



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

October 18, 2024

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

Re: Second Submission Review – Overland Ranch Phase 2 Residential – Site Plan and Plat
Application Number: DA-1692-06
Case Number: 2024-4019-00, 2024-3043-00

Dear Mr. Richmond:

Thank you for your second submission, which we started to process on September 26, 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 November 7, 2024 in order to maintain your estimated Administrative Decision date.

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.

Your estimated Administrative Decision date is tentatively set for January 8, 2025. Please remember that all abutter notices and 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 your administrative 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 and Development Services

cc: Samantha Pollmiller, Norris Design
Justin Andrews, ODA
Filed: K:\\$DA\1692-06rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Final approval of the site plan will have to occur after the IGA for County Line Rd is signed. [Planning]
- The full length of County Line Road is required to be built prior to the issuance of TCO/CO for the site plan. If the remaining portion of County Line is included in a different site plan, that site plan shall be approved prior to this site plan being approved. [Civil Engineering]
- Quite a few traffic signs need to be relocated. See site plan for details. [Traffic Engineering]
- The S Hayesmound Way cul-de-sac does not meet the minimum requirement of 96-foot diameter. [Fire/Life Safety]
- Trails and maintenance paths encroaching onto public water, sanitary and storm mains shall have license agreements. [Aurora Water]
- Inclusion of landing zones is requested in the Tract A section to ensure compliance with ADA standards. [PROS]
- Numerous minor Real Property comments. See the full redline comments throughout the subdivision plat and site plan. [Land Development Review]
- Please see the attached letter from Xcel Energy.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. There were no additional community comments on this review cycle.

2. Completeness and Clarity of the Application (Erik Gates / 303.739.7132 / egates@auroragov.org / Comments in teal)

2A. There were no more completeness or clarity comments on this review.

3. Zoning and Land Use Comments (Comments in teal)

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

4. Pedestrian and Connectivity Comments (Comments in teal)

[Site Plan Page 1]

4A. Advisory: The IGA between the City of Aurora and surrounding Counties regarding County Line Road, that is currently being drafted, will need to be completed and signed before this site plan can be approved. It is understood that this is far in progress.

5. Parking Comments (Comments in teal)

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

6. Architectural and Urban Design Comments (Comments in teal)

6A. There were no more architectural or urban design comments on this review

7. Signage Comments (Comments in teal)

7A. There were no more signage 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.

8. Planning Transportation (Tom Worker-Braddock / 303.739.7493 / tworker@auroragov.org / Comments in light blue)

8A. There were no more comments from Public Transportation on this review.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

[Site Plan Page 1]

- 9A. Repeated comment from 1st review: "The full length of County Line Road is required to be built prior to the issuance of first TCO/CO for the site plan. If the remaining portion of County Line is included in a different site plan, that site plan shall be approved prior to this site plan being approved."

[Site Plan Page 2]

- 9B. Identify on the exhibit which lots have additional setbacks along the collector road.

[Site Plan Page 4]

- 9C. Remove repeated notes.

[Site Plan Page 10]

- 9D. Minimum flow line radius should be 48', typical for all cul-de-sacs.

- 9E. Reducing the S Hayesmount Way cul-de-sac radius would require a variance.

[Site Plan Page 21]

- 9F. The asphalt and curb and gutter and sidewalk should continue to the property line. Coordination is ongoing regarding escrow.

[Site Plan Page 22]

- 9G. Repeated comment from 1st review: "Ultimate condition of County Line Rd includes a raised median. Show the required median improvements. A deferral would be required if the median is not installed in the interim condition."

[Site Plan Page 44]

- 9H. The maximum slope for property outside the ROW should be 3:1 (TYP). Please revise the identified grading sheets accordingly.

[Site Plan Page 53]

- 9I. Label the slope along S Guacho Ct.

[Site Plan Page 60]

- 9J. Label the slope along E County Line Rd.

10. Traffic Engineering (Dean Kaiser / 303.739.7584 / djkaiser@auroragov.org / Comments in amber)

[Site Plan Page 4]

- 10A. Relocate roadway street name signs to outside curve.

[Site Plan Page 7]

- 10B. Note that on Filing 1 Civils (RSN 1797923) we asked for revisions to crosswalk alignment

- 10C. These crosswalk markings across E Elmhurst Ave will be removed in the Civil plans.

[Site Plan Page 9]

- 10D. Advance Warning signs need to be located a minimum of 155' in advance assuming the roadway is 25 mph. [2 comments]

[Site Plan Page 11]

- 10E. Relocate advance warning signage to be at least 155' from crosswalk.

- 10F. Relocate turn lane arrows to start of turn lanes.

[Site Plan Page 12]

- 10G. Relocate street name signs to outside of curve. [2 comments]

[Site Plan Page 13]

- 10H. This is not the stop controlled approach along S Great Rock St, revise intersection sight distance triangles to the stop controlled approaches.

[Site Plan Page 14]

- 10I. This is not the stop controlled approach along S Guacho Ct, revise intersection sight distance triangles to the stop controlled approaches.

- 10J. Relocate advance warning assembly signage a min of 155' from crosswalk.

[Site Plan Page 15]

- 10K. Relocate arrows to start of turn lanes. [2 comments]



[Site Plan Page 16]

10L. Relocate advance warning signage a min of 155' from crosswalk

10M. Relocate signage assembly as close to curb ramp as practicable.

[Site Plan Page 18]

10N. Relocate advance warning signage a min. of 155' from crosswalk.

[Site Plan Page 19]

10O. Relocate street name signs to outside of curve.

10P. Relocate right and through arrows, left turn arrow to start of turn lane.

10Q. Increase crosswalk width to 10' min.

[Site Plan Page 20]

10R. Relocate advance warning signage a min. 155' away from crosswalk.

[Site Plan Page 21]

10S. Provide min 10' wide crosswalk.

10T. Relocate advance warning signage a min. of 155' from crosswalk.

[Site Plan Page 22]

10U. See Sheet #19 for comments.

[Site Plan Pages 71-88]

10V. Per Roadway Manual, TE-13.3, min separation between tree and regulatory sign is 50'.

[Site Plan Page 73]

10W. Missing sheet match #.

11. Fire / Life Safety (Richard Tenorio / 303.739.7628 / rtenorio@auroragov.org / Comments in blue)

[Site Plan Page 10]

11A. The S Hayesmount Way cul-de-sac does not meet the minimum requirement of 96-foot diameter (48-foot radius) per the Fire Code and the Roadway Manual.

12. Aurora Water (Iman Ghazali / 303.883.2060 / ighazali@auroragov.org / Comments in red)

[Site Plan Page 1]

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

[Site Plan Page 45]

12B. Easements shall be named after the utilities they contain, in this case "water, sanitary and storm easement".

[Site Plan Page 48]

12C. Show the meter for this water service line.

[Site Plan Page 52]

12D. Trails and maintenance paths encroaching onto public water, sanitary and storm mains shall have license agreements (TYP).

[Utility Conformance Letter Page 2]

12E. MUS shows 1036 units.

12F. Double check the acreage; Phase 1 A alone is about 87.4 ac.

[Utility Conformance Letter Page 3]

12G. MUS shows 1036 units.

13. PROS (Abigail Scheuermann / 303.739.7169 / ahscheue@auroragov.org / Comments in mauve)

[Site Plan Page 1]

13A. Additional PROS standard notes were inadvertently excluded from the previous redline. Please include the additional notes.

[Site Plan Page 2]

13B. Please include Tract R on the PROS Tracking Table.

[Site Plan Page 47]

13C. Inclusion of landing zones is requested in the Tract A section to ensure compliance with ADA standards, as the path is doubling as an identified trail / maintenance path. These zones should comply with section 6.20.C standards.



14. Public Art (Roberta Bloom / 303.739.6747 / rbloom@auroragov.org)

14A. Comments from Public Art have not been received at this time.

15. Land Development Review (Roger Nelson / 720.587.2657 / ronelson@auroragov.org)

[General Comments]

- 15A. (Advisory Comment) The City of Aurora has revised the subdivision plat checklist (2024) to include new covenants amongst other changes and this checklist must now be followed.
- 15B. (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.) per COA 2024 Subdivision Plat Checklist Item 19.b.
- 15C. (Advisory Comment) Provide statement of authority for person signing on behalf of the entity named in the title commitment.
- 15D. (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 no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.
- 15E. (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.
- 15F. Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e.
- 15G. (Advisory Comment): All missing reception numbers will need to be inserted prior to plat acceptance.

[Site Plan Page 1]

15H. Revise property description to match the plat and address those comments.

[Site Plan Page 4]

15I. Label the Site Boundary with bearings and distances/Curve Data to match the plat.

[Site Plan Page 4 & 5]

15J. All Easements Names must match the Plat Easement Names.

[Site Plan Page 5]

15K. Label the Quarter Section Line.

[Site Plan Pages 6-21]

15L. Label all easements to match the subdivision plat names.

[Site Plan Page 9]

15M. Make Clear What each easement encumbers.

[Plat Page 1]

15N. Vicinity Map – Expand to show ½ mile each direction from the site exterior boundary, show and label all publicly dedicated roads, and Add direction for road names (N, S, E, W).

15O. Change “Land Description” to “Dedication”

15P. Fully describe the cap stamping in the basis of bearing statements.

15Q. Add the Road Name direction in the property description.

15R. Add if curve data is tangent or non-tangent.

15S. Covenants – Add required covenants for Drainage Easements, Fire Lane Easements, Sanitary Sewer Easements, Storm Sewer Easements, and Utility Easements (See City of Aurora 2024 Subdivision Plat Checklist).

15T. Notes - #2 Fully describe the cap stamping in the basis of bearing statements.

15U. Notes - #6 Remove this note as it is not a subdivision note.

15V. Notes - #7 Provide updated title commitment.

15W. Notes – Add note to describe contradicting boundary evidence per COA 2024 subdivision Plat Checklist.

[Plat Page 2]

15X. Fully describe the cap stamping for all found monuments.

15Y. Tie all found monuments to the survey with bearing and distance/curve data.



15Z. Label adjacent to property with “Unplatted” or Subdivision Name and recording information.

15AA. Show conflicting boundary evidence.

15BB. Remove black boxes around Tract Names, Lot Numbers, and any other text.

15CC. Set all controlling section and quarter section monuments.

15DD. Block numbers should only change when interrupted by a publicly dedicated street.

15EE. Add distance tie to monument along the easterly boundary of the plat.

[Plat Page 3]

15FF. Label all adjoining easements with purpose, width, and recording information.

15GG. Add road center line monuments as indicated.

15HH. Add non-radial for all non-radial lot lines that abut curves.

15II. All easement names must match those as provided in the City of Aurora 2024 Subdivision Plat Checklist (Storm Sewer Easement, Sanitary Sewer Easement, etc.).

15JJ. Label the area for Tracts.

15KK. Add note indicating Tract Easements if any.

[Plat Page 4]

15LL. Add tic marks where lines change direction or at P.C.’s and P.T.’s.

15MM. Label the area for Tracts.

15NN. Label all easements.

15OO. No easement should encroach into the exclusive Gas Easements.

15PP. Make sure that all text is fully readable.

15QQ. Add note indicating Tract Easements if any.

[Plat Page 5]

15RR. Add tic marks where lines change direction or at P.C.’s and P.T.’s.

15SS. Label all easements with approved easement names.

15TT. Label all Blocks.

15UU. Make sure that all text is fully readable.

[Plat Page 6]

15VV. Remove the Section line that runs through multiple lots (Typical).

15WW. Label the adjoining street ROW widths and recording information.

15XX. Should Tract H & Q also be Access Easements?

15YY. Label all easements with approved names.

[Plat Page 7]

15ZZ. Label all Tract Areas.

15AAA. Label all easements with approved names.

[Plat Page 8]

15BBB. Label all easements with approved names and widths.

[Plat Page 9]

15CCC. Label all easements with approved names and widths.

15DDD. Label easement lines with bearings and distances.

15EEE. Make clear which side of the easement line encompasses the easement.

[Plat Page 10]

15FFF. Make clear which side of the easement line encompasses the easement.

15GGG. Label all easements with approved names and widths.

[Plat Page 11]

15HHH. Make clear which side of the easement line encompasses the easement.

15III. Make all easements lines dashed.

[Plat Page 12]

15JJJ. Label Block numbers.

15KKK. Label all easements with approved names and widths.

[Plat Page 13]

15LLL. Label all easements with approved names and widths.

[Plat Pages 14-16]



15MMM. Remove the dashed lines at the top center of each sheet.

[Plat Page 16]

15NNN. Revise curve table to be continuous as shown.

15OOO. Add label for Line 62.

16. Revenue (Melody Oestmann / 303.739.7244 / moestman@auroragov.org)

16A. Storm Drainage Development fees due: \$248,689.39.

17. Xcel Energy Public Service Co (Donna George / 303.571.3306 / donna.l.george@xcelenergy.com)

17A. PSCo still requests that all tracts are dedicated for utility use for crossing purposes, and that the following language is noted on the plat:

“Utility easements are dedicated to the City Aurora for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities. Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.”



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

October 4, 2024

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Erik Gates

Re: Overland Ranch Phase 2 Residential – 2nd referral, Case # DA-1692-06

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk acknowledges the comments for **Overland Ranch Phase 2 Residential**.

However, PSCo still requests that all tracts are dedicated for utility use for crossing purposes, and that the following language is noted on the plat:

Utility easements are dedicated to the City Aurora for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities. Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Donna George
Right of Way and Permits
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