



Planning Division  
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September 22, 2022

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

**Re: Third 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 third submission, which we started to process on August 31, 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 October 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](mailto:efuselier@auroragov.org).

Sincerely,

Liz Fuselier, Planner I  
City of Aurora Planning Department

cc: Mike Weiher - Terracina Design 10200 E Girard Ave, Ste A-314 Denver, CO 80231  
Scott Campbell, Neighborhood Services  
Brit Vigil, ODA  
Filed: K:\SDA\1662-26rev2



## Third Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Revise Letter of Introduction (Second Request; Planning)
- Lot Counts/Lot Data Table (Planning)
- Updated Traffic Impact Study (Traffic)
- Title Work (Real Property)
- Preliminary Drainage Report (Public Works)
- Chase Drains (Public Works)
- Wall Typicals (Public Works)
- Slope of Swales (Public Works)
- Plant Relocation (Landscaping)
- Curbside Planting (Landscaping)
- Verify Plant Counts (Landscaping)

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions, Comments and Concerns

- 1A. Please provide responses to comments and questions received within the response letter for your next submission.

#### 2.Zoning and Land Use Comments

- 2A. Letter of Introduction was not submitted with this submittal. (Second Request) Please revise the LOI and provide it with the next submission. Revise the Letter of Introduction to discuss how the proposed site plan meets Adjustment Criteria in Section 146-5.4.4.D.
- 2B. The Lot Data Tables do not match. Please provide correct data of lot sizes and counts with next submission.

#### 3. Landscaping Issues (Deborah Bickmire/ 303-739-7189 / [dbikmir@auroragov.org](mailto:dbikmir@auroragov.org) / Comments in bright teal)

- 3A. Relocate plant material so trees are separated from utilities and hydrants by a minimum of 10'.
- 3B. Add buffer labels and dimensions. Move labels and use leaders where noted on the redlines.
- 3C. There should be one shrub per 40 sf in the curbside landscape in common areas. Please review plant counts.
- 3D. Add curbside landscape in location noted on redlines.
- 3E. Show sight triangles based on location of stop signs. Review landscape within the sight triangles and ensure it doesn't exceed 26" in height.
- 3F. The Porchlight motorcourt lots are wider and there is enough room to put two trees in the front yards adjacent to the street.
- 3G. Verify plant counts for lot diagram G are shown and itemized consistently.
- 3H. Review plant count for diagram K2 is consistent with itemized quantity.
- 3I. Please see the plans and address all redline comments and notations.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 4. Civil Engineering (Julie Bingham / 303-739-7306 / [JBingham@auroragov.org](mailto:JBingham@auroragov.org) / Comments in green)

- 4A. The site plan will not be approved by Public Works until the preliminary drainage report is approved.
- 4B. Please add to this note: "The Infrastructure Site Plan (ISP) and civil plans for the associated infrastructure must be approved prior to the issuance of building permits. Construction shown on the civil plans for the ISP for associated infrastructure must be initially accepted by the City prior to the issuance of Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (C) per the approved Public Improvement Plan."



- 4C. Show/label the proposed drainage easement for the water quality pond.
- 4D. Add the dashed line to the legend.
- 4E. Chase drains are proposed in this area per the drainage plan. Please show/label the chase drains on the site plan as well.
- 4F. Show/label the drainage easement for the pond.
- 4G. Add back the slope labels in the bottom of the pond. Minimum 2%.
- 4H. Label the pond as private. Indicate the maintenance responsibility in the notes.
- 4I. Comment response mentions that the section detail is provided on sheet 28. On the current set, only the tiered wall is shown. Please provide a typical section for this wall that shows the required railing.
- 4J. Walls over 4' are not permitted in residential areas per Section 4.02.7.01.2 in the Roadway Manual.
- 4K. Label the slope in the swale. Minimum 2%.
- 4L. Sheet 17: Max 3:1 slopes.
- 4M. Sheet 17: Advisory: ensure that the tiebacks for these retaining walls will not be encroaching in the utility easement.

**5. Traffic Engineering** (Steve Gomez / 303-739-7336 / [segomezauroragov.org](mailto:segomezauroragov.org) / Comments in amber)

- 5A. Site Plan will not be approved until updated TIS is provided and approved.
- 5B. Sheet 3: Duplicate note to note three.
- 5C. Move the STOP sign closer to the ped ramp.
- 5D. Sheet 11: Move the STOP sign.
- 5E. Sheet 18: See additional comments.

**6. Fire / Life Safety** (Will Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

- 6A. Approved.

**7. Aurora Water** (Steve Dekoski / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

- 7A. Approved

**8. Forestry** (Jacque Chomiak / 303-739-7178 / [jchomiak@auroragov.org](mailto:jchomiak@auroragov.org) / Comments in purple)

- 8A. Approved.

**9. PROS** (Michelle Teller / 303-739-7131 / [MTeller@auroragov.org](mailto:MTeller@auroragov.org) / Comments in mauve)

- 9A. Approved.

**10. Real Property** (Roger Nelson / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 10A. See redlined comments throughout plan set. Make changes with the next submission.
- 10B. PLAT: Title work must be within 120 days of plat approval date. Add the date last observed in the field. See minor redline comments.