



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

AuroraGov.org

September 19, 2024

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

Re: Initial Submission Review: E. County Line Road ISP - Infrastructure Site Plan
Application Number: DA-1692-07
Case Number: 2024-6034-00

Dear Mr. Richmond:

Thank you for your initial submission, which we started to process on August 26, 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 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 11, 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 303-739-7112 or swasinge@auroragov.org.

Sincerely,

Stacy Wasinger, Senior Planner
City of Aurora Planning Department

cc: Daniel Clark, Jr Engineering
Justin Andrews, ODA
Filed: K:\\$DA\1692-07rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Show curbside landscaping for E. County Line Road (see Item 8F)
- Show the ultimate condition of the road section and intersections; the right-of-way and improvements must be consistent with the adjacent, concurrent site plans (see Items 2B, 11H, and traffic redlines on Sheet 22)
- Aurora Water requires approval of a Master Utility Study prior to recordation of this ISP (see Item 10A)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No comments from neighbors were received. Therefore, no neighborhood meeting will be required.
- 1B. Please see all comments from review agencies in this letter and on the redlines.
- 1C. Written comments received from Xcel Energy and Arapahoe County are included or attached to this letter. Please respond to their comments within the response letter for your next submission.

2. Completeness and Clarity of the Application

- 2A. Application fees totaling \$19,698 have been paid.
- 2B. Ensure that all concurrent applications, including the Elora plat in Elbert County, are cross-coordinated. ROW, landscaping, and all other improvements must be consistent and shown as provided with other site plans. The concurrent applications should be appropriately referenced.

3. Infrastructure Site Plan Comments

- 3A. Please remove “of 35” on each sheet. The page number count should be just the number by formatting standards.
- 3B. Number the landscape plan sheets in sequence with the overall plan set (i.e. not “LP001”).
- 3C. Show landscaping being installed in adjacent site plans under concurrent review. This landscaping can be grayed back and noted as being installed with those cases.
 - Trails at Overland Ranch No. 1: DA-1692-04 / CN 2022-4042-00
 - Trails at Overland Ranch No. 2: DA-1692-06 / CN 2024-4019-00

Sheet 1

- 3D. Please enlarge the amendments box.
- 3E. Add “Infrastructure” to the title (i.e. “Infrastructure Site Plan”).

Sheet 23-35

- 3F. Add reference date to landscape plans.
- 3G. Provide a key map on the landscape plans, similar to the key map on the site plans.
- 3H. Use a scale consistent with the site plan. The median should be shown with more of the road section and adjacent landscaping.

4. Streets and Pedestrian Comments

- 4A. The adjacent concurrent site plans show the 14’ concrete multi-use path extending east to Del Ray St. This ISP only shows that condition to S. Emmett St. The ISP does not extend all the way to Del Ray St., but should show the ultimate improvements included in concurrent adjacent site plans.

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

Sheet 1

- 5A. Update General Note 3. This note should be revised to reflect when the median landscaping and curbside landscape will be installed as there is no certificate of occupancy associated with this application.
- 5B. Update the sheet numbering throughout the plan set to only use single consecutive numbering.

Sheet 23

- 5C. Include the plant symbols on the Plant Schedule.
- 5D. Update City of Aurora Note number five to reflect when the median landscaping and curbside landscape



will be installed as there is no certificate of occupancy associated with this application.

- 5E. Add the landscape architect's contact information.
- 5F. Please update these plans for the next submission to include the north and south sides of the E. County Line Road. The applicant is responsible for installing the curbside landscaping for the north side and the south side is within the county and is not the applicant's responsibility.
- 5G. Include a table documenting the curbside landscape requirements and what is being proposed for the north side of County Line Road.

Sheet 24

- 5H. Change the scale and include the landscaping for the north side of the street.
- 5I. Provide a key map on each sheet.

Sheet 25

- 5J. Add the plant symbols to the legend and call out whether they are deciduous shrubs, evergreen shrubs etc.
- 5K. Add the contour lines to the legend. It is assumed that mounding/ berming is being proposed.

6. Transportation Planning (Tom-Worker Braddock / 303-739-7340 / tworke@auroragov.org)

- 6A. At the time of this comment letter, no comments had been received by Transportation Planning. Once comments are received, they will be forwarded to you.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Sheet 4

- 7A. Revise to sidewalk easement.
- 7B. Public streets shall have public streetlights in conformance with COA standards. Identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:- Adjacent Land Use Category (i.e., TOD), as applicable - Number of lanes- Back-to-back curb width- Pedestrian Activity Level- Pavement Type: R3, for all lighting calculations. This information can be added to the street sections provided or in a table if desired.

Sheet 7

- 7C. Label curb return radii (typical)
- 7D. Please add the following note: "Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans."
- 7E. Clarify if this sidewalk is being proposed by the adjacent site plan or with this ISP.
- 7F. Identify the adjacent site plans with a DA number or case number.

Sheet 10

- 7G. Show the receiving ramp across Emmett St.
- 7H. The ultimate configuration of the intersection and the connection with County Line past the intersection should be shown. This portion of County Line is required with Phase 2 of the Overland Ranch project which will also provide the full width of S. Emmett St. and is already under review.

Sheet 14

- 7I. What temporary gravel walk? The walk shown in Overland Ranch phase 1 is all concrete.
- 7J. Clarify this note. Is this referring to this ISP?

Sheet 15

- 7K. Clarify the grading. Is the grading for the sidewalk proposed with this application? Or with the adjacent site plan?

Sheet 16

- 7L. What is this fourth line inside the median? (typical all sheets)

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

Sheet 18

- 8A. Revise to 8" Solid White channelizing line.



Sheet 19

- 8B. MUTCD compliance font is Upper/Lower case.
- 8C. Remove duplicate call-outs (typ).
- 8D. Relocate to the start of the full width of the turn lane.
- 8E. Not required so close to the intersection.
- 8F. Adjust leader to stripe.

Sheet 20

- 8G. Where's the rest of the left turn lane illustrated on Sheet 19?
- 8H. Speed limit signs at 500' spacing going to look like a LOT of SL signs. Consider reducing.

Sheet 21

- 8I. Relocate the arrow to the start of the turn lane.
- 8J. For this Roadway's Design Speed (50 mph), this taper should be 15:1
- 8K. Add sign.

Sheet 22

- 8L. Remove, not required.
- 8M. Filing 2 illustrates this alignment, ensure coordination is done.

9. Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)

Sheet 1

- 9A. Please correct the referenced code cycle in note #2 to the 2021 I-Codes and the 2017 A117.1.

Sheet 4

- 9B. Please include the Fire Hydrants in the Street Sections. All fire hydrants shall be located not less than 3 feet-six inches and not more than eight feet from the back of curb to the center of the hydrant and be unobstructed on the street side. The minimum clearance on all other sides shall be five feet.

Sheet 7

- 9C. Please provide the symbol for the proposed hydrants in the legend. (TYP)

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

Sheet 11

- 10A. Master Utility Studies must be approved prior to the approval of the ISP to ensure the correct water and sanitary sewer infrastructure and alignments are captured in this E. County line Rd ISP.
- 10B. A master utility studies for the Elora subdivision and Overland Ranch must be submitted and approved prior to extension of AW utilities in E County Line Rd.
- 10C. Ensure valves are not in the curb & gutter or drain pans.(typ)
- 10D. Add plug and temp blowoff on the water main.
- 10E. This water main is not existing. AW does not have a water main in Delbert Rd.

11. Forestry (Jacque Chomiak / 303-739-7178 / jchomiak@auroragov.org / Comments in purple)

- 11A. There are no trees that need to be considered for this application.

12. PROS (Abigail Scheuermann / 303-739-7169 / AHScheue@auroragov.org / Comments in mauve)

Sheet 1

- 12A. Include PROS Standard Note: Parks, Recreation & Open Space Parks, recreation improvements, trails, and open space areas provided to satisfy land dedication requirements in accordance with approved development plans or provided by a metropolitan district or other appropriate jurisdiction or owners association in accordance with approved metropolitan district service plans shall be open to the general public.

Sheet 14

- 12B. Please label longitudinal grade on all sidewalks, trails, and paths on all grading sheets. Longitudinal slopes shall not exceed 5%. Where 5% is exceeded, ensure compliance with ADA requirements.



13. Land Development Services (Roger Nelson / 303-739-7300 / ronelson@auroragov.org / Comments in magenta)

- 13A. See redlines in the site plan.
- 13B. Add the word “Subdivision” before “Filing” in all locations.

Sheet 2

- 13C. Label the recording information for the existing ROW.

Sheet 2 & 3

- 13D. Label the proposed ROW dedications.
- 13E. Label Tracts & Blocks.
- 13F. Confirm “EX” versus “Proposed”

14. Easements (Grace Gray / 303-739-7227 / ggray@auroragov.org)

- 14A. Easement dedications to be submitted to dedicationproperty@auroragov.org, Releases to be submitted to releaseeasements@auroragov.org

15. Xcel Energy/PSCo (Donna George / 303-571-3306 / ReferralsXcelDistribution@xcelenergy.com)

- 15A. Please see attached.

16. Arapahoe County (Terri Maulik / 720-874-6650 / referrals@arapahoegov.com)

- 16A. Planning: Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and/or divisions may submit comments.
- 16B. Engineering: A comment letter is attached. Thank you.



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

September 12, 2024

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

RE: OVERLAND RANCH FLG #01 – Infrastructure Site Plan
DA-1692-07 (1832212)

Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the referral for the proposed project 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 329 and 302 are directed flow onto the State Land Board property. This constitutes a change in characteristic of flow and drainage easements should be obtained for the emergency overflow path from the northern property
 - a. Coordinate with State Land Board for any stabilization required for the outfalls of the ponds.
2. Please know that an Intergovernmental Agreement (IGA) will be executed between the City of Aurora, Albert County and Arapahoe County for establishing an Operations and Maintenance Plan for the maintenance of County Line Road for the first mile east of the intersection of Delbert Road/Monaghan Road and County Line Road.

If you have any questions, please feel free to contact our offices at 720-874-6500.

Sincerely,

Sue Liu, P.E., CFM
Arapahoe County Public Works and Development
Engineering Services Division
Arapahoe County Case No. O24-170



Right of Way & Permits

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

September 13, 2024

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

Attn: Stacy Wasinger

Re: E County Line Road - Overland Ranch Subdivision Filing No. 1, Case # DA-1692-07

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the infrastructure site plan for **E County Line Road** and plat for **Overland Ranch F1**. Please be aware PSCo's GIS system shows planned underground electric distribution facilities along Monaghan Road and County Line Road, including switch cabinets on each end along County Line Road. Depending upon the timing of this installation, note that proper clearances must be maintained including ground cover over buried facilities that should not be modified from original depths. In other words, if the original cover is changed (by less or more), PSCo facilities must be raised or lowered to accommodate that change. Contact Colorado 811 for locates before excavating. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

Pertaining to the **Overland Ranch F1**, in areas where the "G.E." and "U.E." curve away from the adjacent public right-of-way, PSCo requests that the sidewalk easements are modified to "sidewalk and utility easement".

The property owner/developer/contractor must complete the application process for any new natural gas or electric service 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.

For additional easements that may need to be acquired by separate PSCo document, the Designer must contact a Right-of-Way Agent.

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