



March 27, 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, which appears 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: Noted. Thank you.
2. Completeness and Clarity of the Application
 - a. Public art plans for Overland Ranch have yet to be proposed. At this stage a site plan appears to have been submitted for all areas of the development. In order to ensure public art is included at Overland Ranch, no more site plan approvals can be made until public art and a location for it is determined.
Response: The Applicant and Master Developer is working with Roberta Bloom and the Public Art team with the City to ensure a correct location and artist is noted correctly within the community.
3. Zoning and Subdivision Use Comments
 - a. Repeat advisory comment: The plat for this site, Overland Ranch Subdivision Filing No2, 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: Understood.
4. Streets and Pedestrian Comments
 - a. There were no more Streets or Pedestrian comments on this review.
Response: Noted. Thank you.
5. Parking Comments
 - a. There were no parking comments on this review.
Response: Noted. Thank you.
6. Architectural and Urban Design Comments
 - a. There were no more architectural or urban design comments on this review.
Response: Noted. Thank you.
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)
 - a. There were no more Landscaping comments on this review.
Response: Noted. Thank you.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering (Moustapha Agrignan / magrignan@auroragov.org / Comments in green)
[Site Plan Page 1]



- a. Please add this note: "The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. Separate permits for street lights will be required: one for Public Improvements"

Response: The noted has been added to the cover sheet as Note 26.

- b. This site plan won't be approved until the overall site plan is approved.

Response: Understood.

[Site Plan Page 3]

- c. Call out streetlights and identify as private, public, existing, or by others, TYP.

Response: Public and private street light labels have been added.

[Site Plan Page 5]

- d. Repeat comment: Remove or relocate steps out of utility easement south of the pickleball courts. Can the steps be moved to the others sides of the court? Also, please clarify if it is a staircase or steps.

Response: The steps were moved out of the easement and towards the court.

- e. Repeat comment: Revise the multi-sport field grade to a minimum 2%. A variance will be required for the 2% minimum slope on the landscape subjected to the City Engineer approval.

Response: A variance is being requested to maintain this slightly lower slope within the field.

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

[Site Plan Page 6]

- a. Update sheet 6 to sheet 7 details for RRFB poles and signs.

Response: The details sheet number was updated.

- b. D3-1 signs must use Upper/Lower case font, and W16-7P signs are to be 21"x15" (newest version of MUTCD)

Response: The sign was adjusted to include both upper and lower case font.

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

- a. There were no more Fire/Life Safety comments on this review.

Response: Noted. Thank you.

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: Understood.

[Site Plan Page 4]

- b. A manhole should be shown north of the basketball court, but the symbol looks like an inlet; please reconcile.

Response: Inlet colors in purple added to legend. This is an inlet as there is a swale draining to it and it is there to collect water before it reaches the proposed basketball court.

- c. If the section of storm pipe across from E Nova Ave is public, then a storm easement shall be dedicated for it.

Response: The pipe connections to the park are private and have been labeled accordingly. No easement dedications necessary.

- d. Provide the following note:

"Water service lines are public up through the meter and are private downstream of the meter."

Response: The following note was added to this page.

[Site Plan Page 11]

- e. Show storm pipe across from E Nova Ave.

Response: Missing storm pie has been added to landscape sheet.

- f. Please provide at least 5 ft of horizontal clearance between monument sign and manhole.

Response: Monument sign has been relocated 5' from meter.

[Site Plan Page 12]

- g. Show the location of the proposed irrigation meter. Ensure that plantings like shrubs are at least 3 ft away from the edge of the meter pit. Trees shall be at least 5 ft away from the meter pit.

Response: Irrigation meter has been added to landscape set and proper clearance from plants provided.

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

- a. There were no more PROS comments on this review.

Response: Noted. Thank you.

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, public art was not included in the Community Center and Park site as was shown on the master plan. Please provide detailed information about the intended artwork.



Response: The Applicant and Master Developer is working with Roberta Bloom and the Public Art team with the City to ensure a correct location and artist is noted correctly within the community.

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

- a. There were no more Land Development comments on this review.

Response: Noted. Thank you.

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. The Applicant team will work with Ms. Gray to get this process started promptly.

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

- a. There were no more comments from Xcel Energy on this review.

Response: Noted. Thank you.