



Planning Division
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Aurora, Colorado 80012
303.739.7250

AuroraGov.org

March 5, 2025

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

Re: Technical 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 Jerry Richmond:

Thank you for your technical submission, which we started to process on February 14, 2025. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several issues remain, you will need to make another technical submission. 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.

Note: Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

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\1692-06tech1



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- See comments about E Elmhurst Ave ped crossings near Porchview and Prairie's Edge parks. [Traffic Engineering]
- See the comments regarding the relocation of several manholes. [Aurora Water]
- Numerous minor Real Property comments. Change the block 7 lot numbers to be consecutive numbers. [Land Development Review]
- Please see the comments 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. Planning Comments (Comments in teal)

3A. There were no more Planning comments on this review.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

8A. There were no more Civil Engineering comments on this review.

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

[Site Plan Page 7]

9A. 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.

[Site Plan Page 9]

9B. 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.

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

[Site Plan Page 1]

10A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

[Site Plan Page 45]

10B. 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).

[Site Plan Page 46]

10C. 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.

[Site Plan Page 48]

10D. Bring the northeast most manhole within 5 ft of the lift station path or otherwise provide a maintenance access path for this manhole.

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

11A. There were no more PROS comments on this review.



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

12A. There were no more Public Art comments on this review.

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

[General Comments]

- 13A. (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.
- 13B. (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.
- 13C. (Advisory Comment) Provide statement of authority for person signing on behalf of the entity named in the title commitment.
- 13D. (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.
- 13E. (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.
- 13F. Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e.
- 13G. (Advisory Comment): All missing reception numbers will need to be inserted prior to plat acceptance.
- 13H. Change the block 7 lot numbers to be consecutive numbers.

[Plat Page 1]

- 13I. Fully describe the monuments [all cap stamping].
- 13J. Send the Statement of Authority for this ownership.
- 13K. Add the surveyor's email address.

[Plat Page 2]

- 13L. Fully describe cap stamping COA 2024 Subdivision Plat Checklist Item #13.d.(1).
- 13M. New monuments must be set prior to plat approval.
- 13N. Add the Utility easement Covenant language for the Utility. Easements. used hereon.

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

14A. Storm Drainage Development fees due: \$248,689.39.

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

15A. 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.”