



May 9, 2025

City of Aurora, Planning Department  
15151 E. Alameda Parkway  
Aurora, CO 80012

Re: Fourth Submission Review - Overland Ranch Phase 2 Residential - Site Plan and Plat  
Application Number: DA-1692-04  
Case Number: 2024-4019-00, 2024-2043-00

Dear Erik Gates,

Thank you for taking the time to discuss our plans for the Overland Ranch Phase 2 Residential Site Plan and Plat application. Valuable feedback was given by City Staff and adjustments have been made. We have reviewed the comments provided March 5, 2025 and have responded in the following pages.

Please feel free to contact me directly should you have any other comments, questions and/or special requests for additional information. We look forward to working with you to make this project a success.

Sincerely,  
Norris Design

A handwritten signature in black ink, appearing to read "Samantha Pollmiller".

Samantha Pollmiller  
Principal



## *Fourth Submission Review*

### PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns
  - a. There were no additional community comments on this review cycle.  
**Response: Thank you for your review.**
2. Completeness and Clarity of the Application (Erik Gates / 303.739.7132 / egates@auroragov.org / Comments in teal)
  - a. There were no more completeness or clarity comments on this review.  
**Response: Thank you for your review.**
3. Planning Comments (Comments in teal)
  - a. There were no more Planning comments on this review.  
**Response: Thank you for your review.**

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering (Sara Siggue / 303.960.1349 / ssiggue@auroragov.org / Comments in green)
  - a. There were no more Civil Engineering comments on this review.  
**Response: Thank you.**
9. Traffic Engineering (Dean Kaiser / 303.739.7584 / djkaiser@auroragov.org / Comments in amber)  
[Site Plan Page 7]
  - a. Note, discussion with Filing 1 Civils designer back on 2/18/25, the stop controlled approach at E Elmhurst Ave and S Del Ray St will have a ped crossing as well.  
**Response: The pedestrian crossing for Filing 1 was included back into this site plan.**  
[Site Plan Page 9]
  - b. Per previous discussions regarding the Porchview Park to the west and its midblock crossing of Del Ray, similar traffic calming measures must be applied to the midblock crossing along E Elmhurst Ave. for the Prairie's Edge Park.  
**Response: A traffic calming device was applied to the crossing for Prairie's Edge Park similar to the traffic calming device for Porchview Park.**
10. Aurora Water (Iman Ghazali / 303.883.2060 / ighazali@auroragov.org / Comments in red)  
[Site Plan Page 1]
  - a. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.  
**Response: Noted, thank you.**  
[Site Plan Page 45]
  - b. Due to recent feedback from AW Operations, all valves must be at least 30 ft away from intersections to avoid closing off entire intersections during maintenance. Please relocate all applicable valves (TYP).  
**Response: All applicable valves have been moved to be at least 30ft away from the intersections.**  
[Site Plan Page 46]
  - c. Bring the storm manhole near S Deer Creek St and E Elmhurst Ave within 5 ft of the sidewalk or otherwise provide a maintenance access path.  
**Response: A maintenance access path was provided for that storm manhole.**



[Site Plan Page 48]

- d. Bring the northeast most manhole within 5 ft of the lift station path or otherwise provide a maintenance access path for this manhole.

**Response: A maintenance access path for this manhole has been added.**

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

- a. There were no more PROS comments on this review.

**Response: Thank you.**

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

- a. There were no more Public Art comments on this review.

**Response: Thank you.**

13. Land Development Review (Maurice Brooks / 303.739.7294 / mbrooks@auroragov.org)

[General Comments]

- a. (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.

**Response: Noted, thank you.**

- b. (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.

**Response: Comment noted; updated dated title commitment will be provided at the time of recordation.**

- c. (Advisory Comment) Provide statement of authority for person signing on behalf of the entity named in the title commitment.

**Response: A letter of authorization for the entire Overland Ranch community (including this and all other filings) was provided with the 2<sup>nd</sup> submittal of Filing 1. It has been resubmitted with this submittal for ease of viewing/access.**

- d. (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.

**Response: Certificate of taxes was provided with the 2<sup>nd</sup> submittal and will be provided again at the time of recordation.**

- e. (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.

**Response: Comment noted.**

- f. Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e.

**Response: The monument records for the aliquot corners used in the plat per the COA 2024 checklist.**



- g. (Advisory Comment): All missing reception numbers will need to be inserted prior to plat acceptance.  
**Response: The missing reception numbers will be inserted prior to the plat acceptance.**
- h. Change the block 7 lot numbers to be consecutive numbers.  
**Response: The block 7 lot numbers have been adjusted to be consecutive.**

[Plat Page 1]

- i. Fully describe the monuments [all cap stamping].  
**Response: All the monument descriptions meet the AES board rules H(2) & M(2).**
- j. Send the Statement of Authority for this ownership.  
**Response: A statement of authority for this ownership will be provided.**
- k. Add the surveyor's email address.  
**Response: The surveyor's email address has been included in the sheetset.**

[Plat Page 2]

- l. Fully describe cap stamping COA 2024 Subdivision Plat Checklist Item #13.d.(1).  
**Response: The cap stamping from the COA 2024 Subdivision Plat Checklist Item #13d(1) has been fully described.**
  - m. New monuments must be set prior to plat approval.  
**Response: All new monuments will be set prior to approval.**
  - n. Add the Utility easement Covenant language for the Utility. Easements. used hereon.  
**Response: The utility easement covenant language will be used for utility easements.**
14. Revenue (Melody Oestmann / 303.739.7244 / moestman@auroragov.org)
- a. Storm Drainage Development fees due: \$248,689.39.  
**Response: Fees noted.**
15. Xcel Energy Public Service Co (Donna George / 303.571.3306 / donna.l.george@xcelenergy.com)
- a. 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."  
**Response: The following language has been included on the plat.**