



October 7, 2024

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

Re: Overland Ranch Community Center and Park (Application DA-1692-05, Case #2024-4014-00)/Initial Submittal Review

Dear Erik Gates,

Thank you for taking the time to discuss our plans for the Overland Park Community Center and Park. Valuable feedback was given by City Staff and adjustments have been made. We have reviewed the comments provided September 5, 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



## *Second Submission Review*

### PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns
  - a. There have not been any comments or concerns received.  
**Response: Thank you for your review.**
2. Completeness and Clarity of the Application
  - a. Do not include the words "filing" or "subdivision" in the site plan title.  
**Response: Title has been revised.**
3. Zoning and Subdivision Use Comments
  - a. There were no more zoning or subdivision use comments on this review.  
**Response: Thank you for your review.**
4. Streets and Pedestrian Comments
  - a. There were no more streets or pedestrian comments on this review.  
**Response: Thank you for your review.**
5. Parking Comments
  - a. There were no more parking comments on this review.  
**Response: Thank you for your review.**
6. Architectural and Urban Design Comments
  - a. On Page 20 - Corrugated metal is not a permitted roofing material within the City of Aurora. Seamed metal roofs are the only metal roofing permitted. An adjustment before the Planning Commission would be required if this option is to be pursued. Please confirm with staff what roof material will be used prior to proceeding with a decision.  
**Response: See revised elevation.**
7. Signage & Lighting Comments
  - a. There were no signage or lighting comments on this review.  
**Response: Thank you for your review.**
8. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)
  - a. There were no more landscaping comments on this review.  
**Response: Thank you for your review.**
9. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)
  - a. There were no more addressing comments on this review.  
**Response: Thank you for your review.**

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Civil Engineering (Kendra Hanagami / 303-739-7295 / khanagam@auroragov.org / Comments in green)  
[Site Plan Page 3]
  - a. The accessible routes on this plan sheet don't appear consistent with those indicated in the photometric plan sheet.  
**Response: Coordinated with photometric consultant to show latest design consistency.**
  - b. Please provide details for how gravel walk is accessible route compliant.



**Response: Update to concrete. See slope information on the grading plan for additional information.**

[Site Plan Page 6]

- c. Repeated comment from 1st review. Please remove all spot elevations. This level of detail is appropriate at the civil plan submittal.

**Response: Spot elevations removed at request. Please coordinate internally as one comment on this page requests removal of all spot elevations that show too much detail yet another reviewer is asking us to add cross slope arrows of sidewalks. The logic is a bit counter-intuitive.**

- d. Advisory: The minimum resultant slope on the concrete surface should be 0.5%.

**Response: Please see note 3 on right hand side of page. Confirming this is longitudinal slope of the walk. The cross slope on this side walk is 2%, so the resultant slope is over 0.5%. Additional cross slope labels have been added as requested.**

[Site Plan Page 7]

- e. Label the access slope and ensure that max 4% down and 6% up to a public street. Cross slope was added but still needs centerline slope of access.

**Response: Label added to longitudinal slope to verify less than 4%.**

- f. Repeated comment from 1st review. Please remove all spot elevations. This level of detail is appropriate at the civil plan submittal.

**Response: Spot elevations removed at request. Please coordinate internally as one comment on this page requests removal of all spot elevations that show too much detail yet another reviewer is asking us to add cross slope arrows of sidewalks. The logic is a bit counter-intuitive.**

[Site Plan Page 10]

- g. Please provide the maximum height or height range for the proposed retaining walls, and ensure the railings are shown in the plans.

**Response: Updated. Max height labels on both site & grading plans. Railing labels now added to both site & grading plans.**

- h. Please remove the Copyright notes. The City must be able to make copies of the approved plans and reports at any time without written authorization from the plan's or report's author.

**Response: Note removed.**

[Site Plan Page 16]

- i. Please remove the thickness of the pavement.

**Response: Pavement thickness removed.**

[Site Plan Page 19]

- j. Please ensure that the maximum flare slope complies with the 10:1 ratio, as specified in the COA Roadway Manual, Standard S9.0.

**Response: Labels updated per COA Roadway Manual.**

11. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in orange)

[Site Plan Pages 8 & 9]

- a. Revise the crosswalk arrow sign W16-7P to what is shown on the sheets, and size is 24"x15".

**Response: Updated.**

12. Fire / Life Safety (Stephen Kirchner / 303-739-7489 / stkirchn@auroragov.org / Comments in blue)

[Site Plan Page 6]

- a. Please provide more cross slope grading percentages in the accessible route.



**Response: Additional cross slopes labeled in a few misc places.**

**Please also see note 3 on right hand side of page.**

**Please coordinate internally as one comment on this page requests removal of all spot elevations that show too much detail yet another reviewer is asking us to add cross slope arrows of sidewalks. The logic is a bit counter-intuitive.**

[Site Plan Page 7]

- b. Please provide more cross slope grading percentages in the accessible route.

**Response: Additional cross slopes labeled in a few misc places.**

**Please also see note 3 on right hand side of page.**

**Please coordinate internally as one comment on this page requests removal of all spot elevations that show too much detail yet another reviewer is asking us to add cross slope arrows of sidewalks. The logic is a bit counter-intuitive.**

[Site Plan Page 9]

- c. Remove the identified signs in the parking lot.

**Response: Removed.**

- d. Make the parking lot fire lane signs left arrow.

**Response: Updated.**

- e. Turn this sign around and change to sign below. See notes provided.

**Response: Updated.**

- f. Add sign at the parking lot entrance indicating dead-end fire lane. See notes provided on the sheet.

**Response: Added.**

[Site Plan Page 12]

- g. Please add the following note:

All fire hydrants shall be located not less than three feet – six inches (3'-6") and not more than eight feet (8') from the back of curb to the center of the hydrant and be unobstructed on the street side. Minimum clearance on all other sides shall be five feet (5'). Fire hydrants must be grade staked in the field. Fire hydrants are not allowed in sidewalks.

**Response: Note added.**

[Site Plan Page 20]

- h. FDC is on south side of building.

**Response: See revised elevation.**

- i. Knox box is to the right of riser room door on the site plan sheet. Please reconcile.

**Response: See revised elevation.**

13. 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: Comment noted.**

[Site Plan Page 5]

- b. Service line is at least 75% the diameter of the existing main, therefore a manhole will be required for this connection. To avoid a manhole, RSN 1638440 needs to be revised to show a 6" stub to be installed with that site plan/civil plan.

**Response: Updated. RSN 1638440 has been updated to show a 6-inch service line. This project will now connect to the ex 6" stub. Labels updated accordingly.**

- c. Thank you for providing verification of the meter size. However, a fixture unit table is not required in the Site Plan (it must be shown on the Civil Plan) and a different fixture unit table must be used. Please remove table from this Site Plan and reach out to Iman Ghazali (ighazali@auroragov.org) to get the new fixture unit table for the Civil Plan.



- Response: Table now removed.**
- d. Specify the identified 10 ft easements as "pocket water easements".  
**Response: Updated. Labeled as Pocket Easement.**
14. PROS (Abigail Scheuemann / 303-739-7131 / ahscheue@auroragov.org / Comments in mauve)
- a. There were no more PROS comments on this review.  
**Response: Thank you for your review.**
15. Land Development Services (Roger Nelson / 303-739-7294 / rnelson@auroragov.org / Comments in magenta)
- a. There were no more Land Development comments on this review.  
**Response: Thank you for your review.**
16. Public Art (Roberta Bloom / 303-739-6747 / rbloom@auroragov.org / Comments in email format)
- a. There were no more Public Art comments on this review.  
**Response: Thank you for your review.**
17. Easements (Grace Gray) / 303-739- 7277 / ggray@auroragov.org / Comments in black
- a. All new easements to be dedicated by plat, easement releases to be submitted to releaseeasements@auroragov.org.  
**Response: Noted.**
18. Xcel Energy (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto: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](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.**
- b. For additional easements that may need to be acquired by separate PSCo document (i.e. transformer), the Designer must contact a Right-of-Way Agent.  
**Response: Noted.**
- 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.**