



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

August 15, 2024

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

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

Dear Mr. Richmond:

Thank you for your initial submission, which we started to process on July 25, 2024. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before September 6, 2024 in order to maintain your estimated Administrative Decision date.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Your estimated Administrative Decision date is tentatively set for October 16, 2024. Please remember that all abutter notices and site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause your administrative decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7132 or egates@auroragov.org.

Sincerely,

Erik Gates, Planner II
City of Aurora Planning and Development Services

cc: Samantha Pollmiller, Norris Design
Justin Andrews, ODA
Filed: K:\\$DA\1692-06rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please see the adjacent property owner comment.
- Several small residential lots do not meet the minimum lot frontage length. [Planning]
- Clarify the timing of curbside landscaping adjacent to park areas. [Landscaping]
- Ultimate condition of County Line Rd includes a raised median. How is this project showing this ultimate condition? [Civil Engineering]
- A number of intersections should not be all-way stops and an all-way stop is needed along E Emmett St. [Traffic Engineering]
- 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. [Fire/Life Safety]
- 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. [Aurora Water]
- 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. [PROS]
- Numerous minor Real Property comments. See the full redline comments throughout the subdivision plat and site plan. [Land Development Review]
- Please see the attached letter from Xcel Energy.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. ([Stacy Aragon / 817-793-5934 / 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.

2. Completeness and Clarity of the Application (Erik Gates / 303-739-7132 / 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.'"
- 2B. Please make the amendment block larger to encompass more of the empty space on the cover sheet.



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

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

4. Pedestrian and Connectivity Comments (Comments in teal)

[Site Plan Page 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.

5. Parking Comments (Comments in teal)

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

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.

[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.

[Site Plan Page 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.

[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.

7. Signage 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.

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.

[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.

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

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

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

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

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.

[Site Plan Page 66]

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



- 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.

[Site Plan Page 67]

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

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

[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.

- 8N. Add the designated hatch to the 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.

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

[Site Plan Page 69]

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

[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

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

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

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

[Site Plan Page 71]

- 8V. Add the missing street name.

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

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

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

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

- 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)

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

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

[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?

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

[Site Plan Page 73]

- 8FF. Add the missing street name where indicated.

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

- 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.

[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?

- 8JJ. Label the pond.

[Site Plan Page 95]

- 8KK. Label the pond.



8. Planning Transportation (Tom Worker-Braddock / 303-739-7493 / tworke@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.
- 8B. Collector roads are required to have bike lanes.

9. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

- 9A. There were no addressing comments on this 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]

- 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.
- 10B. Please remove note 15.
- 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.
- 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."

[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.

[Site Plan Page 4]

- 10F. Label the roadway classification for all roadways (TYP)
- 10G. Show the receiving ramp
- 10H. Label the radii. (TYP)
- 10I. Label proposed curb return radii, lot corner/ ROW radii (TYP)
- 10J. 4.02.3 Please revise the ramp to be on the right side of the T intersection. (TYP)

[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)
- 10L. A turn around is required 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)
- 10N. Add the DA number or case number for the site plan that is providing this improvement.
- 10O. Clarify where this site plan starts. The barricade indicates that the street ends here at the adjacent site plan.

[Site Plan Page 8]

- 10P. Label the radius of the cul-de-sac.
- 10Q. Label the width of the alley.

[Site Plan Page 9]

- 10R. Label the radius of the roadway center line min 425 ft for Collector roads. (TYP)
- 10S. Please identify if a crossing is proposed here.
- 10T. Please revise the sidewalk to be within 30 ft of the ROW. (TYP)



[Site Plan Page 10]

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

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

[Site Plan Page 11]

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

[Site Plan Page 15]

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

[Site Plan Page 16]

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

[Site Plan Page 19]

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

[Site Plan Page 21]

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

[Site Plan Page 22]

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

[Site Plan Page 24]

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

[Site Plan Page 33]

10DD. Add 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."

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."

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."

10HH. Label a longitudinal slope.

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."

10JJ. Please revise these gradings. (TYP)

[Site Plan Page 45]

10KK. Label the slope

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

[Site Plan Page 49]

10MM. Label the slope.

[Site Plan Page 51]

10NN. Minimum 2% unpaved area.

[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.

[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.

[Site Plan Page 54]

10QQ. Max 3:1 slopes (TYP)

[Site Plan Page 56]

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

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



[Site Plan Page 57]

10TT. Max 3:1 slopes.

[Site Plan Page 61]

10UU. Minimum 0.8% slope.

[Site Plan Page 62]

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

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

[Site Plan Page 63]

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

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

11. Traffic Engineering (Dean Kaiser / 303-739-7584 / 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.

[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

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

[Site Plan Page 8]

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

[Site Plan Page 9]

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

[Site Plan Page 10]

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

[Site Plan Page 11]

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

[Site Plan Page 15]

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

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

[Site Plan Page 16]

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

[Site Plan Page 17]

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

[Site Plan Page 20]

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

[Traffic Letter]

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

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

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

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

12. Fire / Life Safety (Richard Tenorio / 303-739-7628 / 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.

[Site Plan Page 3]

12B. Please show Whelen siren system locations.

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



[Site Plan Page 43]

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

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.

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

[Site Plan Page 44]

13C. Show sanitary sewer flow arrows (TYP)

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.

[Site Plan Page 45]

13E. Remove the identified valves.

13F. Provide residual pressure calculations

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

[Site Plan Page 46]

13H. Show force main drawing.

[Site Plan Page 48]

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

13J. Remove this valve along E Canyon Pl.

[Site Plan Page 49]

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

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

13M. Remove the identified valve.

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

[Site Plan Page 50]

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

[Site Plan Page 52]

13P. Remove the identified valves?

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.

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

[Site Plan Page 53]

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

[Site Plan Pages 55-58]

13T. Remove the identified valves.

[Site Plan Page 61]

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

[Site Plan Page 70]

13V. Show water and sanitary service line typicals.

[Site Plan Page 71]

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

[Site Plan Page 73]

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

[Site Plan Page 79]

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

[Site Plan Page 93]

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



[Plat Page 3]

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

[Plat Page 6]

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

[Plat Page 12]

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

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.

[Site Plan Page 2]

14B. Call out specific tracts in 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.

[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.

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

[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.

[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.

[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.

[Site Plan Page 56]

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

[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.

[Site Plan Page 62]

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

[Site Plan Page 82]

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

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

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.

[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.



15. Public Art (Roberta Bloom / 303-739-6747 / rbloom@auroragov.org)

- 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.

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.
- 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.
- 16C. (Advisory Comment) Provide statement of authority for person signing on behalf of the entity named in the title commitment.
- 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.
- 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.
- 16F. Send in a closure report for the plat exterior boundary per COA 2024 Subdivision Plat Checklist Item #19.d.
- 16G. Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e.

[Site Plan Overall]

- 16H. Revise Legal Description to match comments made on the subdivision plat.
- 16I. Exterior Bearings & Distances must match those shown on the plat (Typical all sheets).
- 16J. Label the Tracts (Typical all sheets).
- 16K. Label all easements (Typical all sheets).

[Plat Page 1]

- 16L. Fully describe all monuments and cap stamping.
- 16M. Set missing/calculated aliquot section monuments (S ¼ & SE Cor.).
- 16N. Show intermediate monuments along exterior boundary where distance is in excess of 1400 feet.
- 16O. Show all exterior monuments.
- 16P. Renumber Blocks to reflect block # changes only where interrupted by public streets and number in logical sequence.
- 16Q. Label all adjacent lands that are Unplatted.
- 16R. Add aliquot section line type to the legend and add symbols to the legend.
- 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.
- 16T. Site Plan shows an existing drainage easement along the most northerly westerly boundary.

[Plat Page 3]

- 16U. Consider combining the 4' U.E. and 6' G.E. to a 10' U.E. (All Sheets).
- 16V. Show Road Center Line Control monument symbols and add to legend (All Sheets).
- 16W. Label the dedicated ROW along the southerly boundary.
- 16X. Set missing/calculated aliquot section monuments (S ¼ & SE Cor.).
- 16Y. Legend remove the word "proposed" from property line, ROW, and centerline.



- 16Z. Label all easements (Typical all sheets).
- 16AA. Add tic marks where property lines and easement lines change direction (Typical all sheets).
- 16BB. Label all adjacent Uplatted lands accordingly (Typical all sheets)
- [Plat Page 4]
- 16CC. Label purpose for Tracts B, C, D, & F.
- 16DD. Label purpose for Tracts Q & H.
- 16EE. Remove the N-S aliquot section line.
- 16FF. Label Block #'s (Typical all sheets).
- 16GG. Label the area for Tract G.
- 16HH. All lot lines should be solid line types (Typical all sheets).
- 16II. Move North Arrow and Graphic Scale so they do not obscure the lots in the lower right corner.
- [Plat Page 5]
- 16JJ. Label Street Names (Typical all sheets).
- 16KK. Sheet 5: Fix overplotting (Typical all sheets).
- [Plat Page 6]
- 16LL. Label the area for Tract Q and Label Tract H.
- 16MM. Show set monument symbol at P.C. of curve.
- 16NN. Label radial bearing called for in written description (all sheets).
- 16OO. Label the B&D along Tract R.
- 16PP. Label Tract A.
- [Plat Page 7]
- 16QQ. Label Tract. (Apply all sheet comments above).
- [Plat Page 8]
- 16RR. Should U.E. along the easterly side of Lot 28 continue to the north line of Tract V?
- 16SS. What is the purpose of the E-W dimension of 794.50'?
- 16TT. Address legend comment.
- [Plat Page 9]
- 16UU. Sanitary Sewer Easement should cross exclusive G.E. at substantially right angle.
- [Plat Pages 10 & 11]
- 16VV. Apply all sheet comments above.
- [Plat Page 12]
- 16WW. Site Plan calls for a Water Easement and the Plat shows a Sanitary Sewer Easement.
- 16XX. Sheet 12: Label ROW Dedication (All pertinent sheets)
- 16YY. Sheet 12: Label B&D from SE Cor. S34 to Plat SE Cor.
- [Plat Page 13]
- 16ZZ. Label Book & Page for County Line Road ROW.
- [Plat Pages 14-16]
- 16AAA. Remove dashes at top center of these pages.

17. Revenue (Melody Oestmann / 303-739-7244 / moestman@auroragov.org)

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

18. Xcel Energy Public Service Co (Donna George / 303-571-3306 / 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.

- 18B. The property owner/developer/contractor must complete the application process for any new natural gas or electric service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.
- 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.
- 18D. As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

19. Arapahoe County Planning Division (Terri Maulik / 720-874-6650 / referrals@arapahoegov.com)

- 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.



Right of Way & Permits

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

August 2, 2024

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

Attn: Erik Gates

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

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Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
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