



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

AuroraGov.org

November 20, 2024

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

Re: Second 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 second submission, which we started to process on October 29, 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 upload or submit a new submission by December 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\1692-07rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- 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 4 and 5).
- Update landscaping and adjacent development references as noted (see Item 3B).
- Update Aurora Water notes and references (see Item 7).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. Written comments received from Xcel Energy are included or attached to this letter. Please respond to their comments within the response letter for your next submission.

2. Infrastructure Site Plan Comments

2A. *Repeat comment:* 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.

- *Update:* Thank you for updating the landscaping and other items. Please show all improvements associated with adjacent development. Specifically, improvements to Del Ray St. included with Trails at Overland Ranch No. 2 do not appear to be fully shown.

2B. Please update the references to the adjacent development to include the case numbers below (in addition to the DA number). Include available recordation numbers.

- 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

2C. Label all roads in the vicinity map on Sheet 1 and add a north arrow.

2D. Move the context map (Sheet 5) and the street section to follow the cover sheet.

2E. Add street classification and ROW width for all intersecting streets.

2F. Clearly show and label the jurisdictional lines of all three counties.

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

Sheet 1

3A. Update note number three under the General Notes per the comment provided.

Sheet 23

3B. Update note number five under the City of Aurora Notes per the comment provided.

3C. My mistake in requesting the curbside landscape table. I understand this is being addressed in the current review for The Trails at Overland Ranch 1 Site Plan and Plat. Please remove this table. My apologies.

Sheet 24

3D. Please update the note to state: Trails at Overland Ranch 1 Site Plan and Plat CN# 2022-4042-00 on all sheets.

Sheet 26

3E. Will there not be an edger provided between the pea gravel and crusher fines?

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Sheet 9

4A. Identify the splash guard and point to the detail on the landscaping sheets.

Sheet 10

4B. Repeat: The ultimate configuration of the intersection and the connection with the 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/N. Del Ray St and is already under review.



Sheet 14

- 4C. What temporary gravel walk? The walk shown in Overland Ranch Phase 1 is all concrete. The comment response is unclear and indicates that the temporary walk will be replaced with concrete in future submittals. The walk is required with the roadway improvements.

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

Sheet 19

- 5A. Continue the stop bar through the right turn lane.
5B. At a minimum, add an object marker to the nose.

Sheet 21

- 5C. Remove sign.

Sheet 22

- 5D. Relocate the marking to the start of the lane.
5E. Remove marking as noted.

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

- 6A. No further comments at this time.

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

Sheet 11

- 7A. Does the FM turn north and cross E County Line Road?
7B. Color code is off for 12" water.

Sheet 12

- 7C. 12 x 12 cross. The water main should be installed in the street/ROW.
7D. Will this water line alignment become part of the future ROW? All weather surfaces are required over the water main to provide maintenance access.
7E. 10' water utility easement needed for the fire hydrants outside of ROW easements.

Sheet 39

- 7F. Offset plantings over the water main 10' on either side of the water line.

Sheet 45

- 7G. 5' min setback to fire hydrants from trees

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

- 8A. No further comment at this time.

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

- 9A. No further comments at this time.

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

- 10A. Advisory: any easement dedications or releases required by city department review are to be sent to the following - easement dedications to be submitted to dedicationproperty@auroragov.org, releases to be submitted to releaseeasements@auroragov.org.

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

- 11A. Please refer to the 1st referral letter submitted 9/13/24.



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