 identifies the height of street lights as 25' but the detail on Sheet 21 states 20'. Please resolve.
- 4K. Revise the fence detail notes per the redlines. Vinyl fencing will only be permitted between private lots.
- 4L. Move the notes on Sheet 23 below the legend.
- 4M. Show the street trees screened back on the Overall Lot Landscape Map, and identify the green court area that is included in the overall landscape plans.
- 4N. Add notes below to the lot landscape typical sheets.
- 4O. One (1) special feature required per lot: 2.5' wall, fence, berm or natural boulder.
- 4P. Curbside landscape shall be a minimum 5-gallon size.
- 4Q. Maximum height of shrubs and grasses within the curbside landscape shall not exceed 26" at maturity.
- 4R. Exact placement of plant material may vary. Matching landscape designs shall be no closer than every 3rd lot or directly across the street from each other. Matching shall mean the same layout with 50% or more same plant material.



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- 4S. When 9 or more shrubs are required, 3 plant species must be included to provide seasonal/visual interest.
- 4T. One tree equivalent shall be equal to ten 5-gallon shrubs; one 5-gallon shrub equivalent shall be equal to three 1-gallon ornamental grasses or perennials.
- 4U. Use multiple symbols for shrubs and grasses in the lot typicals to indicate variety.
- 4V. Please include organic mulch as an option for residential front yards. Additionally, be more specific about rock mulch types. Different sizes are required.
- 4W. Revise the front and side curbside landscape areas per the redline notations.
- 4X. For side yards with public view: Front yard standards apply + 1 tree per 25 linear feet. Revise the side yard landscape for Lot Types B, D and F.
- 4Y. Please confirm if any fencing will be permitted in the side yard of lot type H.
- 4Z. Lots 67, 68 and 69, Block 2 are significantly wider than other duplex lots. Provide separate typicals for these lots.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

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

- 5A. Sheet #2: The typical section shall identify the ADT and the corresponding clear zone (2.06.1.15 of the 2023 COA Roadway Manual).
- 5B. Sheet #5: Label the roadway classification. (TYP.) (2.06.1.03 of the 2023 COA Roadway Manual)
- 5C. Sheet #6: Label and dimension existing sidewalk and landscape (TYP.)
- 5D. Sheet #6: Ensure no cross pan are shown on the site plan or add a note that the cross pan shown on site plan is not approved (TYP.)
- 5E. Sheet #6: There's an existing sidewalk easement. Please label it
- 5F. Sheet #7: Show roadway names. Label the roadway classification. (TYP.)(2.06.1.03 of the 2023 COA Roadway Manual)
- 5G. Sheet #7: Label the drainage easement (TYP.)
- 5H. Landscape Sheet #9: Advisory: If this is a public pole and fixture it is to be included in the civil plan and not shown on the site plan.

6. Traffic Engineering (Joshua Hoffman / 303-739-1770 / jhoffman@auroragov.org / Comments in orange)

- 6A. Sheet #6: Should have ped head W11-2 Signs with plaque 155 feet away for all mid-block crossings Call out STOP signs, RLMTR and additional signs noted on the sheet.
- 6B. Sheet #6: Show mail kiosks in legend.
- 6C. Sheet #7: Provide Ped Crossing Sign – multiple locations.
- 6D. Sheet #7: Show mail kiosks in legend.
- 6E. Sheet #7: Move sight line back to be level with stop sign.
- 6F. Sheet #7: Provide Ped Ahead Sign – multiple locations.
- 6G. Sheet #7: Potential conflict point . Not appropriate to put bikes on Tibet with ADT as shown in the TIS (see FHWA Bikeway Guidelines). Continue 14' multi-use path to 46th ave and add the bike ramp south of 46th.

Traffic Study

- 6H. - Horizon year should be 2050
- 6I. - Talk about other modes of transportation
- 6J. - Distribution in II.B does not match the figure
- 6K. - Show a worksheet on how background traffic is developed
- 6L. - Use city criteria for volume reduction on signal warrants
- 6M. - Check volumes in synchro. Some do not match the figures



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

- 7A. Sheet 4 of 25 / Phasing
 - 1. See comment to show the water connections on the phasing map.
 - 2. See comment to include the water looping into the different phases.
- 7B. Sheet 6 of 25 / Site
 - 1. See notes for fire lane needed for tract C.
 - 2. See comment to dedicate a fire lane easement for the second point of access. The easement must be labeled as Fire Lane.
 - 3. See comment for the light pole encroaching into the fire lane easement.
 - 4. Will there be gating or bollards in the fire lane, if so show on the plans.
 - 5. Provide mountable curbs and 29' inside turning radii for the fire lane easement.
 - 6. The alternate surface material and the gate or bollards will need license agreements through Land Development Review Services.
- 7C. Sheet 7 of 25 / Site
 - 1. See notes for fire lane needed for tract C.
- 7D. Sheet 9 of 25 / Signage
 - 1. Show the fire lane sign locations.
 - 2. Add fire lane sign to the legend.
 - 3. See fire lane sign details and notes.
- 7E. Sheet 11 of 25 / Grading
 - 1. See comment to label the Fire Lane easement.
 - 2. See new fire hydrant locations.
- 7F. Sheet 12 of 25 / Grading
 - 1. See new fire hydrant locations.
 - 2. Please label the fire hydrants.
- 7G. Sheet 20 of 25 / Mail Kiosk
 - 1. Please show a wider view of the mail kiosk details to include the mid-block curb ramps.
- 7H. Sheets 4 & 5 of 10 / Plat
 - 1. Show fire lane in the legend.
 - 2. See site plan for required fire lane easements. Tract C and second point of access.

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

- 8A. Sheet #8: Extend water main to make this looped water supply connection (8x8 cross). Provide water utility easement as needed to make this connection.
- 8B. Sheet #8: 26" water and sewer easement required for 2 public mains located in alleys and not in ROW. (typ).
- 8C. Sheet #8: Use 2 -45 degree bends, not 90's in cul-de-sac.
- 8D. Sheet #10: Add a water sampling station 5' off the fire hydrant.
- 8E. Sheet #10: Make a looped water connection near southeast corner of E 47th Ave.

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

- 9A. Landscape Sheet #3: Public trail encroaches onto private lots.
- 9B. Landscape Sheet #3: Include more amenities in the open space.
- 9C. Landscape Sheet #3: Please label grades and widths on all sidewalks 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.
- 9D. Landscape Sheet #6: Include an open space tracking chart and map highlighting the area you are seeking credit for.
- 9E. Landscape Sheet #6: Please note that drainage infrastructure cannot be counted for OS or parks credit.



10. Land Development Services (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

- 10A. Advisory Comment: The City of Aurora has revised the subdivision plat checklist (2024) to include new covenants amongst other changes and this checklist must now be followed.
- 10B. Advisory Comment: Send in the 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.) per COA 2024 Subdivision Plat Checklist Item 19.b.
- 10C. Advisory Comment: Provide statement of authority for person signing on behalf of the entity named in the title commitment.
- 10D. Advisory Comment: Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.
- 10E. Advisory Comment: 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 scale does not match the drawing information, then this may cause the plat to be sent back and corrected and 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.
- 10F. Advisory Comment: Send in a closure report for the plat exterior boundary per COA 2024 Subdivision Plat Checklist Item #19.d.
- 10G. Advisory Comment: Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e. (Only one record provided).
- 10H. Advisory Comment: All missing reception numbers will need to be inserted prior to plat acceptance. (Typical)
- 10I. See the red line comments on the plat and site plan.

Subdivision Plat:

- 10J. Sheet 1: Revise title to include "a portion of vacated N. Tibet Road"
- 10K. Sheet 1: Revise property description preamble to include "a portion of vacated N. Tibet Road"
- 10L. Sheet 1: Revise property description or closure report to match one another.
- 10M. Sheet 1: See advisory comment to make property description clearer.
- 10N. Sheet 1: Add bar scale or NTS to the legend.
- 10O. Sheet 1: Covenants – Add COA 2024 required covenants.
- 10P. Sheet 1: General Notes – Basis of Bearing monument description should match the graphics and correct reference to "South and North" monuments.
- 10Q. Sheet 1: General Notes – Revise the fence note to reflect "N. Tibet Road" and add E. 46th Avenue.
- 10R. Sheet 1: General Notes – Add required sidewalk note.
- 10S. Sheet 2: Fully describe the monument stamping for all aliquot section monuments.
- 10T. Sheet 2: Add note beneath the legend reflecting that Tract C is Access, Utility, and Fire Lane easements in it's entirety.
- 10U. Sheet 2: Revise curve table to match the closure report or revise the closure report to match the curve table.
- 10V. Sheet 3: Be consistent with the easement label text size.
- 10W. Sheet 3: Add the easement widths for existing easements.
- 10X. Sheet 3: Fully describe the monument stamping for all aliquot section monuments.
- 10Y. Sheet 3: Label all easements.
- 10Z. Sheet 3: Some Gas Easements are labeled as 5' and the standard width is 6'.
- 10AA. Sheet 3: Only show remaining portions of easements that are being released.
- 10BB. Sheet 4: Label all easements.
- 10CC. Sheet 4: Some Gas Easements are labeled as 5' and the standard width is 6'.
- 10DD. Sheet 4: Only show remaining portions of easements that are being released.
- 10EE. Sheet 4: Add the arc length where existing easements cross the boundary.
- 10FF. Sheet 4: Add the Bearing & Distance for the easement between Lot 89 & 90.



- 10GG. Sheet 4: Add note beneath the legend reflecting that Tract C is Access, Utility, and Fire Lane easements in it's entirety.
- 10HH. Sheet 5: Label the Tracts and easements.
- 10II. Sheet 5: Is the 10' U.E. existing?
- 10JJ. Sheet 5: Add the arc length where existing easements cross the boundary.
- 10KK. Sheet 6: Some Gas Easements are labeled as 5' and the standard width is 6'.
- 10LL. Sheet 6: Label the easements and Tracts.
- 10MM. Sheet 6: Label non-radial lines.
- 10NN. Sheet 7: Label the Tracts.
- 10OO. Sheet 7: Label non-radial lines.
- 10PP. Sheet 7: There are conflicting labels for the U.E. and G.E.?
- 10QQ. Sheet 7: Label the lots at the bottom of the sheet.
- 10RR. Sheet 7: Label the distances along the westerly boundary between the shown monument.
- 10SS. Sheet 8: Label non-radial lines.
- 10TT. Sheet 8: There are conflicting labels for the U.E. and G.E.?
- 10UU. Sheet 8: Label the distances along the westerly boundary between the shown monument and easement crossings.
- 10VV. Sheet 8: Label the Tracts.
- 10WW. Sheet 9: Confirm the arc length shown along the front of access easements.
- 10XX. Sheet 9: Title the page.

Site Plan:

- 10YY. Sheet 1: Match the plat property description.
- 10ZZ. Sheet 2: Revise the detail cross sections to reflect what is shown on the plat.
- 10AAA. Sheet 6: Confirm easement widths and labels to match the plat.
- 10BBB. Sheet 6: Add reception numbers for existing easements.
- 10CCC. Sheet 6: Label Block Numbers.
- 10DDD. Sheet 6: Label Access & Utility Easements.
- 10EEE. Sheet 6: Revise Tract C ROW reference to "Access, Utility and Fire Lane Easement?"
- 10FFF. Sheet 6: Label the drainage easement.
- 10GGG. Sheet 6: Add the reception number for GVRE F9

11. Land Development Services – Easements (Grace Gray / 303-739-7277 / ggray@auroragov.org)

- 11A. All new easements to be dedicated by plat, releases to be submitted to releaseeasements@auroragov.org.

REFERRAL COMMENTS FROM OTHER AGENCIES

12. Aurora Public Schools

- 12A. The total school land requirement for the non-active adult portion of the approved Green Valley Ranch East Master Plan is approximately 28 acres. The master plan includes an 18-acre school site. This school site is sufficient for the district to construct a P-8 school with the capacity to serve the Green Valley Ranch East community. Aurora Public Schools agreed to apply the school dedication requirement for the purposes of calculating cash-in-lieu of land as site plans are approved. The district will request cash-in-lieu of land when the balance of the obligation from approved site plans exceeds 18 acres. Cash-in-lieu of land is required to serve high school age students at a district location outside of Green Valley Ranch. Cash-in-lieu may be required for Site Plan NO19 if the total school land obligation of all approved non-active adult residential units exceeds 18 acres. In accordance with Section 4.3.18 of the Unified Development Ordinance, land value for cash-in-lieu will be based on the fair market value of zoned land with infrastructure in place. Cash-in-lieu is due prior to plat recording.
- 12B. Additional calculation information is attached.



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13.DEN Aviation Noise

- 13A. 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 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>. This development will be significantly impacted by aircraft noise and overflights. An Avigation Easement is required for this development.
- 13B. Additional referral comment letter attached.

14. Xcel Energy

- 14A. Comment letter attached.

AURORA PUBLIC SCHOOLS - STUDENT YIELD
7/5/2024

Green Valley Ranch East - Site Plan 19 (DA-1662-35)

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	82	0.7	57
MF-LOW	98	0.3	29
MF-HIGH		0.145	0
TOTAL	180		87

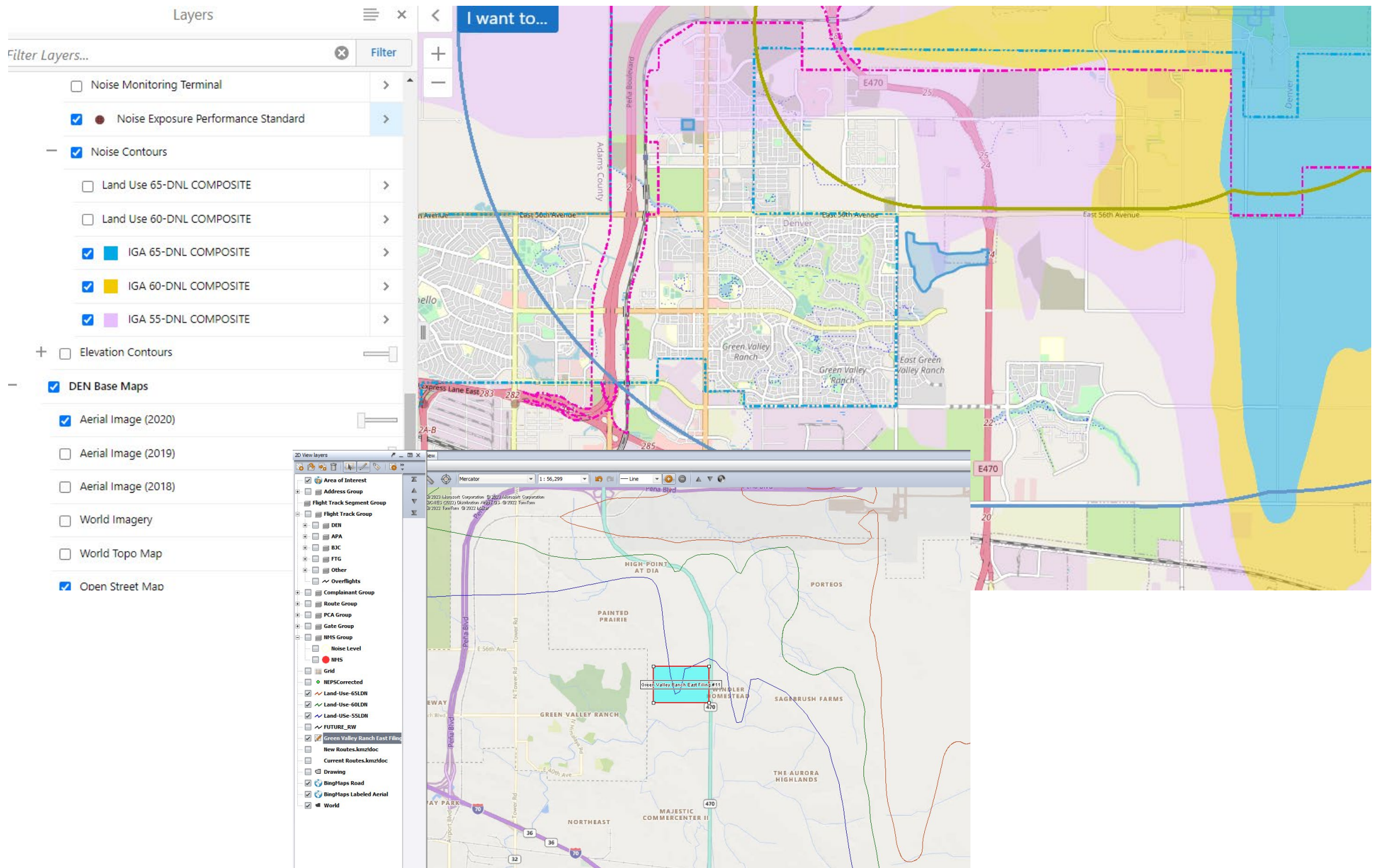
YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12 TOTAL
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	
SF	0.34	28	0.16	13	41	0.2	16	57
MF-LOW	0.17	17	0.08	8	25	0.05	5	29
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		45		21	66		21	87

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	45	0.0175	0.7795
MIDDLE	21	0.025	0.5240
HIGH	21	0.032	0.6816
TOTAL	87		1.9851

Green Valley Ranch East (Non-Active Adult) Development Tracking - 7/02/2024

Filing	SFD	MFL	MFH	Total Units	K-8	HS	Total Yield	Dedication Requirement	Status
CSP 2 Amendment No. 1 (DA-1662-06)	241			241	121	48	169	3.9404	Approved
CSP 3	376			376	188	75	263	6.1476	Approved
Site Plan #10 (DA-1662-16) Voided				0			0		Void?
Plat #7 (DA-1662-10)	319			319	160	64	224	5.2157	Approved
Site Plan NO 15 (DA-1662-26)	134			134	67	27	94	2.1909	Tech Submittal
Site Plan NO 18 (DA-1662-30)	120			120	60	24	84	1.962	2nd Submittal
Site Plan NO 19 (DA-1662-35)	82	98		180	66	21	87	1.9851	1st Submittal
Total	1,272	0	0	1,370	662	259	921	21.4417	

Green Valley Ranch East Filing #11

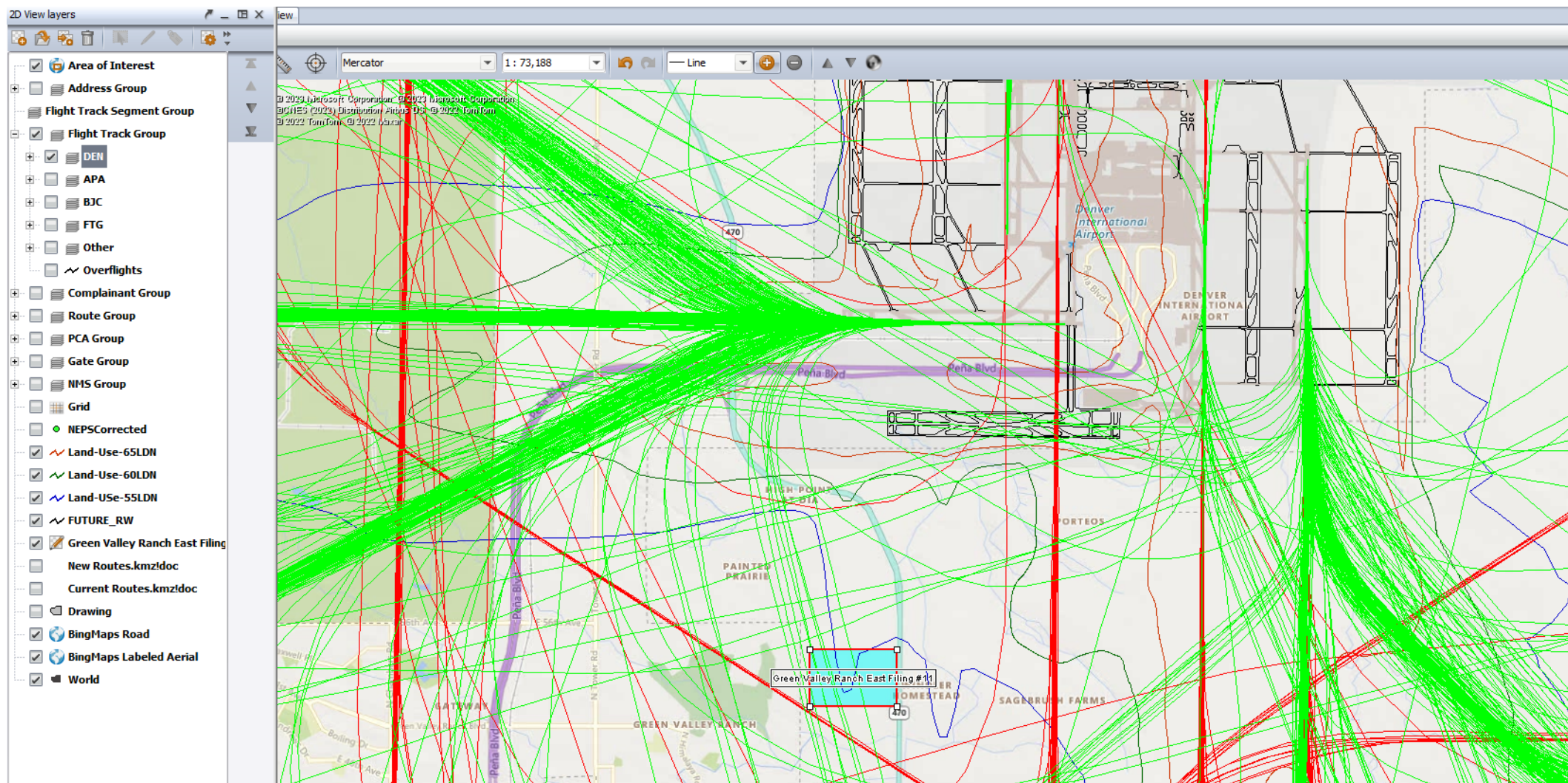


Green Valley Ranch East Filing #11

DEN Aviation Noise:

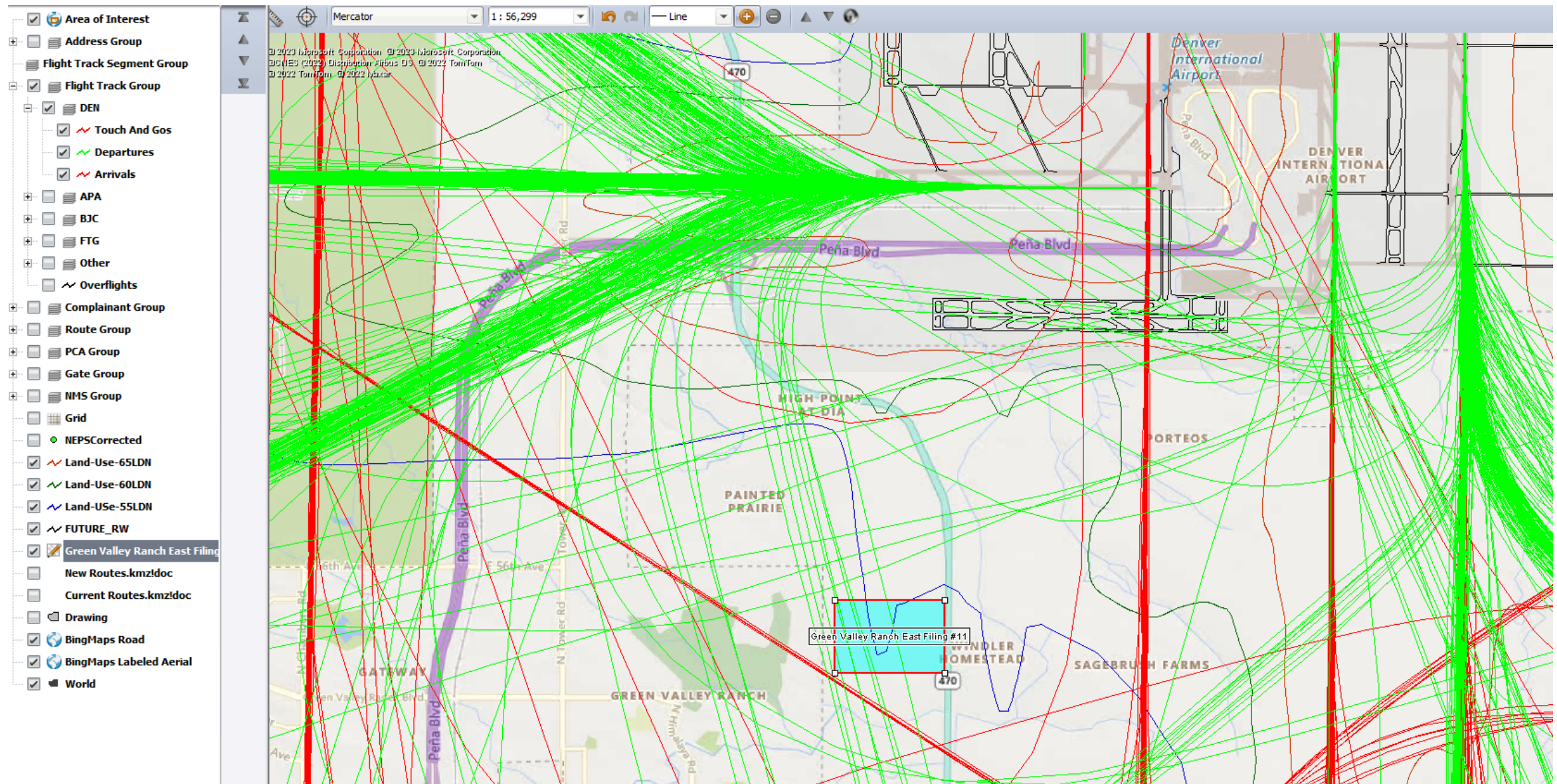
This property will be subject to overflights to and from Denver International Airport (DEN). Included are flight track maps showing the different flight track pattern scenarios and their altitudes related to the arrivals and departures at DEN. All related aviation noise statements should be included 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 park 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 of flights depicts a typical flight pattern for a 24 period.



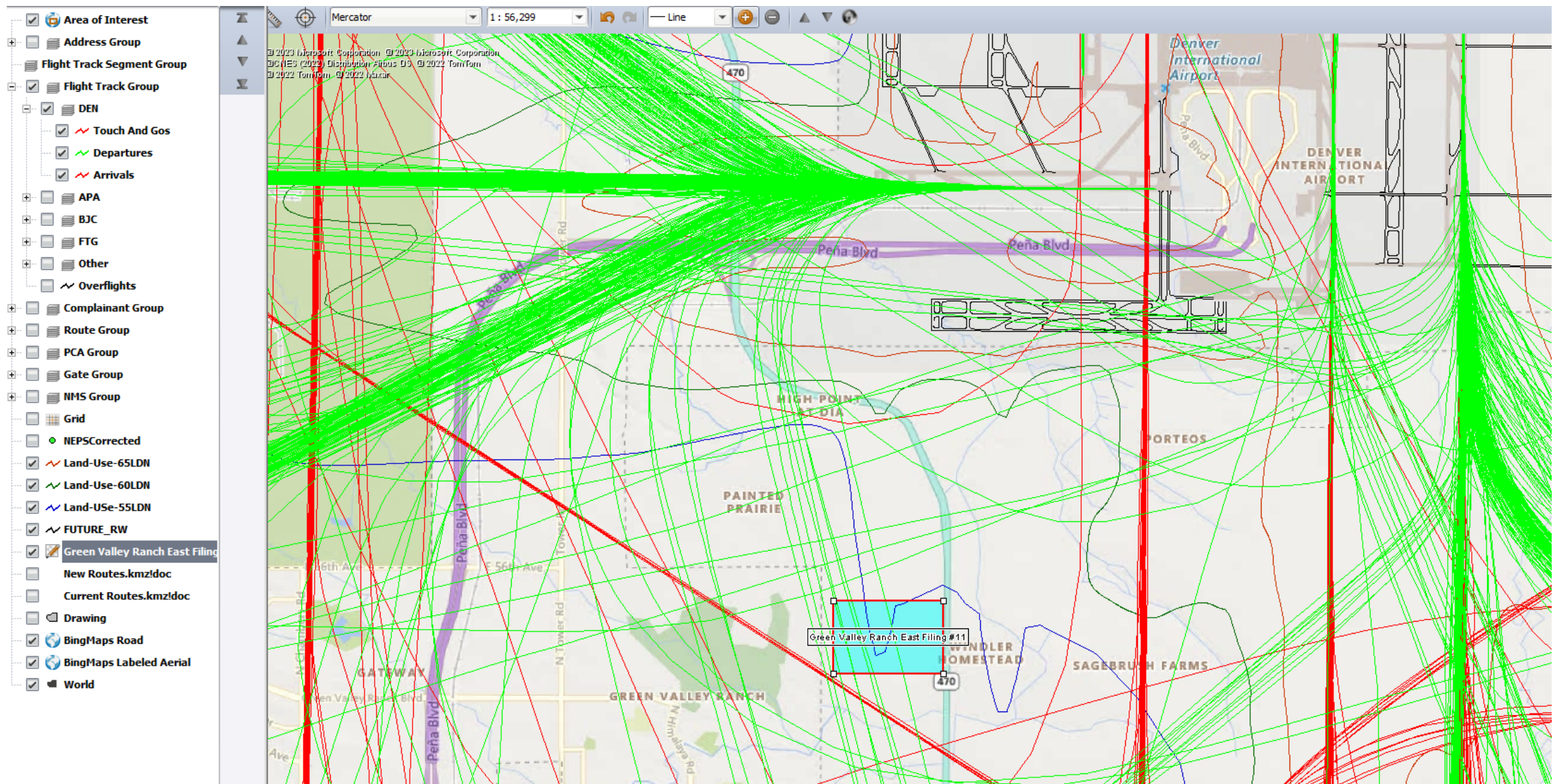
DEN Aviation Noise:

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.





Right of Way & Permits

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June 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
Case # DA-1662-35**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan, plat vacation, and plat for **Green Valley Ranch East Subdivision F10 and SP19** and requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

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.

Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along East 48th Avenue and North Tibet Street. 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 by the Designer.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

PSCo has no conflict with this plat vacation.

Donna George
Right of Way and Permits
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