



January 16, 2025

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

Re: Overland Ranch Porchview Park (Application Number DA-1692-08) Response to Comments

Dear Erik Gates,

Thank you for taking the time to review our plans for the Overland Ranch Porchview Park Site Plan (DA-1692-08). Valuable feedback was given by City Staff and adjustments have been made. We have reviewed the formal comments provided December 16, 2024 and have responded in the following pages.

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

Sincerely,
Norris Design

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

Samantha Pollmiller
Principal



PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns
 - a. There have not been any community comments or concerns received on this review cycle.
Response: Thank you.
2. Completeness and Clarity of the Application
[Site Plan Page 1]
 - a. Include an amendment box at least 3" in width to track any future amendments to this site plan after approval.
Response: An amendment box was included on the cover sheet to track any future changes to the site plan after its approval.
3. Zoning and Subdivision Use Comments
[Site Plan Page 1]
 - a. The plat for this site, Overland Ranch Subdivision Filing No 2, is still under review through DA-1692-06, Overland Ranch Phase 2 Residential. The plat will need to be recorded prior to or concurrently with this site plan.
Response: Comment noted, thank you.
4. Streets and Pedestrian Comments
[Site Plan Page 3]
 - a. We encourage a physical traffic calming feature for the mid-block pedestrian crossing on a collector.
Response: A physical traffic calming feature was included in the site plan. A median island with pedestrian refuge was added in the center of the crosswalk as a traffic calming measure.
5. Parking Comments
 - a. There were no parking comments on this review.
Response: Noted; thank you.
6. Architectural and Urban Design Comments
[Site Plan Page 14]
 - a. Include a detail for the fencing proposed around the pickle ball courts.
Response: Please see detail 3, sheet 15 for pickleball court fence.
[Site Plan Page 15]
 - b. What is the 4' metal fence for? The dog park fencing is shown on the previous sheet and 4' seems too short for pickle ball.
Response: Detail is intended for pickleball fence and the height has been revised to 6'.
 - c. Add the sheet number for the Amenity Schedule sheet.
Response: Sheet number has been added to each amenity.
7. Signage & Lighting Comments
 - a. There were no signage or lighting comments on this review.
Response: Noted; thank you.



8. Landscaping Comments (Kelly Bish / 303.739.7189 / kbish@auroragov.org / Comments in bright teal)

[Site Plan Throughout]

- a. The yellow highlighted plants will grow too tall according to Public Works requirements. Must remain 26" or less in height within the designated sight triangle.

Response: Plants within the sight triangle have been reviewed and revised to meet the height requirements.

- b. Plants with thorns, sharp leaves etc. should not be located in such close proximity to pedestrian walks. Please replace the Yucca with a different plant.

Response: Yucca plants have been replaced.

[Site Plan Page 8]

- c. Update the City of Aurora Notes per the comment provided.

Response: COA notes have been updated.

- d. Update the Sheet Index and Key Map per the comment provided.

Response: Sheet index and key map have been revised.

- e. Label the streets on the overall Tract Key Map.

Response: Street names have been added to tract key map.

- f. Address any comments on the Curbside Landscape Table.

Response: Curbside landscape table has been updated.

- g. There is a retaining wall shown on Sheet 7, but the wall does not appear on the landscape plan. Is there a retaining wall being proposed?

Response: No retaining wall is located on site.

- h. Update the sheet numbers for all sheets. See comment provided.

Response: Sheet numbers have been updated on all sheets.

[Site Plan Page 9]

- i. Please ensure that the specific identified Yucca plants have not been used in close proximity to sidewalks where pedestrians will be. Several locations have already been identified on the landscape plan.

Response: Yucca plant has been removed from pedestrian areas.

- j. All grasses used in the curbside areas must be five gallon. This cannot just be a note in the curbside table.

Response: Plant schedule has been revised.

[Site Plan Page 10]

- k. List the Case Number for the reference to the other project.

Response: Case number has been added to set.

- l. The Curbside Landscape table indicates that there are 27 trees along E. Mineral Avenue/N. Del Rey Street. If the suggested tree across from E Elmhurst Ave is added, it will match the table AND comply with the required UDO standards.

Response: A tree has been added to E Mineral Ave. 27 trees are now being provided.

[Site Plan Page 11]

- m. The identified shrub beds should be within edger. According to the landscape notes, either rock or wood mulch shall be used around all plant material. They will not be contained without edger. They will be a maintenance issue with weeds growing up through the ornamental grasses



Response: Grasses have been added as an intentional design choice. As shown in our master plan, and the intention is to create a soft prairie-like landscape directly adjacent to the multi-purpose field. The tall soft grasses will juxtapose the manicured field and will create a colorful and appealing "step" into the native landscape. Please see the image in the response to redlines showing how this design has been achieved on another project. The native grass surrounding the ornamental grasses will help to support this vision. Any spreading of the ornamental grasses further helps support the design as the native grass areas will have a natural look, while the field will be more closely maintained. See the character image below:



[Site Plan Page 12]

- n. If possible, shift some trees around to provide a wind break and shade along the west side of the pickleball courts. Sun and wind are issues for pickleball players.

Response: Trees have been shifted per recommendation.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

- 9. Civil Engineering (Moustapha Agrignan / magrigna@auroragov.org / Comments in green)

[Site Plan Page 1]

- a. This site plan won't be approved until the overall phase 2 site plan is approved.

Response: Noted, thank you.

[Site Plan Page 3]

- b. Add roadway classification, and DA number for E Otero Ave, TYP.

Response: The roadway classification and RSN numbers were added to all roadways shown on the site plan.

- c. Provide/label sidewalk easement, TYP.

Response: There is no sidewalk easement on S. Clubview St. because the sidewalk is dedicated alongside Filing 1 within the ROW.

- d. Show transitions/connections between public and private sidewalks, TYP.



Response: A label was added at the transition points to provide clarity on when the public sidewalk becomes private and vice versa.

- e. Label S Del Ray St as public or private. Label proposed or existing or by others, TYP.

Response: Because the ROW and flowlines are labeled as existing, and the RSN number of the projects, where they are proposed, are included; it felt redundant to add the label ex. Or pr. In front of the road name.

[Site Plan Page 5]

- f. Contour elevations shall be labeled and proposed contours shall be tied into existing. (2023 COA Roadway Design Manual Section 2.08.1.02)

Response: The contour elevations are labeled and the proposed contours tie into the existing.

- g. Advisory note: The courts shouldn't be a draining path. Please grade the courts such as water draining away from the courts, TYP.

Response: Swales were included to catch drainage that would otherwise flow into the courts.

- h. Remove steps out of utility easements.

Response: The steps cannot be moved out of the utility easement because there is not enough space. Instead, a license agreement will be proposed for this instance.

- i. Revise the multi-sport field slope to a minimum 2% grade.

Response: The field slope with a 1.67% grade will allow for a more enjoyable experience for those playing on said field. It will also allow for less water to be used to maintain the field as the water has more time to retain in the field.

10. Traffic Engineering (Dean Kaiser / 303.739.7584 / djkaiser@auroragov.org / Comments in orange)

[Site Plan Page 3]

- a. Match the detail shown along E Mineral Ave to what is shown in the RSN 1797923 Civils (Filing 1).

Response: The site plan was adjusted to match the Filing 1 crosswalk detail.

- b. Match the detail shown along S Del Ray St to what is shown in Filing 2 RSN 1815787 (DA-1692-06).

Response: The site plan was adjusted to match the Filing 2 crosswalk detail.

- c. Traffic Calming needs to be incorporated for the mid-block S Del Ray St crossing, coordinate with Filing 2 application (RSN 1815787) for roadway narrowing effort.

Response: A median island with pedestrian refuge was added in the center of the crosswalk as a traffic calming measure.

11. Fire / Life Safety (Erick Bumpass / 303.739.7627 / ebumpass@auroragov.org / Comments in blue)

[Site Plan Page 1]

- a. Please add the Fire Lane Sign Note as shown.

Response: The Fire Lane Sign note was added to the cover sheet.

[Site Plan Page 3]

- b. Please work with The Planning Department for any addressing concerns. (advisory)



Response: Noted, thank you.

- c. The Shade Structure will need a separate Permit for construction through the Building Department. (advisory).

Response: A shade structure permit will be completed for construction in the future with the building department.

[Site Plan Page 4]

- d. Please provide symbols for all proposed and existing fire hydrants on the Utility Plan and include in the Legend.

Response: The legend was adjusted to include proposed and existing fire hydrants on the utility plan.

- e. The Fire Hydrant locations shown on the Utility Plan do not correlate with the Hydrant locations on the Site Plan.

Response: The site plan was adjusted to match the utility plan of the existing fire hydrants.

[Site Plan Page 18]

- f. Please provide a Legend showing the Accessible Route Symbol.

Response: Note revised.

- g. Please remove the 2015 reference from the Illumination note.

Response: Note revised.

12. Aurora Water (Iman Ghazali / 303.739.7300 / ighazali@auroragov.org / Comments in red)

[Site Plan Page 1]

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

Response: Noted, thank you.

[Site Plan Page 4]

- b. Ensure manhole is at least 5 ft away from edge of sidewalk.

Response: The storm sewer was adjusted to be 5 ft away from the edge of the sidewalk.

- c. Show storm pipe flow arrows.

Response: Pipe flow arrows were included on the storm sewer to show where the flow was moving.

- d. Ensure there are no acute angles.

Response: The storm sewer pipe system was altered to have the pipes from the playground areas tie directly into the main storm sewer line rather than come into the manhole at an acute angle.

- e. Are there supposed to be storm inlets within the park?

Response: There are storm inlets throughout the park as well as the piping in the playground that will collect run off. In terms of the basketball court and the pickleball court, there are not any drains and the runoff from these courts is draining into the nearest storm opening.

- f. Provide a legend for storm manholes.

Response: The legend was adjusted to include storm manholes in the existing and proposed line types.

- g. Call out all connections to existing utilities.



Response: All connections to the existing utilities have been called out at the connection points. This callout includes the size and type of pipe for additional clarity.

- h. Provide the review RSN, Site Plan DA number or Civil Plan EDN of all existing utilities.

Response: The RSN numbers for the existing utilities were included.

[Utility Letter]

- i. It appears that the Site Plan is only proposing work related to Porchview Park. Please only speak about the water and sanitary demands of the park in this letter. Additionally, if there are no water or sanitary needs for this park, a utility conformance letter will not be required.

Response: There are no domestic or wastewater taps associated with Porchview Park. There is a single irrigation tap; therefore, no study was provided. There was a water and sanitation conformance memo issued with Overland Ranch Filing 2, which covers the Porchview Park site as well.

- 13. PROS (Abigail Scheuemann / 303.739.7131 / ahscheue@auroragov.org / Comments in mauve)

[Site Plan Page 12]

- a. Please identify play structure B (Inclusive Swing) on the landscape plan. This feature should be included in both the School Aged and Toddler play area.

Response: Inclusive Swing is now being called out on the landscape plan at both play areas.

- b. Consider replacement or addition of a stand-alone ADA accessible play feature. For example, could the whirl-around be replaced with a similar feature that allows for inclusive access? This would help promote inclusive play and allows users the opportunity to utilize multiple features within the park.

Response: Multiple accessible play features are included in both playgrounds. Accessible structures are being called out in the amenity schedule as well as the detail sheets.

[Site Plan Page 14]

- c. Dogs should not be able to escape from or jump over the dog park fence. Recommend increasing the height of the fence to a minimum of 6' for security purposes.

Response: 5' height is preferred and should be suitable for the use of a neighborhood dog park.

- d. Provide a detail for the larger shade structure. Section 6.22.E of the PROS Dedication and Development Criteria Manual notes that picnic shelters should be in relation to the size and service area of the park. For Neighborhood Parks, the minimum acceptable size is 600 square feet with seating for 15 people.

Response: A detail for the shade structure is now being provided.

- e. Provide a detail for the picnic tables. These tables should be ADA accessible.

Response: A detail for the picnic tables is included on Sheet 15. The product chosen is able to be manufactured as ADA accessible with only one bench side, and the ADA accessible tables are being shown on the plan as such.



14. Public Art (Roberta Bloom / 303.739.6747 / rbloom@auroragov.org / Comments in email format)

- a. Although the public art plan does not indicate public art in this location, your letter does reference public art at this site. Please provide detailed information about the intended artwork, the reasons for this decision, and discuss how this decision impacts the approved public art plan.

Response: Our apologies for the confusion; there is no public art on this site, but public art will be added to the vicinity of the planning area. Letter of introduction has been revised.

15. Land Development Services (Maurice Brooks / 303.739.7294 / mbrooks@auroragov.org / Comments in magenta)

[Site Plan Page 1]

- a. The Sidewalk easement needs to be revised to not include the portions of the sidewalk outside of the meandering walkway that is somewhat parallel to the street R.O.W. See pages 3, 5 & 6 (Typ.) Begin the separate document dedication for this new easement. Submit the documents to dedicationproperty@auroragov.org.

Response: The easement was adjusted to match the meandering sidewalk. The dedication will be included in a separate document.

[Site Plan Pages 3, 5, & 6]

- b. The configuration of the sidewalk easement is shown on the sheet - it should not go outside of the meandering line to match the sidewalk line closest to the street R.O.W. (Typ.).

Response: The sidewalk easement configuration was adjusted.

16. Easements (Grace Gray / 303.739. 7277 / ggray@auroragov.org / Comments in black)

- a. All departments requiring a license, easement dedications or releases need to be started. Easement dedications to be submitted to dedicationproperty@auroragov.org, releases to be submitted to releaseeasements@auroragov.org.

Response: Noted, thank you.

17. Xcel Energy (Donna George / 303.571.3306 / donna.l.george@xcelenergy.com)

- a. 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.

Response: Noted, thank you.

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

Response: Noted, thank you.

- c. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Response: Noted thank you.