



December 6, 2024

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

Re: Second 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 October 18, 2024 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



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 Hayesmout 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
 - 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. Zoning and Land Use Comments (Comments in teal)
 - a. There were no zoning or land use comments on this review.
Response: Thank you for your review.
4. Pedestrian and Connectivity Comments (Comments in teal)
[Site Plan Page 1]
 - a. 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.
Response: Comment noted; IGA will be completed and signed before site plan can be approved.
5. Parking Comments (Comments in teal)
 - a. There were no parking comments on this review.
Response: Thank you for your review.
6. Architectural and Urban Design Comments (Comments in teal)
 - a. There were no more architectural or urban design comments on this review
Response: Thank you for your review.
7. Signage Comments (Comments in teal)
 - a. There were no more signage comments on this review.
Response: Thank you for your review.



8. Landscaping Issues (Kelly Bish / 303.739.7189 / kbish@auroragov.org / Comments in bright teal)
 - a. There were no more landscaping comments on this review.
Response: Thank you for your review.
9. Planning Transportation (Tom Worker-Braddock / 303.739.7493 / tworker@auroragov.org / Comments in light blue)
 - a. There were no more comments from Public Transportation on this review.
Response: Thank you for your 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 1]
 - a. 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."
Response: In order to match the Master Plan a phase line has been added on the east side of existing drainageway. This aligns with Phases 2 & 3 of the Master plan. The master plan confirms that County Line is not required until Phase 3 of the Master Plan. Our intent is to build the full length of County line prior to TCO/CO's however the Master Plan clearly identifies that phasing as presented will allow for TCO/CO's in the western phase if the applicant desires.

Phase line added to sheets 2 & 43 for quick reference.
[Site Plan Page 2]
 - b. Identify on the exhibit which lots have additional setbacks along the collector road.
Response: Exhibit identified with lots that have additional setbacks along the collector road.
[Site Plan Page 4]
 - c. Remove repeated notes.
Response: The repeated comment about the conceptual street lights has been removed.
[Site Plan Page 10]
 - d. Minimum flow line radius should be 48', typical for all cul-de-sacs.
Response: Coordinated with review team. Sara Siggue & Julie Bingham on 10/30/24. Received email that a variance is not required since we provided truck movements proving vehicle can navigate.
 - e. Reducing the S Hayesmount Way cul-de-sac radius would require a variance.
Response: Coordinated with review team. Sara Siggue & Julie Bingham on 10/30/24. Received email that a variance is not required since we provided truck movements proving vehicle can navigate.
[Site Plan Page 21]
 - f. The asphalt and curb and gutter and sidewalk should continue to the property line. Coordination is ongoing regarding escrow.
Response: We understand the intent of sidewalk extension and have discussed why the physical parameters of a surface drainage outfall do not allow to extend to property line with City Staff. We anticipate an escrow for this +/- 75' segment. Please provide docs so owner and engineer can provide an estimated \$ amount for review & approval.

[Site Plan Page 22]



- g. 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.

Response: The sections on sheets 22-24 have been updated to provide clarity for this review. The section shows both the ultimate condition with the median as well as the proposed condition with Overland Ranch Filing 2.

[Site Plan Page 44]

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

Response: Noted, grading has been revised.

[Site Plan Page 53]

- i. Label the slope along S Guacho Ct.

Response: A proposed slope label has been added. Please note that this is near a low pt. and will read flat within the vertical curve.

[Site Plan Page 60]

- j. Label the slope along E County Line Rd.

Response: The proposed slope label was updated.

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

[Site Plan Page 4]

- a. Relocate roadway street name signs to outside curve.

Response: The roadway street name sign has been moved across the street and avoids the lot services and driveways.

[Site Plan Page 7]

- b. Note that on Filing 1 Civils (RSN 1797923) we asked for revisions to crosswalk alignment
Response: The Overland Ranch Filing 1 CD's addressed the revisions requested for the crosswalk alignment.

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

Response: Per this request, the sidewalk markings will be removed in the civil plans to match latest direction with Filing 1 & 2 to be matching.

[Site Plan Page 9]

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

Response: The signs were moved as far as possible without crossing ramp. Note 155' places the sign in front of the other crosswalk at intersection and may cause confusion. Please reconsider this direction and new placement.

[Site Plan Page 11]

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

Response: The advanced warning signage was relocated to meet the 155' distance from the crosswalk.

- f. Relocate turn lane arrows to start of turn lanes.

Response: The turn lane signals were relocated to the start of the turn lanes.

[Site Plan Page 12]

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

Response: The street name signs were moved to the outside of the curve and out of the driveways and utilities.

[Site Plan Page 13]

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

Response: The sight distance triangles updated to match stop controlled approaches.



[Site Plan Page 14]

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

Response: The sight distance triangles updated to match stop controlled approaches.

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

Response: The advanced warning assembly signage was relocated to meet the 155' minimum from the crosswalk.

[Site Plan Page 15]

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

Response: The turn arrows were relocated to the start of the turn lanes. 2 arrows utilized for NB since longer lane.

[Site Plan Page 16]

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

Response: The advanced warning assembly was moved to meet the 155' minimum.

- m. Relocate signage assembly as close to curb ramp as practicable.

Response: The signage assembly was relocated to as close to the curb ramp as possible. Consider a gap in future as to avoid confusion and not distract from crossing where sign is placed. Additional signs in the actual intersection can be confusing for drivers.

[Site Plan Page 18]

- n. Relocate advance warning signage a min. of 155' from crosswalk.

Response: The advanced warning signs were relocated to meet the 155' minimum.

[Site Plan Page 19]

- o. Relocate street name signs to outside of curve.

Response: The street name signs have been relocated to outside of the curve in positions where they do not interfere with the utilities or driveways.

- p. Relocate right and through arrows, left turn arrow to start of turn lane.

Response: The arrows were relocated to the start of the turn lane.

- q. Increase crosswalk width to 10' min.

Response: The crosswalk width was increased to 10' to match the sidewalk.

[Site Plan Page 20]

- r. Relocate advance warning signage a min. 155' away from crosswalk.

Response: The advanced warning signage was moved to meet the minimum 155' away from the crosswalk.

[Site Plan Page 21]

- s. Provide min 10' wide crosswalk.

Response: The crosswalk width was adjusted.

- t. Relocate advance warning signage a min. of 155' from crosswalk.

Response: The advanced warning signage was relocated to meet the 155' minimum distance from the crosswalk.

[Site Plan Page 22]

- u. See Sheet #19 for comments.

Response: The comments mentioned on Sheet 19 have been addressed for this location.

[Site Plan Pages 71-88]

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

Response: Noted.

[Site Plan Page 73]



- w. Missing sheet match #.
Response: Sheet match # added.
12. Fire / Life Safety (Richard Tenorio / 303.739.7628 / rtenorio@auroragov.org / Comments in blue)
[Site Plan Page 10]
a. The S Hayesmout 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.
Response: Coordinated with review team. Sara Siggue & Julie Bingham on 10/30/24. Received email that a variance is not required since we provided truck movements proving the vehicle can navigate.
13. 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: Understood; thank you.
[Site Plan Page 45]
b. Easements shall be named after the utilities they contain, in this case "water, sanitary and storm easement".
Response: The easement label was changed to include all utilities.
[Site Plan Page 48]
c. Show the meter for this water service line.
Response: A meter has been included.
[Site Plan Page 52]
d. Trails and maintenance paths encroaching onto public water, sanitary and storm mains shall have license agreements (TYP).
Response: Noted. License agreements will be provided at the time of construction documents.
[Utility Conformance Letter Page 2]
e. MUS shows 1036 units.
Response: Updated to 1036.
f. Double check the acreage; Phase 1 A alone is about 87.4 ac.
Response: Updated the acreage to the correct amounts from the approved plats and MUS
[Utility Conformance Letter Page 3]
g. MUS shows 1036 units.
Response: Updated to 1036.
14. PROS (Abigail Scheuermann / 303.739.7169 / ahscheue@auroragov.org / Comments in mauve)
[Site Plan Page 1]
a. Additional PROS standard notes were inadvertently excluded from the previous redline. Please include the additional notes.
Response: Thank you, additional PROS standard notes added to cover sheet.
[Site Plan Page 2]
b. Please include Tract R on the PROS Tracking Table.
Response: Tract R included on PROS Tracking Table.
[Site Plan Page 47]
c. 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.
Response: Grading revised to provide landing zones. Labels added.



15. Public Art (Roberta Bloom / 303.739.6747 / rbloom@auroragov.org)
- a. Comments from Public Art have not been received at this time.
Response: Noted.
16. Land Development Review (Roger Nelson / 720.587.2657 / ronelson@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: Title commitment to be updated.
 - c. (Advisory Comment) Provide statement of authority for person signing on behalf of the entity named in the title commitment.
Response: Will submit COTD.
 - 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: Noted.
 - 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: Noted, thank you. Margins confirmed.
 - 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: Will provide monument records.
 - g. (Advisory Comment): All missing reception numbers will need to be inserted prior to plat acceptance.
Response: Will update reception numbers after recordation of neighboring plats and easements.
- [Site Plan Page 1]
- h. Revise property description to match the plat and address those comments.
Response: Legal description has been updated.
- [Site Plan Page 4]
- i. Label the Site Boundary with bearings and distances/Curve Data to match the plat.
Response: The exterior boundary bearings & distances/curves data were added along the site boundary of overland ranch filing 2.
- [Site Plan Page 4 & 5]
- j. All Easements Names must match the Plat Easement Names.
Response: Easement names updated to match the plat.
- [Site Plan Page 5]
- k. Label the Quarter Section Line.
Response: "Quarter" was added to the section line label for clarification.
- [Site Plan Pages 6-21]
- l. Label all easements to match the subdivision plat names.



Response: Additional easement labels added.

[Site Plan Page 9]

- m. Make Clear What each easement encumbers.

Response: Easement labels have been updated.

[Plat Page 1]

- n. 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).

Response: Vicinity map updated.

- o. Change “Land Description” to “Dedication”

Response: Land description updated to dedication.

- p. Fully describe the cap stamping in the basis of bearing statements.

Response: Description updated.

- q. Add the Road Name direction in the property description.

Response: Road name direction added.

- r. Add if curve data is tangent or non-tangent.

Response: Tangent added.

- s. 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).

Response: Covenants notes added to sheet 1 & 2.

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

Response: Cap description updated

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

Response: Note removed.

- v. Notes - #7 Provide updated title commitment.

Response: Title to be updated.

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

Response: Note added.

[Plat Page 2]

- x. Fully describe the cap stamping for all found monuments.

Response: Description updated.

- y. Tie all found monuments to the survey with bearing and distance/curve data.

Response: Bearing and distance tie added.

- z. Label adjacent to property with “Unplatted” or Subdivision Name and recording information.

Response: Subdivision name added.

- aa. Show conflicting boundary evidence.

Response: Labels added.

- bb. Remove black boxes around Tract Names, Lot Numbers, and any other text.

Response: Outlines removed.

- cc. Set all controlling section and quarter section monuments.

Response: Noted.

- dd. Block numbers should only change when interrupted by a publicly dedicated street.

Response: Block numbers updated.

- ee. Add distance tie to monument along the easterly boundary of the plat.

Response: Distance label added.

[Plat Page 3]

- ff. Label all adjoining easements with purpose, width, and recording information.

Response: Easement labels added.

- gg. Add road center line monuments as indicated.



Response: Center line monuments added.

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

Response: Non-radial added.

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

Response: Easement names updated.

jj. Label the area for Tracts.

Response: Tract E areas labeled on next page.

kk. Add note indicating Tract Easements if any.

Response: Tract easements noted.

[Plat Page 4]

ll. Add tic marks where lines change direction or at P.C.'s and P.T.'s.

Response: Tic marks added.

mm. Label the area for Tracts.

Response: Areas labeled.

nn. Label all easements.

Response: Easement labels added.

oo. No easement should encroach into the exclusive Gas Easements.

Response: Easements updated.

pp. Make sure that all text is fully readable.

Response: Labels updated.

qq. Add note indicating Tract Easements if any.

Response: Notes added.

[Plat Page 5]

rr. Add tic marks where lines change direction or at P.C.'s and P.T.'s.

Response: Tic marks added.

ss. Label all easements with approved easement names.

Response: Easement labels added.

tt. Label all Blocks.

Response: Block number added.

uu. Make sure that all text is fully readable.

Response: Label updated.

[Plat Page 6]

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

Response: Section line removed.

ww. Label the adjoining street ROW widths and recording information.

Response: ROW labels added.

xx. Should Tract H & Q also be Access Easements?

Response: Alley tracts shall be dedicated as access.

yy. Label all easements with approved names.

Response: Easement labels added.

[Plat Page 7]

zz. Label all Tract Areas.

Response: Label added for Tract area.

aaa. Label all easements with approved names.

Response: Easement labels updated.

[Plat Page 8]

bbb. Label all easements with approved names and widths.

Response: Easement labels added.

[Plat Page 9]

ccc. Label all easements with approved names and widths.

Response: Easement labels updated.



ddd. Label easement lines with bearings and distances.

Response: Bearing and distance labels added to easement lines.

eee. Make clear which side of the easement line encompasses the easement.

Response: Label updated.

[Plat Page 10]

fff. Make clear which side of the easement line encompasses the easement.

Response: Label updated.

ggg. Label all easements with approved names and widths.

Response: Easement labels added.

[Plat Page 11]

hhh. Make clear which side of the easement line encompasses the easement.

Response: Label updated.

iii. Make all easements lines dashed.

Response: Linetype updated.

[Plat Page 12]

jjj. Label Block numbers.

Response: Block number added.

kkk. Label all easements with approved names and widths.

Response: Easement labels added.

[Plat Page 13]

lll. Label all easements with approved names and widths.

Response: Easement labels added.

[Plat Pages 14-16]

mmm. Remove the dashed lines at the top center of each sheet.

Response: Dashed lines removed.

[Plat Page 16]

nnn. Revise curve table to be continuous as shown.

Response: Table updated.

ooo. Add label for Line 62.

Response: Label added.

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

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

Response: Noted.

18. 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: Noted.