



Planning Division
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Aurora, Colorado 80012
303.739.7250

AuroraGov.org

May 30, 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\1692-04tech2



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

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. Planning Comments

3A. There were no more Planning comments on this review.

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

[Site Plan Page 56]

4A. List the mulch type where identified in the Lot Typical Legend.

[Site Plan Page 57]

4B. Update the ornamental grasses so that they are all five gallon in the Plant Schedule Lot Typical.

[Site Plan Page 59]

4C. What is happening where the plants were removed along E. Mineral Avenue the south side? Why were the plants removed?

[Site Plan Page 67]

4D. Are there plants missing from the two identified rock mulch beds?

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]

8A. Max 4:1 slopes within ROW (typ).

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

[Site Plan Page 4]

9A. 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.

9B. Ramps need to be in the identified location, no markings needed.

[Site Plan Page 15]

9C. 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.

[Site Plan Page 16]

9D. Remove this side of the identified crossing due to the T intersection.



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

[Site Plan Page 35]

- 10A. Repeat request to provide calculation for dead-end fire hydrant. See note provided.
- 10B. Repeat request to address. Check with Aurora Water if 90-degree bend on a fire hydrant lateral is acceptable.

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

[Site Plan Page 35]

- 11A. Shift manhole to the joint where shown along S Monaghan Rd.

12. PROS (Abigail Scheuermann / ahscheue@auroragov.org / Comments in mauve)

[Site Plan Page 41]

- 12A. Please provide longitudinal grades and cross slopes for trails.
- 12B. 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.

[Site Plan Page 42]

- 12C. 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.
- 12D. Please provide longitudinal grades and cross slopes for trails.

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

[General Comments]

- 13A. Numerous minor comments. See the full redline comments throughout the subdivision plat and site plan.
- 13B. There are some easements with the phrase: “dedicated by this plat” – delete this phrase throughout.

[Site Plan Page 2]

- 13C. See the easement naming on sheet 12 & 13 - the names should match the Plat.

[Plat Page 1]

- 13D. (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.)
- 13E. (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.)
- 13F. (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.

[Plat Page 2]

- 13G. There are some Lots in Block 4 that need to be revised to be sequential with the rest of the Lots in the Block.

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

- 14A. Continued Advisory Comment: Storm Drainage Development fees due: 171-acres x \$1,242 = \$212,382.00

15. Arapahoe County Public Works and Development Engineering (Sue Liu / 720-874-6500 /

sliu@arapahoegov.com)

- 15A. No comments were received from Arapahoe County Public Works and Development Engineering on this review.