



September 25, 2024

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

Re: Initial 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 August 15, 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, which appears to read 'Samantha Pollmiller'.

Samantha Pollmiller  
Principal



### ***Initial Submission Review***

#### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please see the adjacent property owner comment  
*Response: Noted.*
- Several small residential lots do not meet the minimum lot frontage length.  
*Response: Resolved.*
- Ultimate condition of County Line Rd includes a raised median. How is this project showing this ultimate condition?  
*Response: No median improvements proposed with this CSP since taper transitions from east & west encompass nearly the entire length of the project except a couple hundred feet in the middle. DA # added to this page for County line west of S Del Ray St. This shows the median up to Del Ray from the west.*
- A number of intersections should not be all-way stops and an all-way stop is needed along E Emmett St.  
*Response: Updated TIS submitted.*
- Mineral Ave on the north-west side at Residential Phase 1 must be completed to provide the 2nd point of emergency vehicle access into Residential Phase 2.  
*Response: Noted, phase 1 will be completed before phase 2 to ensure a 2<sup>nd</sup> point of access.*
- Submit a Utility Conformance Letter to verify that the increase in units will not have significant impacts on the approved design of water and sanitary mains in the MUS.  
*Response: Overland Ranch overall development has no increase in units as there were 425 units in Filing 1 & 569 units in Filing 2. 994 total which is less than the 1046 outline in the Master Plan. That said, we have provided a conformance letter with this resubmittal to acknowledge the total differences within the overall development.*
- Please provide details for all park furnishings, including benches, pet waste receptacles, and trash bins. Details should also be provided for site programmatic elements such as the disc golf feature, picnic shelters, etc.  
*Response: Details for park furnishings have been added to set.*
- Numerous minor Real Property comments. See the full redline comments throughout the subdivision plat and site plan.  
*Response: Noted, comments have been addressed.*
- Please see the attached letter from Xcel Energy  
*Response: Thank you for the letter. A note has been added to the plat.*

#### **PLANNING DEPARTMENT COMMENTS**



### **1. Community Questions, Comments and Concerns**

1A. (Stacy Aragon / 817-793-5934 / [stacyaragon22@yahoo.com](mailto:stacyaragon22@yahoo.com)) - I previously shared my comments when this was Butterfield. Please refer to my full discontentment in that document if possible. My main concern is the increase in traffic on Monaghan Rd. My house backs up to this road and not only will the additional houses increase the truck noise pollution but in the plans for this community is expanding the road to 4 lanes. We are so close to the road that this will be a constant annoyance for my family. It is already increasingly bothersome with the current 2 lanes, due to speeding, noise of loud trucks/motorcycles, and trash. This addition will not only create additional unhappiness of our family, but all of the homeowners who back up to Monaghan. I do not agree with the site and proximity to my house and the boundary of home/property location in relation to mine. Please rethink the boundaries and road expansion along with this development. You are impacting our quality of life with this proposal. My same sentiments were shared with Access Aurora multiple times. I have suggested speed bumps, more digital speed detectors, speed limit signs, etc. Please contact me if you need any more details on my frustration and concern with the new development

*Response: The proposed project is in compliance with the TIS and a compliance memo has been submitted with this round of review.*

### **2. Completeness and Clarity of the Application (Erik Gates / 303-739-7132 / [egates@auroragov.org](mailto:egates@auroragov.org) / Comments in teal)**

[Site Plan Page 1]

2A. Add the following required site plan notes:

- "The developer, his successors and assigns, including the homeowners or merchants association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora"
- "All signs must conform to the City of Aurora sign code"
- "Right of way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as "Service/Emergency and Utility Easements" and shall be posted 'No Parking – Fire Lane'".

*Response: Notes added.*

2B. Please make the amendment block larger to encompass more of the empty space on the cover sheet.

*Response: Amendments Block has been doubled in size.*

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

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

*Response: Noted, thank you.*

### **4. Pedestrian and Connectivity Comments (Comments in teal)**

[Sheet 22]

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.

*Response: Comment noted.*



## **5. Parking Comments** (Comments in teal)

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

*Response: Noted, thank you.*

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

[Site Plan Page 3]

6A. No single block length may be greater than 700 ft without being broken up by a street or landscaped track of at least 30 ft. Two block segments on either side of S Hayesmount St appear to be over 750 ft long.

*Response: Landscape tract has been moved south so single block length is below 700' threshold.*

[Site Plan Pages 7, 8, & 11]

6B. The minimum lot frontage for rear loaded small lots is 30 ft measured at the property line. Please correct the identified lot frontages.

*Response: Lot Frontages adjusted to be min. 30'.*

[Site Plan Pages 64]

6C. Advisory: The future park tracts will need to be constructed and available for public use prior to the construction of 50% of the homes in the development per the Trails at Overland Ranch Master Plan.

*Response: Comment acknowledged, thank you.*

[Site Plan Pages 68 & 69]

6D. It appears that trees are shown in the utility easements. Work with Excel to reduce the private easements and utilize area under the sidewalk (within street ROW) for the installation of private easements. This will retain more of the front yard area to meet landscaping requirements.

*Response: Trees have been removed from utility easements.*

## **7. Signage & Lighting Comments** (Comments in teal)

[Site Plan Page 1]

7A. Show the proposed monument sign on the site plan sheets as well as the landscaping sheet.

*Response: Monument is shown on landscape sheets.*

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

[Site Plan Page 1]

8A. Make sure the sheet numbering is consistent throughout the plan set. Only do single sheet numbers such as 1, 2, 3, etc.

*Response: Noted and updated.*

[Site Plan Page 64]

8B. The detention pond table indicates that Pond A is within Tract Z, but it looks to be located within Tract A. The yellow highlight represents the infrastructure for the actual pond and appears to have been subtracted out of tract z, which is good.

*Response: Pond names have been updated to match civil and charts have been updated per recommendations from city.*

8C. Identify on the map/graphic on this page where Ponds A, B and C are.



*Response: Pond names have been updated to match civil.*

8D. Update the Sheet List Table to reflect the actual sheet numbers.

*Response: Sheet list table has been updated.*

8E. Update the tract landscape table per the comments provided.

*Response: Tract landscape table has been updated per city's recommendations.*

8F. Add "Not for Construction" to all landscape plan sheets.

*Response: Not for construction has been added to all landscape sheets.*

[Site Plan Page 65]

8G. The landscape provided in the median is perfectly fine. Please note that should the applicant wish to provide a landscape concept that mimics the city's medians, they may wish to comply with the Parks Recreation and Open Space Manual design standards for medians which does not require a permanent irrigation system, but watering by a hand truck for several years.

*Response: Comment noted.*

8H. If the street tree requirement is short on the tree count and it is due to the presence of stop signs, add a note to the bottom of the table.

*Response: Note has been added to table.*

[Site Plan Page 66]

8I. Correct the Plant Schedule per the comment provided.

*Response: Plant Schedule has been updated.*

8J. Under the City of Aurora Notes, note number 5, add a further breakdown/clarification regarding the responsible party for the installation, maintenance and irrigation of the median landscaping.

*Response: Clarification has been added to note number 5.*

[Site Plan Page 67]

8K. Update the lot typical description layout on the page.

*Response: Lot typical description has been updated.*

8L. Update the overall graphic to include the street names.

*Response: Street names have been added to the graphic.*

[Site Plan Page 68]

8M. There are differences in the plant requirements as they are listed with the lot typicals and from what is being included on sheet 67.

*Response: Plant requirements have been updated per redlines.*

8N. Add the designated hatch to the legend.

*Response: Hatch has been added to legend.*



8O. For further clarification, please include the hatch from the previous plan sheet for each of these lot typicals. That will help to connect the dots between the typicals and the overall plan on the previous sheet.

*Response: Hatch has been added to lot typical title.*

8P. Add "Interior and Corner" to the typical lot landscape for the 50' lot.

*Response: Title change has been made.*

[Site Plan Page 69]

8Q. Correct the shrub total for the curbside landscaping under lot typical 60'.

*Response: Shrub total has been updated.*

[Site Plan Page 70]

8R. Try to put the lot typicals in order by size which coincides with how they are listed on Sheet 67.

*Response: Lot typical's have been re-ordered.*

8S. Adjust the line type scale for the fencing on lot typical for the 30' wide lot.

*Response: Line type scale has been fixed.*

8T. Update the title for the 30' lot typical per the comments provided.

*Response: Title has been updated.*

8U. Correct the curbside landscaping for the 30' wide lot typical.

*Response: Curbside landscaping has been adjusted.*

[Site Plan Page 71]

8V. Add the missing street name.

*Response: Street name has been added.*

8W. N. Mineral Avenue is listed as S. Emmett Street on other sheets in the plan set. Which one is correct?

*Response: Street names have been updated. N Mineral Avenue turns into S Del Rey Street. The changes have been reflected on the plans.*

8X. Why aren't street trees being provided along a section of E. Elmhurst Avenue? They are not included on any previous site plans.

*Response: Street trees have been added.*

8Y. Make sure to include the matchline text on all sheets.

*Response: Matchline references have been added to sheets.*

8Z. Turn the dashed line off on all landscape sheets in the curbside area.

*Response: Dashed line has been turned off.*



8AA. The notes indicate that the shrub beds will be mulched with River Rock. Two hatches can't be put on top of one another. Perhaps add in parenthesis to the Shrub Bed information in the legend such that it includes the following: (River Rock mulch to be used)

*Response: River rock has been added to shrub bed description.*

8BB. Change Homebuilder Landscape in the legend to Refer to Sheets 68-70 for curbside landscaping.

*Response: Legend has been updated per recommendation.*

8CC. Update the key map to reflect the actual sheet numbers.

*Response: Key map has been updated.*

[Site Plan Page 72]

8DD. Why isn't the curbside landscape being included now? Are curb cuts anticipated? If not, then why would the curbside landscape not be included with this overall submission?

*Response: The curbside landscaping for the neighborhood parks has been excluded from the phase 2 submittal process to better benefit the design and experience of the parks. In providing curbside landscaping with the submittals of the neighborhood parks we can better show the context that the curbside landscape plays into the larger design of the parks and we can be more intentional about the pedestrian circulation in and around the parks. The neighborhood parks play a critical role in the neighborhood's design, and our goal is to create a thoughtful and pedestrian-focused design.*

8EE. Adjust the location of the identified shrubs relative to the proposed fire hydrant.

*Response: he identified shrubs have been moved.*

[Site Plan Page 73]

8FF. Add the missing street name where indicated.

*Response: Street name has been added.*

8GG. The FA PA does not appear to be listed in the plant schedule.

*Response: Plant schedule has been updated.*

8HH. Is the intent to not have any edging material between the loose pea gravel and the native seed areas? The native is just going to grow into that, and it will become a maintenance issue. It appears this same condition is found throughout the landscape areas.

*Response: The indicated material is a short native seed mix. There will be a spade-cut edger between bed and seed. No edger will be between the two different seed mixes. The hatch has been changed for better clarity.*

[Site Plan Page 85]

8II. Why isn't the curbside landscape being included now? Are curb cuts anticipated? If not, then why would the curbside landscape not be included with this overall submission?



*Response: The curbside landscaping for the neighborhood parks has been excluded from the phase 2 submittal process to better benefit the design and experience of the parks. In providing curbside landscaping with the submittals of the neighborhood parks we can better show the context that the curbside landscape plays into the larger design of the parks and we can be more intentional about the pedestrian circulation in and around the parks. The neighborhood parks play a critical role in the neighborhood's design, and our goal is to create a thoughtful and pedestrian-focused design.*

8JJ. Label the pond.

*Response: Pond has been labeled.*

[Site Plan Page 95]

8KK. Label the pond.

*Response: Pond has been labeled.*

**8. Planning Transportation** (Tom Worker-Braddock / 303-739-7493 / [tworker@auroragov.org](mailto:tworker@auroragov.org) / Comments in light blue)

[Site Plan Page 62]

8A. Width of Parking + Bike Lanes need to equal 14' to prevent dooring of bicyclists. See section S1.3 in Roadway manual.

*Response: This layout/section matches Master Plan and configuration proposed with Filing 1. Prelim discussion with City indicates that since we match these a change is not required for consistency.*

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

9A. There were no addressing comments on this review.

*Response: Noted, thank you.*

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**10. Civil Engineering** (Sara Siggue / 303-960-1349 / [ssiggue@auroragov.org](mailto:ssiggue@auroragov.org) / Comments in green)

[Site Plan Page 1]

10A. Add the following note: Prior to final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns, and cross pan must be removed and replaced with sidewalk,

landscaping, and curb and gutter at the developer's expense. The developer acknowledges the risk of constructing the curb cut without approved civil plans for the adjacent site showing the curb cut.

*Response: Note added.*

10B. Please remove note 15.

*Response: Note removed.*

10C. 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.





*Response: DA # added for County line west of S Del Ray St. This shows the median up to Del Ray from the west. Improvements east of Del Ray St. Are include with this CSP, filing 2 as presented with this package is phase 2 and phase 3 combined of the master plan. Our intention is to phase the filing 2 in a similar fashion to the master plan. Conceptually this will allow us to obtain TCO/CO for the lots in phase 2 prior to the remainder of County Line being construction. Phase line will be presented once it is determined.*

10D. Please add the following note: "The Infrastructure Site Plan (ISP) and civil plans for the associated infrastructure must be approved prior to the issuance of building permits. Construction shown on the civil plans for the ISP for associated infrastructure must be initially accepted by the City prior to the issuance of Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO) per the approved Public Improvement Plan."

*Response: Note added.*

[Site Plan Page 2]

10E. Per section 4.04.2.02.4 of the Roadway Manual, mitigation measures shall be provided for homes fronting the proposed collector street. Identify the mitigation measures on this site plan. Add notes indicating compliance.

*Response: Lots fronting collector streets have an additional 5' front setback added to the standard (4.04.2.02.4.01) & noise attenuation windows for all front elevation windows and side elevation windows within 15' of the front elevation plane (4.04.2.02.4.03). Note added to sheet 2.*

[Site Plan Page 4]

10F. Label the roadway classification for all roadways (TYP)

*Response: Roadway classification added.*

10G. Show the receiving ramp

*Response: Label adjusted to allow depiction of ramp in new location.*

10H. Label the radii. (TYP)

*Response: Radii labelled.*

10I. Label proposed curb return radii, lot corner/ ROW radii (TYP)

*Response: Radii labels have been added.*

10J. 4.02.3 Please revise the ramp to be on the right side of the T intersection. (TYP)

*Response: ADA Ramp relocated.*

[Site Plan Page 5]

10K. Please add the following note: "Proposed streetlight locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal." (TYP)

*Response: Note added.*

10L. A turn around is required at the end of the street.



*Response: Turn around added at the end of the street.*

[Site Plan Page 7]

10M. Label the radius of the roadway center line min 425 ft for Collector roads. (TYP)

*Response: Radius labeled.*

10N. Add the DA number or case number for the site plan that is providing this improvement.

*Response: RSN # added for Overland Ranch Filing No. 1.*

10O. Clarify where this site plan starts. The barricade indicates that the street ends here at the adjacent site plan.

*Response: Match existing label moved to correct spot.*

[Site Plan Page 8]

10P. Label the radius of the cul-de-sac.

*Response: Radius labeled.*

10Q. Label the width of the alley.

*Response: Alley widths labeled.*

[Site Plan Page 9]

10R. Label the radius of the roadway center line min 425 ft for Collector roads. (TYP)

*Response: Radius labeled.*

10S. Please identify if a crossing is proposed here.

*Response: Crossing added with appropriate striping and signage.*

10T. Please revise the sidewalk to be within 30 ft of the ROW. (TYP)

*Response: Sidewalk revised to meander within 30' of ROW.*

[Site Plan Page 10]

10U. Label the radius of the roadway center line min 250 ft for Local Type 1 streets. (TYP)

*Response: Radius labeled.*

10V. Identify the flow line radius for the cul-de-sacs. Minimum 48' flow line radius and minimum 58' property line radius, typical.

*Response: Radius have been labeled. Radius is 45' with driveways, a fire truck turning exhibit will be provided.*

[Site Plan Page 11]

10W. Are these ramps proposed in this project? At T intersections ramps are not required on both sides.

*Response: Ramps were proposed with Filing 1. North ramp was removed from a comment from Filing 1 CSP. Existing files have been updated to reflect a sole crossing on south side of intersection as proposed with Filing 1.*



[Site Plan Page 15]

10X. Clarify where the site plan is matching existing.

*Response: Match existing label relocated to the correct location.*

[Site Plan Page 16]

10Y. The max height for residential area is 4'. (TYP)

*Response: Label updated, max height is 2.5'.*

[Site Plan Page 19]

10Z. Label the radius min should be 33'. (TYP)

*Response: Radii labeled.*

[Site Plan Page 21]

10AA. The asphalt and curb and gutter and sidewalk should continue to the property line.

*Response: Per recent discussions, City of Aurora to provide either a deferral agreement or escrow for JR to proceed. Anticipate it will be escrow based on information provided to date.*

[Site Plan Page 22]

10BB. Ultimate condition of County Line Rd includes a raised median. How is this project showing this ultimate condition?

*Response: No median improvements proposed with this CSP since taper transitions from east & west encompass nearly the entire length of the project except a couple hundred feet in the middle.*

*DA # added to this page for County line west of S Del Ray St. This shows the median up to Del Ray from the west.*

[Site Plan Page 24]

10CC. The asphalt and curb and gutter and sidewalk should continue to the property line.

*Response: Per recent discussions, City of Aurora to provide either a deferral agreement or escrow for JR to proceed. Anticipate it will be escrow based on information provided to date.*

[Site Plan Page 33]

10DD. Add street names.

*Response: Replaced placeholders with street names.*

[Site Plan Page 44]

10EE. Please add the following note: "The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building."

*Response: Note added.*



10FF. Please add the following note: "The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent."

*Response: Note added.*

10GG. Please add the following note: "Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans."

*Response: Note added.*

10HH. Label a longitudinal slope.

*Response: Slope label added.*

10II. Please add the following note: "The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent."

*Response: Note added.*

10JJ. Please revise these gradings. (TYP)

*Response: Grading has been revised.*

[Site Plan Page 45]

10KK. Label the slope

*Response: Slope label added.*

10LL. Max 3% for 100' to the flow line of the intersecting street per Section 4.05.4 of the Roadway Manual.

*Response: Grading has been revised to 3% max for 100'.*

[Site Plan Page 49]

10MM. Label the slope.

*Response: Slope label added.*

[Site Plan Page 51]

10NN. Minimum 2% unpaved area.

*Response: Noted, grading is conceptual/ rough overlot. Porch View Park improvements will be included in a separate CSP submittal. A presubmittal meeting is scheduled for 9/18. Anticipate a 1st CSP submittal in October 2024. All trails within the park will comply with ADA requirements.*

[Site Plan Page 52]

10OO. Max 3% for 95' to the flow line of the intersecting street per Section 4.05.4 of the Roadway Manual.

*Response: Grading has been revised to 3% max for 100'.*

[Site Plan Page 53]

10PP. Max 3% for 95' to the flow line of the intersecting street per Section 4.05.4 of the Roadway Manual.



*Response: Stop sign configuration revised so S. Great Rock St. is the through street with S. Gaucho Ct. is stop controlled with grades under 3% max.*

[Site Plan Page 54]

10QQ. Max 3:1 slopes (TYP)

*Response: Grading has been revised.*

[Site Plan Page 56]

10RR. Label the retaining wall and add the max height.

*Response: Label for retaining wall and max height added.*

10SS. Ensure the max height is consistent between the site plan and the grading plan.

*Response: Labels have been updated and checked for consistency.*

[Site Plan Page 57]

10TT. Max 3:1 slopes.

*Response: Grading has been revised.*

[Site Plan Page 61]

10UU. Minimum 0.8% slope.

*Response: Label adjusted to appropriate location.*

[Site Plan Page 62]

10VV. Ensure that the classification of Hayesmount St is either collector or local?

*Response: Hayesmount St. will be a collector, Hayesmount Way is local. Sections have been updated with correct street names.*

10WW. Remove the thickness of the pavement and label the trails as private.

*Response: Thickness removed and private added.*

[Site Plan Page 63]

10XX. Ensure that the classification of Hayesmount St is either collector or local?

*Response: Hayesmount St. will be a collector, Hayesmount Way is local.*

10YY. Advisory: Please review section 4.02.7.03.3.1 regarding when structural calcs are required.

Structural calcs, if applicable, will be required with the first submittal of the civil plans.

*Response: Noted.*

10ZZ. Remove streetlights from the site plan. Details for the Streetlights will be provided on the civil plan.

*Response: Street light details removed.*

**11. Traffic Engineering** (Dean Kaiser / 303-739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber)

[Site Plan Page 5]

11A. Need the sign shown at the corner of E Canyon Pl and S Gadsen Ct identified.

*Response: Sign is a dead-end sign, label has been added.*



[Site Plan Page 7]

11B. Will need to make the identified intersection on S Emmett St All-Way stop controlled. FLS will not accept raised crosswalks on this public street

*Response: Crosswalks are not raised. Stop signs added to be an all-way stop.*

11C. Provide cross-sections of Parkway Collector and Residential Collector.

*Response: Cross sections are provided on page 62.*

[Site Plan Page 8]

11D. Provide crosswalks on STOP controlled approaches (typ).

*Response: Crosswalk striping adjusted per recent correspondence. Moved to stop controlled sides of intersections & misc mid block crossings. Removed uncontrolled collector crossing to improve safety. This is in direct conflict with City direction provided and confirmed in Filing 1 site plan/CD's. After conversation with the City in Aug/Sept we agree this latest approach is correct and intend to update Filing 1 CD's for consistency to match this latest agreed upon direction.*

[Site Plan Page 9]

11E. Adjust leader for one of the 6' concrete trails.

*Response: Leader adjusted.*

[Site Plan Page 10]

11F. Provide crosswalks on STOP controlled approaches (typ).

*Response: Crosswalk striping adjusted per recent correspondence. Moved to stop controlled sides of intersections & misc mid block crossings. Removed uncontrolled collector crossing to improve safety. This is in direct conflict with City direction provided and confirmed in Filing 1 site plan/CD's. After conversation with the City in Aug/Sept we agree this latest approach is correct and intend to update Filing 1 CD's for consistency to match this latest agreed upon direction.*

[Site Plan Page 11]

11G. Provide crosswalks for All-Way stop intersection on E Otero Ave.

*Response: Crosswalk striping adjusted per recent correspondence. Moved to stop controlled sides of intersections & misc mid block crossings. Removed uncontrolled collector crossing to improve safety. This is in direct conflict with City direction provided and confirmed in Filing 1 site plan/CD's. After conversation with the City in Aug/Sept we agree this latest approach is correct and intend to update Filing 1 CD's for consistency to match this latest agreed upon direction.*

[Site Plan Page 15]

11H. Do not make this E Phillips Ave intersection an All-Way stop controller intersection, stop Clifton only, add crosswalks.

*Response: Crosswalk striping added, stop signs removed from Emmett St*

11I. Crosswalk and ramps too far away from corner radii, relocate closer to intersections.

*Response: Ramp design adjusted to be closer to corner radii.*



[Site Plan Page 16]

11J. Do not make All-Way stop controlled on E Phillips Ave, only stop Finley, add crosswalks.

*Response: Crosswalk striping updated to match prior comments.*

[Site Plan Page 17]

11K. Add crosswalk at S Gaucho Ct and E Phillips Ave.

*Response: Crosswalk striping added.*

[Site Plan Page 20]

11L. Add crosswalk at S Gaucho Ct and E Phillips Ave.

*Response: Crosswalk striping added.*

[Traffic Letter]

11M. A couple of minor comments, see the letter for full redlines:

*Response: Traffic letter updated.*

11N. Phase 2 number of units off by one, per application site plan.

*Response: Traffic letter updated.*

11O. Peak hour trip gen values from 11th Ed look off, confirm

*Response: Traffic letter updated.*

11P. Internal circular collector roadway has three different names per site plan submitted, revise text.

*Response: Traffic letter updated.*

**12. Fire / Life Safety** (Richard Tenorio / 303-739-7628 / [rtenorio@auroragov.org](mailto:rtenorio@auroragov.org) / Comments in blue)

[Site Plan Page 2]

12A. Mineral Ave on the north-west side at Residential Phase 1 must be completed to provide the 2nd point of emergency vehicle access into Residential Phase 2.

*Response: 2nd point of access is the Filing 1 improvements (Mineral Ave) which are required to be constructed before Filing 2 can be constructed.*

[Site Plan Page 3]

12B. Please show Whelen siren system locations.

*Response: Siren systems located in pocket park in this Filing & near the clubhouse in filing 1 plans. Easements have been added with labels on respective plans.*

*See page 17 of this site plan for the location in this filing.*

12C. Temporary road shall be designated and maintained to support the imposed loads of the fire apparatus up to 85,000 pounds.

*Response: Noted.*

[Site Plan Page 43]

12D. Verify Aurora Water will place hydrants less than 200 feet apart.



*Response: Those hydrants are proposed with the County Line ISP Submittal, DA- 1692-07. Hydrants proposed to be relocated further north to center spacing to next hydrant needed within development*

13. Aurora Water (Iman Ghazali / 303-883-2060 / ighazali@auroragov.org / Comments in red)

[Site Plan Page 1]

13A. The master utility study (EDN 222275) proposed 538 units for Phase 2A, 2B and 3. Submit a Utility Conformance Letter to verify that the increase in units will not have significant impacts on the approved design of water and sanitary mains in the MUS. Show water demand and sanitary loading calculations with the new unit count.

*Response: Overland Ranch overall development has no increase in units as there were 425 units in Filing 1 & 569 units in Filing 2. 994 total which is less than the 1046 outline in the Master Plan.*

*That said, we have provided a conformance letter with this resubmittal to acknowledge the total differences within the overall development.*

13B. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

*Response: Noted.*

[Site Plan Page 44]

13C. Show sanitary sewer flow arrows (TYP)

*Response: Sanitary flow arrows added.*

13D. Provide these notes: 1) Water service lines are public up through the meter and are private downstream of the meter. 2) All sanitary service connections are private.

*Response: Notes added.*

[Site Plan Page 45]

13E. Remove the identified valves.

*Response: Valves removed.*

13F. Provide residual pressure calculations

*Response: Dead end residual pressure calculation provided.*

13G. Water, sanitary and storm easement shall be dedicated in this area along S Finley St; please see comment on the plat.

*Response: Utility easements have been added.*

[Site Plan Page 46]

13H. Show force main drawing.

*Response: Force main added.*

[Site Plan Page 48]

13I. MUS shows this line along E Canyon Pl to be 8".

*Response: Size verified and updated to 8" as we prepared the Utility Conformance letter.*





13J. Remove this valve along E Canyon Pl.

*Response: Valve removed.*

[Site Plan Page 49]

13K. MUS shows these as 8" along E Elmhurst Ave.

*Response: Size verified and updated to 8" as we prepared the Utility Conformance letter.*

13L. Show force main drawing; ensure 10 ft of horizontal clearance between force main and water main.

*Response: Force main is now shown.*

13M. Remove the identified valve.

*Response: Valve removed.*

13N. Provide a 12 ft wide maintenance access path to this manhole.

*Response: Trail widened to 12' for maintenance access.*

[Site Plan Page 50]

13O. We'd prefer not to have two hydrants served by a dead-end main. Relocate hydrant across the street.

*Response: Hydrant relocated to the SE corner of the intersection.*

[Site Plan Page 52]

13P. Remove the identified valves?

*Response: Valves removed.*

13Q. Move this valve on E Nova Ave north such that it bisects the length of main from this point to the tee to the north.

*Response: Valve relocated north.*

13R. Provide a 12 ft wide maintenance access path to these manholes east of S Finley Ct.

*Response: Trail widened to 12' to provide maintenance access.*

[Site Plan Page 53]

13S. Provide a 12 ft wide maintenance access path to these manholes west of S Gaucho Ct.

*Response: Trail widened to 12' to provide maintenance access.*

[Site Plan Pages 55-58]

13T. Remove the identified valves.

*Response: Valves removed.*

[Site Plan Page 61]

13U. Provide a 12 ft wide maintenance access path to this manhole south of S Hayesmount St.

*Response: Trail widened to 12' to provide maintenance access.*

[Site Plan Page 70]



13V. Show water and sanitary service line typicals.

*Response: Utilites are shown in lot typicals.*

[Site Plan Page 71]

13W. Trees shall be at least 5 ft away from meter pits (TYP) on S Deer Park St.

*Response: Trees have been adjusted to be 5'+ from meter pits.*

[Site Plan Page 73]

13X. Trees shall be at least 2 ft away from sanitary service lines (TYP) along E Clifton Ave.

*Response: Trees have been adjusted to be 2'+ from sanitary lines.*

[Site Plan Page 79]

13Y. Trees shall be at least 5 ft away from hydrants (TYP) on E Canyon Pl.

*Response: Trees have been updated to be 5'+ away from hydrants.*

[Site Plan Page 93]

13Z. Trees shall be at least 5 ft away from inlets along S Hayesmount St.

*Response: Trees have been updated to be 5'+ from inlets.*

[Plat Page 3]

13AA. Revise to "Storm Easement" for easements only containing storm pipe (TYP)

*Response: Addressed.*

[Plat Page 6]

13BB. Dedicate a water, sanitary and storm easement in this area.

*Response: Addressed.*

[Plat Page 12]

13CC. Revise the identified sanitary easement to "water".

*Response: Addressed.*

**14. PROS (Scott Hammons / shammons@auroragov.org / Comments in mauve)**

[Site Plan Page 1]

14A. Include PROS Standard Note: Parks, Recreation & Open Space Parks, recreation improvements, trails, and open space areas provided to satisfy land dedication requirements in accordance with approved development plans or provided by a metropolitan district or other appropriate jurisdiction or owners association in accordance with approved metropolitan district service plans shall be open to the general public.

*Response: Note added.*

[Site Plan Page 2]

14B. Call out specific tracts in OS tracking chart.

*Response: Tracts added to OS tracking chart.*

[Site Plan Page 46]



14C. For future filings, please ensure all identified trails within parks on the Master Plan adhere to ADA access standards. Please refer to section 6.20.C of the PROS Dedication and Development Criteria Manual for more information.

*Response: Comment acknowledged, thank you.*

[Site Plan Page 47]

14D. Exceeds maximum longitudinal grade for ADA access. Slope cannot exceed 5%. Please reference section

6.20.C of the PROS Dedication and Development Criteria Manual for more information on ADA access requirements.

*Response: This trail is primarily for maintenance access to the pond. ADA access. The loop just south of this sheet from cul-de-sac entrance over to E Elmhurst was modified to remain <5% slope.*

*This is one of the very few segments in this Filing that may not be <5%. We may be able to add landing zones if Pros feels these would be warranted, but 5% running down this slope does not feel practical due to existing grades in this specific isolated area.*

14E. Areas over 4:1 are not eligible for open space credit.

*Response: Noted.*

[Site Plan Page 48]

14F. Longitudinal grade cannot exceed 5%. Please reference section 6.20.C of the PROS Dedication and Development Criteria Manual for more information on ADA access standards.

*Response: Grading has been revised in this location to remain <5%.*

[Site Plan Page 51]

14G. Master Plan identifies proposed trail through the southern portion of Porch View Park. Where is this trail proposed to be located? Please include this information, along with the longitudinal grade and cross slope to ensure ADA access standards are met.

*Response: Noted, trails will be provided with Porch View Park improvements will be included in a separate CSP submittal. A presubmittal meeting is scheduled for 9/18. Anticipate a 1st CSP submittal in October 2024. All trails within the park will comply with ADA requirements.*

[Site Plan Page 53]

14H. Trail connections being used to satisfy land dedication requirements must be open to the general public. See general note on sheet 1.

*Response: NDLA*

[Site Plan Page 56]

14I. Please ensure trails throughout the pocket park do not exceed 5% maximum grade.

*Response: 5% max grade held throughout the park.*

[Site Plan Page 60]

14J. Please ensure the landing area / transition zone in this section complies with the requirements outlined in section 6.20.C of the PROS Dedication and Development Criteria Manual.



*Response: Landings verified. 2' shoulders have been graded in w/ 2% cross slope to comply w/ section 6.20.C. These will now show up in the contours.*

[Site Plan Page 62]

14K. 26' medians must comply with COA standards for median landscaping and design. Please consult with PROS for more information.

*Response: Comment acknowledged, thank you.*

[Site Plan Page 82]

14L. Consider adding additional pet waste receptacles in pocket park area.

*Response: 2 Pet waste stations have been added to park space.*

14M. Is this a picnic shelter? If so, a detail demonstrating shelter design and dimensions should be provided.

*Response: Detail has been added for picnic shelter.*

14N. According to section 6.11.D.1.d of the PROS Dedication and Development Criteria Manual, a minimum of one of the following shall be provided to augment pocket park opportunities: 1. Playground 2. Shelter. 3. Court(s). 4. Garden(s). For additional information on other pocket park programming requirements, please refer to section 6.11 of the PROS Dedication and Development Criteria Manual.

*Response: Playground and shade shelter are being provided.*

[Site Plan Page 94]

14O. Please provide details for all park furnishings, including benches, pet waste receptacles, and trash bins. Details should also be provided for site programmatic elements such as the disc golf feature, picnic shelters, etc.

*Response: Amenity details have been added to set.*

15. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

15A. Based upon the public art master plan the two eastern most public art locations fall within the area covered by this site plan. Please include information regarding the plans for the public art at this site. The timeline for implementation should coincide with the overall construction timeline. Names of selected artists, descriptions of artworks and materials, etc. can all be included. If that information has not yet been developed, a timeline for when it will be available should be articulated. This information should be available by the third site plan submission. Questions should be directed to Public Art Manager Roberta Bloom.

*Response: Comment noted.*

**16. Land Development Review (Roger Nelson / 720-587-2657 / ronelson@auroragov.org)**

[General Comments]

16A. (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.*



16B. (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: Noted.*

16C. (Advisory Comment) Provide statement of authority for person signing on behalf of the entity named in the title commitment.

*Response: Noted.*

16D. (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 submitted with this round of review.*

16E. (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.*

16F. Send in a closure report for the plat exterior boundary per COA 2024 Subdivision Plat Checklist Item #19.d.

*Response: Addressed.*

16G. Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e.

*Response: Addressed.*

[Site Plan Overall]

16H. Revise Legal Description to match comments made on the subdivision plat.

*Response: Addressed.*

16I. Exterior Bearings & Distances must match those shown on the plat (Typical all sheets).

*Response: Exterior B&D's/Curve data updated to match the plat.*

16J. Label the Tracts (Typical all sheets).

*Response: Additional tract labels have been added throughout the plans.*

16K. Label all easements (Typical all sheets).

*Response: Additional ESMT labels have been added. Our goal is to provide 1-2 typical labels per sheet.*

[Plat Page 1]



16L. Fully describe all monuments and cap stamping.

*Response: Addressed.*

16M. Set missing/calculated aliquot section monuments (S ¼ & SE Cor.).

*Response: Addressed.*

16N. Show intermediate monuments along exterior boundary where distance is in excess of 1400 feet.

*Response: Addressed.*

16O. Show all exterior monuments.

*Response: Addressed.*

16P. Renumber Blocks to reflect block # changes only where interrupted by public streets and number in logical sequence.

*Response: Addressed.*

16Q. Label all adjacent lands that are Unplatted.

*Response: Addressed.*

16R. Add aliquot section line type to the legend and add symbols to the legend.

*Response: Addressed.*

16S. Directors Parcel – Is this part of the plat? This parcel requires access and may require owners signature, if

included in the platted area. Also label exterior B&D's and tie to survey.

*Response: Concept access road added to this plan. This is a directors parcel with no real improvements added. As such an real world access road is not proposed at this time.*

16T. Site Plan shows an existing drainage easement along the most northerly westerly boundary.

*Response: Addressed.*

[Plat Page 3]

16U. Consider combining the 4' U.E. and 6' G.E. to a 10' U.E. (All Sheets).

*Response: They will remain separated following previous instruction from Filing 1 and other recent 2023 & 2024 developments within Aurora.*

16V. Show Road Center Line Control monument symbols and add to legend (All Sheets).

*Response: Addressed.*

16W. Label the dedicated ROW along the southerly boundary.

*Response: Addressed.*

16X. Set missing/calculated aliquot section monuments (S ¼ & SE Cor.).

*Response: Addressed.*



16Y. Legend remove the word "proposed" from property line, ROW, and centerline.

*Response: Addressed.*

16Z. Label all easements (Typical all sheets).

*Response: Addressed.*

16AA. Add tic marks where property lines and easement lines change direction (Typical all sheets).

*Response: Addressed.*

16BB. Label all adjacent Uplatted lands accordingly (Typical all sheets)

*Response: Addressed.*

[Plat Page 4]

16CC. Label purpose for Tracts B, C, D, & F.

*Response: Addressed.*

16DD. Label purpose for Tracts Q & H.

*Response: Addressed.*

16EE. Remove the N-S aliquot section line.

*Response: Addressed.*

16FF. Label Block #'s (Typical all sheets).

*Response: Addressed.*

16GG. Label the area for Tract G.

*Response: Addressed.*

16HH. All lot lines should be solid line types (Typical all sheets).

*Response: Addressed.*

16II. Move North Arrow and Graphic Scale so they do not obscure the lots in the lower right corner.

*Response: Addressed.*

[Plat Page 5]

16JJ. Label Street Names (Typical all sheets).

*Response: Addressed.*

16KK. Sheet 5: Fix overplotting (Typical all sheets).

*Response: Addressed.*

[Plat Page 6]

16LL. Label the area for Tract Q and Label Tract H.

*Response: Addressed.*



16MM. Show set monument symbol at P.C. of curve.

*Response: Addressed.*

16NN. Label radial bearing called for in written description (all sheets).

*Response: Addressed.*

16OO. Label the B&D along Tract R.

*Response: Addressed.*

16PP. Label Tract A.

*Response: Addressed.*

[Plat Page 7]

16QQ. Label Tract. (Apply all sheet comments above).

*Response: Addressed.*

[Plat Page 8]

16RR. Should U.E. along the easterly side of Lot 28 continue to the north line of Tract V?

*Response: Addressed.*

16SS. What is the purpose of the E-W dimension of 794.50'?

*Response: Addressed.*

16TT. Address legend comment.

*Response: Addressed.*

[Plat Page 9]

16UU. Sanitary Sewer Easement should cross exclusive G.E. at substantially right angle.

*Response: Addressed.*

[Plat Pages 10 & 11]

16VV. Apply all sheet comments above.

*Response: Addressed.*

[Plat Page 12]

16WW. Site Plan calls for a Water Easement and the Plat shows a Sanitary Sewer Easement.

*Response: Addressed.*

16XX. Sheet 12: Label ROW Dedication (All pertinent sheets)

*Response: Addressed.*

16YY. Sheet 12: Label B&D from SE Cor. S34 to Plat SE Cor.

*Response: Addressed.*

[Plat Page 13]





16ZZ. Label Book & Page for County Line Road ROW.

*Response: Addressed.*

[Plat Pages 14-16]

16AAA. Remove dashes at top center of these pages.

*Response: Addressed.*

**17. Revenue** (Melody Oestmann / 303-739-7244 / [moestmann@auroragov.org](mailto:moestmann@auroragov.org))

17A. Storm Drainage Development fees due: \$248,689.39.

*Response: Noted.*

**18. Xcel Public Service** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

18A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat and site plan for Overland Ranch Phase 2 Residential and requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

*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: Note added.*

18B. The property owner/developer/contractor must complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

*Response: Noted.*

18C. If additional easements need to be acquired by separate PSCo document (i.e. transformers), a Right-of-Way Agent will need to be contacted by the Designer.

*Response: Noted.*

18D. As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

*Response: Noted.*

**19. Arapahoe County Planning Division** (Terri Maulik / 303-874-6650 / [referrals@arapahoe.gov](mailto:referrals@arapahoe.gov))

19A. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and/or divisions may submit comments.

*Response: Thank you for your review.*