

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



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September 6, 2023

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

Re: Initial Submission Review – Trails at Overland Ranch 1 – Site Plan and Plat
Application Number: **DA-1692-03**
Case Number: **2003-7002-02**

Dear Mr. Pock:

Thank you for your second 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 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 4, 2023.

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 303-739-7121 or dosoba@auroragov.org.

Sincerely,

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Samantha Pollmiller, Norris Design
Scott Campbell, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\\$DA\1692-04rev2



Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No comments were made by outside agencies during this review.
- 1B. No comments were made from adjacent property owners or registered neighborhood organizations.

2. Completeness and Clarity of the Application

Sheet 1

- 2A. Filing names should not appear in the title. Please make sure the title reads: Trails at Overland Ranch - Site Plan 1
- 2B. Remove "filing".
- 2C. Reconcile the area calculations within this table. The total adds up to 234.05 acres (171.86 acres show within the property lines).
- 2D. Is the landscape area really 0 s.f.?
- 2E. Area calculations should indicate if there is an overlap. For example, the open space area (tracts) is part of the total landscape area.
- 2F. Add percentages to the area calculations. These need to add up to 100%. The acreages listed here exceed the 171.86 acres shown in the total land area.

Sheet 4

- 2G. Ensure the lot width text is not obstructed.

Sheet 5

- 2H. The proposed Easement and Sight Distance Triangle are too similar in the legend. Make one much bolder or change the linetypes.
- 2I. Label the tracts and easements.
- 2J. Call out the pocket park.

Sheet 7

- 2K. Make sure the keymap matches the lots shown on the plan.

3. Zoning and Land Use Comments

Sheet 2

- 3A. Change to R-1.
- 3B. The maximum permitted small lots in R-1 is 25%. Please reference the Master Plan and Section 146-4.2.3.
- 3C. Remove items A-D as they are not applicable to R-1 development.
- 3D. There is no multifamily within this development. Remove these items from the table.
- 3E. Max is 25% for small lots.
- 3F. Remove the Small Lot Front Loaded row from the table as it is not applicable to R-1.
- 3G. In R-1 the minimum ends up being 75%.
- 3H. Type A is a small lot. There are many more than 10 lots proposed as type A. Please reconcile these tables and the proposed lot layout.
- 3I. Correct the small lot count based on the proposed 72 units (update per the changes shown on the site plan sheets to lot size callouts).
- 3J. Correct the standard lot count. Make sure it is reflected on all tables throughout.
- 3K. Update the column in the maximum number of lots table to match the master plan form D.
- 3L. This acreage is different than the site plan data table. Please reconcile.

Sheet 4

- 3M. General note throughout: all lots need to be labeled and tabulated consistently based on the lot frontage. Lot frontage is the lot width measured at the street ROW. If a lot frontage is less than 50' it needs to be listed as



a 45' lot and considered small (less than 35' on curved lot frontages is considered small). There are many instances throughout, and I've tried to call out the ones needing corrections. Please review these corrections and make sure the lots are labeled consistently. Update all the tables on sheet 2 when complete.

- 3N. These lots are still double-fronting onto Mineral Avenue. A tract separation has been considered in other developments to act as a separation between the rear property line and the adjacent ROW to act as a trail corridor with substantial buffers and landscape plantings (70' minimum width). Given the current configuration, 70' seems not feasible. Consider fronting these units onto Mineral Ave.
- 3O. Correct this dimension. It is also noted on the plat.

Sheet 10

- 3P. Label the tract distance at the ROW line.
- 3Q. These lots are still double fronting onto Mineral Ave. Staff would be amenable to discuss the possibility of a minor adjustment request (administrative) for this isolated situation in a small number of lots. Buffer distances, fencing, landscape planting, and staggered rear property lines may be useful in trying to mitigate this issue considering a 70' trail corridor is not feasible.

Sheet 15

- 3R. This distance needs to be 30' at a minimum to count as a block break.

Sheet 67

- 3S. The public art plan included a potential art piece at this location. Please confirm that a public art piece will not be placed in this location in your response to comments.

Sheet 68

- 3T. To enhance this block break, please add an amenity (bench, seat wall, etc.) in lieu of a sidewalk. The sidewalk is not required in this circumstance, but staff would like to see an offset in place of the walk.

4. Parking Comments

Sheet 1

- 4A. Add the total parking provided (576 off-street garage spaces).

5. Signage & Fencing Comments

Sheet 56

- 5A. Add a minimum distance measurement for corner side yard fences: 4' min. from the back of the walk.

Sheet 78

- 5B. The maximum height of a monument sign is 12'. Please indicate the height of the cast stone cap. The actual structure may be larger than 12' as long as sign content is on structures less than 12' in height. In general, it appears that this sign is compliant.
- 5C. Before continuing this design further, please coordinate with Traffic Engineering and Public Works on the acceptability of a monument sign in the ROW median. The sign design works aesthetically based on the master plan design guidelines, but I would want to make sure it functionally works with the City Engineer.

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

Site Plan Comments

Sheet 52

- 6A. Add Detention Area "A".
- 6B. Add Detention Area "B" plus the acreage.
- 6C. Add: Detention Area "C".
- 6D. Where is tract "o" in the table?
- 6E. This should be "C".
- 6F. Add "Not For Construction" to all landscape plan sheet.

*Sheet 53*

- 6G. A note will not suffice. Please update the actual grasses that are required to be five gallons for the curbside landscape.
- 6H. The remaining area above the 100-year water surface elevation cannot possibly be the same for each pond because the area is what is left inside the tract that the pond is in and these tracts are all different sizes. Given the landscape requirements for tracts are the same one tree and ten shrubs for detention ponds, the tract landscaping may count towards the detention pond landscaping. Just clean up the table with a note below it that states that the detention pond landscape requirements are being met and overlap with the tract landscaping requirements. See Tract Landscape Table.
- 6I. Detention Basin Seed mix has not been provided.
- 6J. Add the requirement 1/40lf.
- 6K. The street tree quantities need to be broken down by east/west and north/south sides and not a single street. The quantities are per side of the street.
- 6L. Consider just updating this table to add columns for street trees required and street trees provided.
- 6M. This should be east and west, not north and south.
- 6N. What is supposed to be the difference in these two tables besides the plant/shrub quantities being different? Please include only one table. Make sure the tables are complete.

Sheet 54

- 6O. Remove the above notes. The City Parks Department will not maintain or inspect the medians as this is a 4-lane arterial and not a 6-lane major arterial. If the intent is for the Metro District to maintain the median, then state that.

Sheet 55

- 6P. Darken/enlarge these labels.
- 6Q. The lot plant quantities here and on the next sheet do not match and there are different quantities being provided for the same lots.

Sheet 56

- 6R. Do not include a hatch for the planting bed.
- 6S. Remove the planting bed from the lot typicals and the legend.
- 6T. Darken or make these call-outs larger.
- 6U. Move the lot typicals up and place the lot typical titles below the lot typical.
- 6V. The plant quantities listed in these lot typicals do not match the plant quantities for the same lot description on the previous page.
- 6W. This description doesn't match the plant schedule on the next page. Deciduous trees are listed as 2.5".

Sheet 58

- 6X. FYI...While the landscape plan notes indicate that this median is to eventually be maintained by the City Parks Department, the Parks Department only maintains 6-lane major arterial roads. This is a 4-lane.
- 6Y. Show the property line like a traditional line type. A long dash and two short dashes.
- 6Z. Correct overlap of hatches.
- 6AA. Why isn't landscaping provided for this median?
- 6BB. Please clarify and document with the next submission what landscape standards are being followed regarding the landscaping of the median.
- 6CC. Sod is only permitted if provided for functional and not purely aesthetic purposes. Where sod is provided, it must be an activated space or a space for active or passive recreation.
- 6DD. Will the plant quantities (shrubs) and design here conflict with what is shown in the lot typicals for the 45' wide lots??



Sheet 59

- 6EE. Sod is only permitted if provided for functional and not purely aesthetic purposes. Where sod is provided, it must be an activated space or a space for active or passive recreation.

Sheet 60

- 6FF. Text mask and/or adjust plant callouts.
6GG. Sod is only permitted if provided for functional and not purely aesthetic purposes. Where sod is provided, it must be an activated space or a space for active or passive recreation.

Sheet 61

- 6HH. Sod is only permitted if provided for functional and not purely aesthetic purposes. Where sod is provided, it must be an activated space or a space for active or passive recreation.

Sheet 62

- 6II. Sod is only permitted if provided for functional and not purely aesthetic purposes. Where sod is provided, it must be an activated space or a space for active or passive recreation.
6JJ. Dimension the street frontage buffer here.

Sheet 63

- 6KK. Adjust the location of the tree relative to the utility manhole and piping.
6LL. Sod is only permitted if provided for functional and not purely aesthetic purposes. Where sod is provided, it must be an activated space or a space for active or passive recreation.

Sheet 64

- 6MM. Adjust tree locations.
6NN. Sod is only permitted if provided for functional and not purely aesthetic purposes. Where sod is provided, it must be an activated space or a space for active or passive recreation.

Sheet 67

- 6OO. Sod is only permitted if provided for functional and not purely aesthetic purposes. Where sod is provided, it must be an activated space or a space for active or passive recreation.
6PP. Sod is only permitted if provided for functional and not purely aesthetic purposes. Where sod is provided, it must be an activated space or a space for active or passive recreation.

Sheet 70

- 6QQ. Remove this line as it does not match another sheet.

Sheet 72

- 6RR. Sod is only permitted if provided for functional and not purely aesthetic purposes. Where sod is provided, it must be an activated space or a space for active or passive recreation.

Sheet 74

- 6SS. Remove this line as it does not match another sheet.

Sheet 75

- 6TT. Dimension and label the buffer.
6UU. Label N. Del Ray Street
6VV. What is happening here through the median?
6WW. Remove this line as there is no other sheet matching it.
6XX. Add a note/call-out that Street A to be included with the development of the phase to the east.
6YY. The buffer is required along here, why is the plant material grouped in one location?

*Sheet 76*

- 6ZZ. Sod is only permitted if provided for functional and not purely aesthetic purposes. Where sod is provided, it must be an activated space or a space for active or passive recreation.

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

- 8A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing, and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at:

<https://auroragov.org/CADtoGISstandards> OR by contacting CADGIS@auroragov.org.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**9. Civil Engineering** (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)Site Plan Comments*Sheet 2*

- 9A. As a reminder, per section 4.04.2.02.4 of the Roadway Manual, mitigation measures shall be provided for homes fronting the proposed collector street. Identify the mitigation measures on this site plan.

Sheet 4

- 9B. Label all sidewalks outside of the ROW as private. (typical)

To clarify this comment, the walks may be publicly accessible but will be privately owned and maintained. By labeling the walks as private, indicates the maintenance responsibility as private.

- 9C. Remove splash block from medians, typical.

- 9D. This sidewalk should be private.

- 9E. Repeat: A sidewalk easement is required for public sidewalks outside of the ROW. The sidewalk easement should be set back 0.5' behind the back of the walk.

- 9F. Please clarify whether the arch remains or not. The detail sheets do not show the arch anymore. If the arch remains, the clearance height needs to be approved by the City Engineer and a license agreement would be required.

Sheet 5

- 9G. The City will not own or maintain sidewalks significantly away from the ROW.

Sheet 6

- 9H. Stamped concrete/colored concrete is not permitted within the public ROW, typical. The master plan indicates that paving shall meet City of Aurora standards.

Sheet 10

- 9I. Sidewalks more than 20' away from the FL shall be considered private and be privately owned. Public sidewalks within 20' of the FL shall have sidewalk easements, typical. Please revise these sidewalks to be within 20' of the FL.



Sheet 14

- 9J. There appear to be 4 tiers.

Sheet 17

- 9K. Dead-end streets over 150' require a turnaround per section 4.04.1.06 of the Roadway Manual.
9L. The temporary access road is not permitted within the ROW. The ROW should not be dedicated unless the road is proposed. If access is required, the street section should be built.

Sheet 18

- 9M. Monaghan is an arterial street.
9N. Remove the bike lane from the street. Provide a larger combined sidewalk/bike path.

Sheet 35

- 9O. The location of this storm will preclude streetlights and trees which are required for the street. Please relocate. Max 3:1 slopes outside of the ROW. Please check all grading sheets for max slopes, they exceed 3:1 in many locations beyond the ones indicated on this sheet.
9P. Add a note: "Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%." (Typical all grading sheets).
9Q. Add a note: "The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1." (Typical all grading sheets).
9R. Max 4:1 slope in ponds, typical.
9S. Label the longitudinal slope as the street approaches Monaghan.

Sheet 42

- 9T. Max 3% grades approaching a through street for 95' per section 4.05.4 of the Roadway Manual.
9U. Per section 4.05.8.01 of the Roadway Manual, the grade of the through street shall take precedence.

Sheet 48

- 9V. Max 3:1 slopes. 2:1 slopes are larger than 3:1 slopes.

Sheet 50

- 9W. Remove the splash block from the median.
9X. Remove all sidewalk depths, typical.
9Y. If County Line is not provided with this site plan, please clarify that it will be provided with a subsequent project on the section.
9Z. If the meandering sidewalk remains, indicate that it is private.
9AA. Public streets shall have public streetlights in conformance with COA standards.

For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:

- Roadway Classification (typical section name)
- 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 (if it is not already shown) can be added to the street sections provided if desired.

Sheet 51

- 9BB. Show railing on the wall sections, typical.



Plat Comments

- 9CC. A 25' lot corner radius is required at the intersection of an arterial street.
- 9DD. If N. Del Ray St. is going to be built and dedicated to this application, a 25' lot corner radius is required at the intersection of County Line Road.
- 9EE. Check the spelling of the collector, typical all sheets.

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

- 10A. Traffic Engineering comments were not received during this review. Please reach out to your Traffic Engineering reviewer directly for comments. Please cc dosoba@auroragov.org on all correspondence.

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

Site Plan Comments

Sheet 1

- 11A. Add V-B construction type and keep non-sprinklered.
- 11B. Add 2021 ICC code reference.

Sheet 4

- 11C. See notes on sheets 35-48 for hydrant and water line placement.

Sheet 35

- 11D. Add a proposed fire hydrant where this symbol is located, typical.

Sheet 36

- 11E. Second request to provide street names for any Local Roads.

Sheet 39

- 11F. Show connection to the existing water line.

Sheet 44

- 11G. Move this hydrant to this location.

Sheet 47

- 11H. Water looping to County Line Rd required.

Sheet 48

- 11I. A water line will need to be extended along County Line Road to support the needed fire hydrants.
- 11J. A looped water line connection into the site is required.
- 11K. A temporary access road would not be allowed. Please work with your Traffic Engineer to determine if half the roadway could be constructed at this time within the Public Right-of-Way.

Sheet 58

- 11L. See notes on sheets 35-48 for hydrant and water line placement.

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

Site Plan Comments

Sheet 1

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



Sheet 4

- 12B. Widen this path to 12 ft if it is to serve as maintenance access. Will this path terminate here or is there a path from this point to the ROW?
- 12C. Smooth out this corner to facilitate truck turns.
- 12D. Is Tract F designated as a drainage easement in its entirety? If not, dedicate a drainage easement for the pond and access easements for the maintenance access paths from the ROW to the pond. All ponds (public and private) shall be covered by drainage easements, especially ponds located within private property/tracts.
- 12E. If this section of the trail is meant for maintenance truck access, then widen it to 12 ft and ensure the curbs are mountable curbs.

Sheet 9

- 12F. Provide a turnaround if the maintenance access path is to terminate here.
- 12G. Please see comments regarding drainage and access easements on sheet 4.

Sheet 14

- 12H. Please see comments regarding drainage and access easements on sheet 4.
- 12I. Maintenance access shall extend to at least 5 ft from the outlet structure.
- 12J. Provide a turnaround if the maintenance access path is to terminate here.

Sheet 35

- 12K. Show maintenance access path slope (max 10%) (TYP).
- 12L. For the detention pond: show unique emergency overflow direction arrow and pond bottom slope (TYP).
- 12M. Will this area be HS-20 loading rated? Otherwise, a maintenance access path will be required to access this main.
- 12N. MUS states this line as 10".

Sheet 36

- 12O. See the comment on the previous page.

Sheet 40

- 12P. For the detention pond: show a unique emergency overflow direction arrow.

Sheet 41

- 12Q. Will this area be HS-20 loading rated? Otherwise, a maintenance access path will be required to access this main.
- 12R. Is there an inlet/outlet structure here? If so, show the inlet structure/flared-end section with appropriate permanent erosion control BMP.
- 12S. MUS states 10"; please reconcile. Otherwise, an amendment to the MUS will be required.

Sheet 44

- 12T. MUS states 10"; please reconcile. Otherwise, an amendment to the MUS will be required.

Sheet 45

- 12U. Max pond side slope is 4:1.

Sheet 47

- 12V. MUS states that this line must be 8".

Sheet 56

- 12W. Show typical locations of water meters for all lot types. Ensure no plantings are within the meter pocket utility easement nor within 5 ft of the water meters (TYP).



Sheet 58

- 12X. Trees shall be 10 ft away from all public storm pipes, manholes, and inlets.

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

- 13A. PROS comments were not received during this review. Please contact your PROS reviewer directly for comments.

14. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org)

- 14A. See the Advisory Comments on the first page of the plat. Add the tic marks on the line's direction changes. Add the names of the streets. Add the statement about the Centerline Monuments set in the R.O.W. In the Title on the pages - add the word "Subdivision" as shown throughout. Add the items in the Notes. Add the area of the proposed R.O.W. as shown.

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.