



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

AuroraGov.org

October 24, 2024

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

Re: Technical 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 technical submission, which we started to process on October 8, 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 issues remain, you will need to make another submission. Please revise your previous work and send us a new submission after you have addressed the comments. 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,

A handwritten signature in cursive script that reads "Erik Gates".

Erik Gates
Planner II
City of Aurora Planning Department

cc: Samantha Pollmiller, Norris Design
Justin Andrews, ODA
Filed: K:\\$DA\1692-05tech1



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Provide the maximum height or height range for the proposed retaining walls, and ensure the railings are shown in the plans. [Civil Engineering]
- Add Dead-End fire lane sign at the entrance/exit to 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]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

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

2. Planning Comments

2A. There were no more Planning comments on this review.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Sara Siggue / 303.960.1349 / ssiggue@auroragov.org / Comments in green)

[Site Plan Page 3]

3A. Repeat Comment: The accessible routes on this plan sheet don't appear consistent with those indicated in the photometric plan sheet.

[Site Plan Page 10]

3B. Repeat Comment: Please provide the maximum height or height range for the proposed retaining walls, and ensure the railings are shown in the plans.

3C. Repeat Comment: 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.

4. Traffic Engineering (Dean Kaiser / 303.739.7584 / djkaiser@auroragov.org / Comments in orange)

4A. There were no more traffic comments on this review.

5. Fire / Life Safety (Stephen Kirchner / 303.739.7489 / stkirchn@auroragov.org / Comments in blue)

[Site Plan Page 3]

5A. Call out Knox box on this sheet.

5B. This building is labeled Recreation Center on this sheet, but is labeled Community Center on other sheets. For consistency, please choose one label for this structure. TYP.

[Site Plan Page 9]

5C. Add Dead-End fire lane sign at the entrance/exit to the parking lot.

[Site Plan Page 20]

5D. See note on sheet 3 regarding labeling of this structure.

6. Aurora Water (Iman Ghazali / 303.739.7300 / ighazali@auroragov.org / Comments in red)

[Site Plan Page 1]

6A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

[Site Plan Page 5]

6B. Unless this was discussed and approved in the PDR, please reduce the number of manholes near the west end of the parking lot.

6C. License agreements are required for the paths encroaching onto Aurora Water sanitary easement.



[Site Plan Page 15]

- 6D. Show the existing hydrant and water sampling station in the area south of the clubhouse. Ensure minimum clearances are provided from these utilities and all plantings.
- 6E. Edgers in Aurora Water easements shall have license agreements (TYP).

7. Easements (Grace Gray) / 303.739.7277 / ggray@auroragov.org / Comments in black

- 7A. There were no more comments from Easements on this review.

8. Xcel Energy (Donna George / 303.571.3306 / donna.l.george@xcelenergy.com)

- 8A. There were no more comments from Xcel Energy on this review.