



June 21, 2024

City of Aurora, Planning Department
15151 E. Alameda Parkway
Aurora, CO 80012

Re: Trails at Overland Ranch 1 – Site Plan and Plat
Application Number: DA-1692-04

Dear Erik Gates,

Thank you for taking the time to discuss our plans for the Trails at Overland Ranch Site Plan application. Valuable feedback was given by City Staff and adjustments have been made. We have reviewed the comments provided May 30, 2024 and have responded in the following pages.

Please feel free to contact me directly should you have any other comments, questions and/or special requests for additional information. We look forward to working with you to make this project a success.

Sincerely,
Norris Design

A handwritten signature in black ink that reads "Samantha Pollmiller".

Samantha Pollmiller
Principal



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Why were the plants removed along the south side of E Mineral Ave? [Landscaping]
- Max 4:1 slopes within ROW. [Civil Engineering]
- There are some remaining pedestrian ramp issues. [Traffic Engineering]
- Provide calculation for dead-end fire hydrant and check with Aurora Water if a 90-degree bend on a fire hydrant lateral is acceptable. [Fire/Life Safety]
- Provide ADA access for the neighborhood connection to dedicated open spaces. [PROS]
- Numerous minor Real Property comments. See the full redline comments throughout the subdivision plat and site plan. [Land Development Review]
- Storm Drainage Development fees totaling \$212,382.00 are due prior to recordation. [Revenue]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

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

Response: Thank you for your review.

2. Completeness and Clarity of the Application

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

Response: Thank you for your review.

3. Planning Comments

- a. There were no more Planning comments on this review.

Response: Thank you for your review.

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

[Site Plan Page 56]

- a. List the mulch type where identified in the Lot Typical Legend.

Response: Mulch type and information has been added to Lot Typical Legend.

[Site Plan Page 57]

- b. Update the ornamental grasses so that they are all five gallon in the Plant Schedule Lot Typical.

Response: Grasses have been upsized to 5 gallon container in plant schedule lot typical.

[Site Plan Page 59]

- c. What is happening where the plants were removed along E. Mineral Avenue the south side? Why were the plants removed?

Response: The planting bed in the noted location was swapped to short native seed. The plants previously located here were relocated to the other beds along the southern side of E. Mineral Avenue to better suit the design and irrigation needs of the site. No plants were removed from E. Mineral Avenue.



[Site Plan Page 67]

- d. Are there plants missing from the two identified rock mulch beds?

Response: The noted area will be an aggregate base course vehicle turnaround. The hatch has been updated to reflect this and a label has been added.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

[Site Plan Pages 39 & 48]

- a. Max 4:1 slopes within ROW (typ).

Response: Slopes within the ROW have been revised to hold a 4:1 max grade.

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

[Site Plan Page 4]

- a. Will need a ramp to mail kiosks. Street light appears to conflict. Also, due to tie-in with trail, there should be a ramp on the opposing side as well.

Response: Ramps have been added to the mail kiosk. Street light has been adjusted to avoid conflict with the ramps.

- b. Ramps need to be in the identified location, no markings needed.

Response: Ramps have been added to this location without markings.

[Site Plan Page 15]

- c. We are confused by the identified lines for the sight triangles, I think there's been some error in this linework. Will need some clarity whether sight lines will encroach significantly outside of right of way around this curve.

Response: Sight triangles in question were mistakenly drawn and have been removed for clarity.

[Site Plan Page 16]

- d. Remove this side of the identified crossing due to the T intersection.

Response: This pair of ramps have been removed.

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

[Site Plan Page 35]

- a. Repeat request to provide calculation for dead-end fire hydrant. See note provided.

Response: Dead-end calculations have been provided. This hydrant has a residual pressure of 108 PSI.

- b. Repeat request to address. Check with Aurora Water if 90-degree bend on a fire hydrant lateral is acceptable.

Response: Per direction from Aurora Water, this bend has been revised to two 45-degree bends instead of one 90-degree bend.

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

[Site Plan Page 35]



- a. Shift manhole to the joint where shown along S Monaghan Rd.
Response: Manhole lid of existing inlet has been moved.

12. PROS (Abigail Scheuermann / ahscheue@auroragov.org / Comments in mauve)
[Site Plan Page 41]

- a. Please provide longitudinal grades and cross slopes for trails.
Response: Lables for trail running slopes have been added.
- b. Please provide ADA access for the neighborhood connection. Design recommendations can be found in Section 6.20.C. of the PROS Dedication and Development Criteria Manual.
Response: Trail revised with 2' shoulders along with resting intervals at the beginning and end of the connection.

[Site Plan Page 42]

- c. This section is contributing to open space land dedication requirements. Please provide ADA access for this section. Design recommendations can be found in Section 6.20.C. of the PROS Dedication and Development Criteria Manual.
Response: Trail revised with 2' shoulders along with resting intervals at the beginning and end of the connection.
- d. Please provide longitudinal grades and cross slopes for trails.
Response: Lables for trail running slopes have been added.

13. Land Development Review (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org)

[General Comments]

- a. Numerous minor comments. See the full redline comments throughout the subdivision plat and site plan.
Response: Comment left on site plan and subdivision plat have been addressed.
- b. There are some easements with the phrase: "dedicated by this plat" – delete this phrase throughout.
Response: This phase has been removed in this plat.

[Site Plan Page 2]

- c. See the easement naming on sheet 12 & 13 - the names should match the Plat.
Response: Easement naming on sheets 12 & 13 have been revised to match the Plat.

[Plat Page 1]

- d. (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.)
Response: We will submit an updated title commitment when the final plat is ready for recordation after receiving the go ahead from the City to record.
- e. (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.)



Response: We will submit certificate of taxes due when the final plat is ready for recordation after receiving the go ahead from the City to record.

- f. (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.

Response: Noted, Plat has been checked to ensure compliance with margins and/or scale factor.

[Plat Page 2]

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

Response: These lots have been revised to be sequential with the rest of the lots on the block.

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

- a. Continued Advisory Comment: Storm Drainage Development fees due: 171-acres x \$1,242 = \$212,382.00

Response: Noted, thank you.

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

- a. No comments were received from Arapahoe County Public Works and Development Engineering on this review.

Response: Understood, thank you.