



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

AuroraGov.org

September 5, 2024

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

Re: Second Submission Review: Trails at Overland Ranch Community Center & Park Site Plan
Application Number: DA-1692-05
Case Numbers: 2024-4014-00

Dear Mr. Richmond:

Thank you for your second submission, which we started to process on August 12, 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 after your administrative decision date of September 25, 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.

The Administrative Decision date is tentatively set for September 25, 2024 subject to the resolution of the question regarding roofing material. Please contact me to confirm if the roof material will be changed, otherwise, an adjustment will need to be requested and the project will have to be approved at a Planning Commission Hearing. Please remember that all abutter notices must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

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 Department

cc: Samantha Pollmiller, Norris Design
Justin Andrews, ODA
Filed: K:\\$DA\1692-05rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Corrugated metal is not a permitted roofing material. Seamed metal roofs are permitted. Please confirm with your case manager what roof material will be used prior to proceeding with a decision. If the corrugated metal is intended to be maintained, an adjustment will need to be requested and the project will have to be approved at a Planning Commission Hearing. [Planning]
- Please provide details for how gravel walk is accessible route compliant. [Civil Engineering]
- There are several fire lane sign corrections for the parking lot. [Fire/Life Safety]
- The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved. [Aurora Water]
- All new easements to be dedicated by plat, easement releases to be submitted to releaseeasements@auroragov.org. [Easements]
- Please see the review letter from outside agency, Xcel Energy.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. There have not been any comments or concerns received.

2. Completeness and Clarity of the Application

[Site Plan Page 1]

2A. Do not include the words "filing" or "subdivision" in the site plan title.

3. Zoning and Subdivision Use Comments

3A. There were no more zoning or subdivision use comments on this review.

4. Streets and Pedestrian Comments

4A. There were no more streets or pedestrian comments on this review.

5. Parking Comments

5A. There were no more parking comments on this review.

6. Architectural and Urban Design Comments

[Site Plan Page 20]

6A. Corrugated metal is not a permitted roofing material within the City of Aurora. Seamed metal roofs are the only metal roofing permitted. An adjustment before the Planning Commission would be required if this option is to be pursued. Please confirm with staff what roof material will be used prior to proceeding with a decision.

7. Signage & Lighting Comments

7A. There were no signage or lighting comments on this review.

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

8A. There were no more landscaping comments on this review.

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

9A. There were no more addressing comments on this review.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Civil Engineering (Sara Siggue / 303-960-1349 / ssiggue@auroragov.org / Comments in green)

[Site Plan Page 3]

10A. The accessible routes on this plan sheet don't appear consistent with those indicated in the photometric plan sheet.

10B. Please provide details for how gravel walk is accessible route compliant.

[Site Plan Page 6]

10C. Repeated comment from 1st review. Please remove all spot elevations. This level of detail is appropriate at the civil plan submittal.

10D. Advisory: The minimum resultant slope on the concrete surface should be 0.5%.

[Site Plan Page 7]

10E. Label the access slope and ensure that max 4% down and 6% up to a public street. Cross slope was added but still needs centerline slope of access.

10F. Repeated comment from 1st review. Please remove all spot elevations. This level of detail is appropriate at the civil plan submittal.

[Site Plan Page 10]

10G. Please provide the maximum height or height range for the proposed retaining walls, and ensure the railings are shown in the plans.

10H. Please remove the Copyright notes. The City must be able to make copies of the approved plans and reports at any time without written authorization from the plan's or report's author.

[Site Plan Page 16]

10I. Please remove the thickness of the pavement.

[Site Plan Page 19]

10J. Please ensure that the maximum flare slope complies with the 10:1 ratio, as specified in the COA Roadway Manual, Standard S9.0.

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

[Site Plan Pages 8 & 9]

11A. Revise the crosswalk arrow sign W16-7P to what is shown on the sheets, and size is 24"x15".

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

[Site Plan Page 6]

12A. Please provide more cross slope grading percentages in the accessible route.

[Site Plan Page 7]

12B. Please provide more cross slope grading percentages in the accessible route.

[Site Plan Page 9]

12C. Remove the identified signs in the parking lot.

12D. Make the parking lot fire lane signs left arrow.

12E. Turn this sign around and change to sign below. See notes provided.

12F. Add sign at the parking lot entrance indicating dead-end fire lane. See notes provided on the sheet.

[Site Plan Page 12]

12G. Please add the following note.

- All fire hydrants shall be located not less than three feet – six inches (3'-6") and not more than eight feet (8') from the back of curb to the center of the hydrant and be unobstructed on the street side. Minimum clearance on all other sides shall be five feet (5'). Fire hydrants must be grade staked in the field. Fire hydrants are not allowed in sidewalks.

[Site Plan Page 20]

12H. FDC is on south side of building.

12I. Knox box is to the right of riser room door on the site plan sheet. Please reconcile.



13. Aurora Water (Iman Ghazali / 303-739-7300 / ighazali@auroragov.org / Comments in red)

[Site Plan Page 1]

13A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

[Site Plan Page 5]

13B. Service line is at least 75% the diameter of the existing main, therefore a manhole will be required for this connection. To avoid a manhole, RSN 1638440 needs to be revised to show a 6" stub to be installed with that site plan/civil plan.

13C. Thank you for providing verification of the meter size. However, a fixture unit table is not required in the Site Plan (it must be shown on the Civil Plan) and a different fixture unit table must be used. Please remove table from this Site Plan and reach out to Iman Ghazali (ighazali@auroragov.org) to get the new fixture unit table for the Civil Plan.

13D. Specify the identified 10 ft easements as "pocket water easements".

14. PROS (Abigail Scheuemann / 303-739-7131 / ahscheue@auroragov.org / Comments in mauve)

14A. There were no more PROS comments on this review.

15. Land Development Services (Roger Nelson / 303-739-7294 / rmelson@auroragov.org / Comments in magenta)

15A. There were no more Land Development comments on this review.

16. Public Art (Roberta Bloom / 303-739-6747 / rbloom@auroragov.org / Comments in email format)

16A. There were no more Public Art comments on this review.

17. Easements (Grace Gray) / 303-739- 7277 / ggray@auroragov.org / Comments in black

17A. All new easements to be dedicated by plat, easement releases to be submitted to releaseeasements@auroragov.org.

18. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

18A. 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.

18B. For additional easements that may need to be acquired by separate PSCo document (i.e. transformer), the Designer must contact a Right-of-Way Agent.

18C. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.