

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



Worth Discovering • auroragov.org

March 13, 2024

Jerry Richmond
Integrity Land Ventures, LLC
7200 S Alton Way
Centennial, CO 80112

Re: Technical Submission Review – Trails at Overland Ranch 1 – Site Plan and Plat
Application Number: **DA-1692-04**
Case Number: **2003-7002-02, 2022-3061-00**

Dear Mr. Richmond:

Thank you for your technical submission. We reviewed it 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 issues remain, you will need to make another technical 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 303-739-7132 or egates@auroragov.org.

Sincerely,

Erik Gates, Planner II
City of Aurora Planning and Development Services

cc: Samantha Pollmiller, Norris Design
Justin Andrews, ODA
Filed: K:\SDA\1692-04tech1



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The curbside landscape along E. Mineral Ave appears to be narrowed by two feet. It does not appear that this section of the E. Mineral Avenue meets the required street cross section. [Landscaping]
- The walk along S Monaghan Rd should only meander a maximum of 30' outside of the ROW inclusive of the sidewalk width. [Civil Engineering]
- No raised intersections. Please remove where they are called out in future submittals. [Traffic Engineering]
- Ensure maintenance access paths to public culverts, storm manholes and outlet structures are able to allow maintenance vehicles to traverse them. [Aurora Water]
- The steep grade of certain trails are problematic, particularly since they are located within a planning area that is provided to satisfy open space land dedication requirements. [PROS]
- Numerous minor Real Property comments. See the full redline comments throughout the subdivision plat and site plan. [Land Development Review]
- Please see the attached letter from Arapahoe County Public Works.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. There were no community comments received on this review cycle.

2. Completeness and Clarity of the Application

- 2A. Completeness and Clarity of the application comments have been resolved.

3. Zoning and Land Use Comments

- 3A. There were no more zoning or land use comments on this review.

4. Parking Comments

- 4A. There were no more parking comments on this review.

5. Signage & Fencing Comments

[Site Plan Page 1]

- 5A. Specify that the maximum residential signage area is per sign.

6. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

[Site Plan Page 55]

- 6A. Update the key lot typical descriptions to reflect the review comments provided.

- 6B. Is the area indicated to be open space tract "O" supposed to be gray?

[Site Plan Page 58]

- 6C. What is the identified line work in blue?

- 6D. Why was the curbside landscape narrowed by two feet? It does not appear that this section of the E. Mineral Avenue meets the required street cross section.

- 6E. Please turn off the identified dashed outline on all landscape sheets.

- 6F. The open space line type symbology in the legend and on the plan, do not match.

[Site Plan Page 59]

- 6G. Add a material call out to the trail where indicated on the sheet.

[Site Plan Page 69 & 74]

- 6H. Correct the labels pointing to nothing.

- 6I. Add plant labels where indicated.

- 6J. There are curbside areas that are deficient in shrubs. Please address.

[Site Plan Page 75]

- 6K. Why two fence types?



[Site Plan Page 79]

6L. Where is the Faux fence used on the site/landscape plan?

8. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

8A. There were no more addressing comments on this review.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

[Site Plan Page 2]

9A. Thank you for identifying the mitigation measures in the comment response. Please provide a note on this sheet identifying which lots will require the mitigation measures and the two measures selected.

[Site Plan Page 5]

9B. The meeting in early December indicated that the sidewalk would be private but still within 30' of the ROW, inclusive of the sidewalk. Please revise all walks to meet this requirement.

[Site Plan Page 13]

9C. Please revise to an access easement on the plat.

[Site Plan Page 50]

9D. As indicated in the early December meeting, the walk along S Monaghan Rd should only meander a maximum of 30' outside of the ROW inclusive of the sidewalk width. Please also remove the sidewalk from the section within the ROW for clarity since no portion of sidewalk, public or private is proposed in the ROW.

9E. Management staff is discussing the section proposed for County Line Rd. and the sidewalk requirement will be provided via email as soon as a determination is made about whether the bike lane will remain on the street or be combined with the sidewalk.

10. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

[Site Plan Page 4]

10A. Show and label proposed mail kiosk locations.

Note - In coordination with any Postal Service requirements, mail kiosks shall be located:

- Outside of sight triangles as defined by COA Roadway Manual, standard TE-13
- Outside of the influence area (including traffic queues) for a controlled intersection (stop-controlled, signal controlled, or otherwise)
- A minimum of 30' away from stop signs (for stop sign visibility)
- A maximum of 50' away from curb ramp crossings (curb ramps to be located on both sides of roadway)
- Preferred location for mail kiosks is on side lots or other common areas for a neighborhood, and while meeting the above criteria, to avoid conflicts with mail kiosk traffic and specific homeowner ingress/egress.

[Site Plan Page 10]

10B. No raised intersections, per previous comment. Please remove where they are called out in future submittals.

[Site Plan Pages 18 & 19]

10C. Call out all signs, typical all sheets.

[Site Plan Page 20]

10D. Show sight triangles, as well as on landscape plan, per TE-13.

[Site Plan Page 22]

10E. N Armory St and E Elmhurst Place is a local/local intersection, remove crosswalk markings, per previous comment. Match Site Plan sheets to these Sign/Striping sheets.

[Site Plan Page 23]

10F. Remove crosswalk markings, per previous comment.

[Site Plan Page 27]

10G. Remove raised intersections typical all instances where they are called out, per previous comment.



11. Fire / Life Safety (Steve Kirchner / 303-739-7489 / stkirchn@auroragov.org / Comments in blue)

[Site Plan Page 35]

11A. Provide calculation for dead-end fire hydrant. See note provided.

11B. Check with Aurora Water if 90 degree bend on a fire hydrant lateral is acceptable.

12. Aurora Water (Iman Ghazali / 303-883-2060 / ighazali@auroragov.org / Comments in red)

[Site Plan Page 1]

12A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

[Site Plan Page 35]

12B. Show storm as connecting.

[Site Plan Page 41]

12C. Maintenance access paths shall be provided to these manholes.

[Site Plan Page 44]

12D. Ensure maintenance access paths to public culverts, storm manholes and outlet structures are able to allow maintenance vehicles to traverse them (12 ft wide, 10% max longitudinal slopes etc per the SDDTC) (Typical).

[Site Plan Page 47]

12E. Sanitary easement required where indicated.

[Site Plan Page 58]

12F. Please ensure that there are no trees planted within 3 ft of a water meter pit. Additionally, it is preferred that the same clearance is provided to sanitary service lines to ensure the longevity and ease of maintenance of those lines (Typical).

13. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve)

[Site Plan Page 40]

13A. It is preferred that trails which provide enhanced connectivity for pedestrians and bicyclists throughout Trails at Overland Ranch be ADA compliant (not exceeding 5% longitudinal grade). We acknowledge that the existing topography makes it challenging to meet that standard everywhere, but PROS still encourages that the grading plan be adjusted accordingly as much as practical through open space areas that aren't technically receiving land dedication credit.

[Site Plan Page 41]

13B. This neighborhood connection is steep.

13C. It is preferred that trails which provide enhanced connectivity for pedestrians and bicyclists throughout Trails at Overland Ranch be ADA compliant. We acknowledge that the existing topography makes it challenging to meet that standard everywhere, but PROS still encourages that the grading plan be adjusted accordingly as much as practical through open space areas that aren't technically receiving land dedication credit.

[Site Plan Page 42]

13D. The steep grade of these trails are problematic, particularly since they are located within a planning area that is provided to satisfy open space land dedication requirements.

[Site Plan Page 43]

13E. It doesn't appear that the grading includes the shoulders depicted in the detail on sheet 50?

[Site Plan Page 50]

13F. These details indicate the provision of shoulders on both sides of the trails, but it doesn't appear shoulders are incorporated on the grading plan sheets.

14. Land Development Review (Roger Nelson / 720-587-2657 / ronelson@auroragov.org)

[General Comments]

14A. There are some Lots in Block 4 that need to be revised to be sequential with the rest of the Lots in the Block.

14B. There are several pages that show these Lots to be updated.

14C. On some of the pages there are references to a Sidewalk easement along Monaghan Road even though the same area on the Site Plan is showing an Access easement in the same area. Please check with the Aurora Engineering Dept. to see if they will be maintaining these sidewalks in these configurations. Also, there are 12' Gravel Maintenance Access Roads (Site Plan) in Tract B that is named as a sidewalk easement on the Plat.



- 14D. There are several tic marks missing on some of the Lots – please add them as indicated thereon.
- 14E. On the Site Plan: there is an Advisory Comment on all pages stating: Change the R.O.W. lines and Lot lines to be solid continuous (Typ.) This is a standard for Site Plans in the Checklist.
- 14F. Numerous minor comments. See the full redline comments throughout the subdivision plat and site plan.
[Plat Page 1]
- 14G. Advisory Comment - be aware that this space in the top righthand corner may not be large enough for the County Recorders info. The County may reject this plat because of the space needed.
- 14H. (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.)
- 14I. (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 at the time of your final submittal of the electronic Plat for recording.)
- 14J. (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.

15. Revenue (Melody Oestmann / 303-739-7244 / moestman@auroragov.org)

- 15A. Continued Advisory Comment: Storm Drainage Development fees due: 171-acres x \$1,242 = \$212,382.

16. Xcel Energy Public Service Co (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

- 16A. PSCo acknowledges the comment response and requested changes made to the plat. No resubmittals are necessary.

17. Arapahoe County Public Works and Development Engineering (Sue Liu / 720-874-6500 / sliu@arapahoegov.com)

- 17A. As shown, the overflow spillways for Ponds B and C are directed flow onto the State Land Board property. This constitutes a change in characteristic of flow and easements should be obtained from the northern property.
- Coordinate with State Land Board for any stabilization required for the outfalls of the ponds.
- 17B. With this new development, the maintenance of County Line Road in this area should be memorialized, visa-vie either a three-party IGA with City of Aurora/Arapahoe County/Albert County or by separate IGA between City of Aurora and Arapahoe County. Please contact Arapahoe County Transportation Division @ 720-874-6500 or Road & Bridge Division @ 720-874-7623 for the IGA.



Right of Way & Permits

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

February 28, 2024

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

Attn: Erik Gates

**Re: Trails at Overland Ranch Site Plan No. 1 and Filing No. 1 - 4th referral
Case # DA-1692-04**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Trails at Overland Ranch SP1 and F1**. PSCo acknowledges the comment response and requested changes made to the plat.

Not ready to apply? Our Builder Developer Representatives can provide you with capacity and process information during the concept phase of a project. Contact us at BDRCO@xcelenergy.com or learn more at [Building and Remodeling \(xcelenergy.com\)](https://www.xcelenergy.com/en/building-and-remodeling) as well as view the attached:



21-08-202 Building
and Remodeling Ser

No resubmittals are necessary.

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



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

Arapahoe County
Public Works and Development

6924 South Lima Street
Centennial, CO 80112-3853
Phone: 720-874-6500
www.arapahoegov.com

BRYAN D. WEIMER, PWLF
Director

February 28, 2024

City of Aurora Planning & Development Services
15151 E Alameda Parkway, Ste 2300
Aurora, CO 80012
Attn: Planning Case Manager

RE: Trails at Overland Ranch Filing No. 1 – Site Plan and Plat
DA-1692-04 (1638440)

Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the referral for the proposed Trails at Overland Ranch Filing No. 1 Development located in the City of Aurora. The purpose of this letter is to inform you that we have the following comments regarding the referral at this time based on the information submitted:

1. As shown, the overflow spillways for Ponds B and C are directed flow onto the State Land Board property. This constitutes a change in characteristic of flow and easements should be obtained from the northern property.
 - a. Coordinate with State Land Board for any stabilization required for the outfalls of the ponds.
2. With this new development, the maintenance of County Line Road in this area should be memorialized, visa-vie either a three-party IGA with City of Aurora/Arapahoe County/Albert County or by separate IGA between City of Aurora and Arapahoe County. Please contact Arapahoe County Transportation Division @ 720-874-6500 or Road & Bridge Division @ 720-874-7623 for the IGA.

Please provide the response to the comments above. If you have any questions, please feel free to contact our offices at 720-874-6500.

Sincerely,

Sue Liu, P.E., CFM
Public Works and Development
Engineering Services Division
Arapahoe County Case No. O22-261 O23-231 O23-299 O24-036