



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

*AuroraGov.org*

June 28, 2024

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

**Re: Initial 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 initial submission, which we started to process on June 6, 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 on or before July 19, 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 estimated Administrative Decision date is still set for August 19, 2024. 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 303-739-7121 or [evigil@auroragov.org](mailto:evigil@auroragov.org).

Sincerely,

Edward Vigil  
Senior Planner  
City of Aurora Planning Department

cc: Samantha Pollmiller, Norris Design  
Justin Andrews, ODA  
Filed: K:\SDA\1692-05rev1



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Trail and amenity connectivity to and through the park.
- Preliminary drainage report/letter should be approved prior to site plan approval.
- Any proposed easements should be dedicated by plat or separate instrument.
- This is a great location for public art.

### **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**

- 2A. The scope of work for this site plan application should be clearly marked on the plan. Adjacent improvements (landscaping and roadway) that are proposed through the Infrastructure Site Plan in DA-1692-04 should be clearly demonstrated on each plan sheet but grayed back for reference.

#### **3. Zoning and Subdivision Use Comments**

- 3A. Page 1- Please revise title to read as, "Trails at Overland Ranch Community Center and Park" as noted on each plan.
- 3B. Page 1- Please revise the square footage for the AAC.
- 3C. Page 1- Please revise the proposed building height to be consistent with the building elevations.
- 3D. Page 2 & 3- Please add the DA-1692-04 number to adjacent properties.

#### **4. Streets and Pedestrian Comments**

- 4A. Page 2- Please label the trail connections throughout the site on all plans as noted, include the width of the trail.
- 4B. Page 2- Please label the park areas and playground areas.
- 4C. Page 2- There appears to be a turn around shown on the plan, please label.
- 4D. Page 2- Please consider a trail or sidewalk connection from the west parking area to the park.
- 4E. Page 3- Please label the trail connections and width.
- 4F. Page 3- Please call out the retaining wall.
- 4G. Page 3- Please label the 5' concrete trail connection to the east of the pool area.
- 4H. Page 3- Please update the 12' gravel road, this should be removed with this application.

#### **5. Parking Comments**

- 5A. There should be a pedestrian connection from the west end of the parking lot to the park activities to the west side of the site.

#### **6. Architectural and Urban Design Comments**

- 6A. On Page 18- Please call out the materials being used for the pool fence. Review Section ---for permitted fencing materials.

#### **7. Signage & Lighting Comments**

- 7A. No comments.

#### **8. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)**

- 8A. Please remove the \$ sign on plans as noted.
- 8B. Please do not place a dark line around the site.
- 8C. Don't gray over the adjoining lot/ site information. It's important to see how the park relates to the surrounding the development.



- 8D. Make sure the sidewalk, curb, street etc. are more legible. Add the following call out: Refer to The Trails at Overland Ranch Filing #1, CN:2022-4042-00 for curbside landscaping as noted on all plans.
- 8E. Please verify the correct street names.
- 8F. Please call out any existing or proposed drainage easements.
- 8G. This tree should be shifted since it is in the easement.
- 8H. Call out the retaining walls.
- 8I. Adjust tree location due to utility easement
- 8J. Update the Key Map so that it has context and shows where the park is relative to other parts of the Overland Ranch Development. How it relates to streets, proposed lots etc.
- 8K. What is this? What is the aggregate base course for?
- 8L. Don't do 1 of X. Only do single sheet numbers 1, 2, 3, etc.
- 8M. Revise this note to state: Upon completion of the park development."

**9. Addressing** (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))

- 9A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**10. Civil Engineering** (Kendra Hanagami / 303-739-7295 / [khanagam@auroragov.org](mailto:khanagam@auroragov.org) / Comments in green)

- 10A. Advisory Comment: The in-process site plan (RSN 1638440) needs to be approved prior to the approval of this site plan.
- 10B. Advisory comment: ADA compliance and compliance with the 2023 Roadway Manual will be checking in detail during the civil plan submittal.
- 10C. Advisory Comment: If this is part of the ramp down to the curb ramp, please provide a landing at the top of ramp per std detail S9.0 of the Roadway Manual.
- 10D. Please reduce the height of this wall to 4' or terraced walls in lieu of the 6' tall wall, per section 4.02.7.04.2.04 of the roadway manual.
- 10E. Please add a detail for this retaining wall with a railing dimensioning max height of wall from finish grade to top of wall and railing attachment.
- 10F. Advisory comment: Provide structural calculations for this wall during civil plan submittal.
- 10G. Please label all features in the park with callouts and add hatches//structures to legend. Also clearly show the project limits on the plan.
- 10H. Please add slope arrows and remove spot elevations (including wall elevations) from the site plan. This level of detail is appropriate at the civil plan submittal level. Please only include spot elevations with the civil plan submittal, typ. ALL.
- 10I. Please add slope arrows and remove spot elevations from the site plan. This level of detail is appropriate at the civil plan submittal level. Please only include spot elevations with the civil plan submittal, typ.
- 10J. Please label this retaining wall, typ. all sheets.
- 10K. Per section 4.08.1 and 4.04.2 of the Roadway Manual, please include public/private denotation, and roadway classification as well as existing ROW width and easements on all sheets. (typ ALL).
- 10L. Revise note to: "The public improvements shown on the in-process site plan (RSN 1638440)...", typ.
- 10M. Add hatch if this is a proposed concrete walk.
- 10N. Label radii for easement (assumed fire lane easement), typ.
- 10O. Are these proposed contours? Please clearly define all plan elements.
- 10P. Max slope of access slope is 4% down to a public street Ensure there is a maximum cross slope of 4% in the fire lane.
- 10Q. Please reduce the height of this wall to 4' or terraced walls in lieu of the 4.5' tall wall, per section 4.02.7.04.2.04 of the roadway manual.



Please add a detail for this retaining wall with a railing dimensioning max height of wall from finish grade to top of wall and railing attachment.

10R. Advisory comment: Provide structural calculations for this wall during civil plan submittal.

**11. Fire / Life Safety** (Stephen Kirchner / 303-739-7489 / [stkirchn@auroragov.org](mailto:stkirchn@auroragov.org) / Comments in blue)

- 11A. Please clarify the information provided in the project data table.
- 11B. Please show the accessible route on page 2.
- 11C. Please clarify the timing of the installation of fire hydrants.
- 11D. Accessible route must connect to the farthest end of the access aisle.
- 11E. How does accessible route connect to accessible aisle?
- 11F. Change to Flush Mount FDC W/ Approved Knox Caps. TYP
- 11G. Label fire lane easements on this sheet.
- 11H. Please show accessible route on this sheet.
- 11I. Show wheel stops in accessible parking spaces.
- 11J. When will these fire hydrants be installed and functioning?
- 11K. Please identify fire lane easements on this sheet.
- 11L. See note provided for labeling of fire service line.
- 11M. If this is the how people will access the accessible parking spaces, a crosswalk will need to connect the accessible aisle. See example provided.
- 11N. If fire lane easement will be dead-end, use notes to show location and proper signage.
- 11O. Show mounting location of Knox boxes.
- 11P. Please show the wheel stops and the curb stops in the ADA parking spaces.
- 11Q. Please provide signage that identifies dead end fire lanes.
- 11R. Please identify the paths of exit discharge and make sure they are compliant with the note provided.

**12. Aurora Water** (Iman Ghazali / 303-739-7300 / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / Comments in red)

- 12A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.
- 12B. How is this building getting water service? If using the proposed 1.5" meter, please verify that the meter will be adequate to serve both buildings and the pool
- 12C. Call out all connections to existing mains.
- 12D. Please verify with Tim York ([tyork@auroragov.org](mailto:tyork@auroragov.org)) on whether a separate irrigation meter is allowed for for this drainage or detention pond as noted on page 5.
- 12E. RSN 1638440 does not show this existing 6" stub; please reconcile.
- 12F. Ensure that all plantings are at least 3 ft away from the edge of the meter pit.
- 12G. Ensure that plantings are not obstructing drainage inlets.
- 12H. These easements are not shown on the plat (RSN 1638440). Will they be dedicated by separate document? Please specify if so.
- 12I. Show the DA/EDN/RSN number of the site plan/civil plan of all existing utilities (TYP).

**13. PROS** (Abigail Scheuemann / 303-739-7131 / [ahscheue@auroragov.org](mailto:ahscheue@auroragov.org) / Comments in mauve)

- 13A. Are any of the identified play structures ADA compliant? If not, please consider adding an ADA accessible feature.

**14. Land Development Services** (Roger Nelson / 303-739-7294 / [rnelson@auroragov.org](mailto:rnelson@auroragov.org) / Comments in magenta)

- 14A. Being located in Section 34, Township 5 South, Range 65 West of the 6th Principal Meridan.
- 14B. Please label all easements as noted.
- 14C. Label Lots, Block, Subdivision Name & Recording Information.
- 14D. Label Tract F Subdivision Name & Recording Information.



**15. Public Art (Roberta Bloom) / 303-739-6747 / [rbloom@auroragov.org](mailto:rbloom@auroragov.org) / Comments in email format**

15A. The public art plan indicates public art at the rec center and/or park. These seem to be excellent sites due to the high level of activity and visibility. Please reconsider adding public art here.

**16. Real Property ( Grace Grey) / 303-739- 7277 / [ggray@auroragov.org](mailto:ggray@auroragov.org) / Comments in black**

16A. All new easements to be dedicated by plat, easement releases to be submitted to [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org).