



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
phone 303.739.7217

*AuroraGov.org*

December 16, 2024

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

**Re: Initial Submission Review: Overland Ranch Neighborhood Park – Porchview Park Site Plan**  
**Application Number: DA-1692-08**  
**Case Number: 2024-4029-00**

Dear Jerry Richmond:

Thank you for your initial submission, which we started to process on November 21, 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 by January 8, 2025, in order to maintain your estimated administrative decision date of February 19, 2025.

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.

The Administrative Decision date is tentatively set for February 19, 2025. Please remember that all abutter notices must be sent and the 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 the 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](mailto:egates@auroragov.org).

Sincerely,

Erik Gates  
Planner II  
City of Aurora Planning Department

cc: Samantha Pollmiller, Norris Design  
Justin Andrews, ODA  
Filed: K:\\$DA\1692-08rev1



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Provide more detail for the fencing proposed throughout the park. [Planning]
- There are a number of plants identified on the plans that will need to be moved or replaced due to conflicts with sight triangles or due to containing thorns/sharp leaves in close proximity to pedestrian walks. [Landscaping]
- Some corrections regarding slopes for drainage are identified on the sports field and pickle ball courts. [Civil Engineering]
- The site plan needs to match proposed Overland Ranch Filings 1 and Filing 2 plans surrounding intersection configurations. [Traffic Engineering]
- The Fire Hydrant locations shown on the Utility Plan do not correlate with the Hydrant locations on the Site Plan. [Fire/Life Safety]
- 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 the utility letter. [Aurora Water]
- More detail is needed for the play structures and shade structure. [PROS]
- 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. [Land Development Review]
- Please see the review letter from outside agency, Xcel Energy.

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments, and Concerns**

- 1A. There have not been any community comments or concerns received on this review cycle.

#### **2. Completeness and Clarity of the Application**

[Site Plan Page 1]

- 2A. Include an amendment box at least 3" in width to track any future amendments to this site plan after approval.

#### **3. Zoning and Subdivision Use Comments**

[Site Plan Page 1]

- 3A. 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.

#### **4. Streets and Pedestrian Comments**

[Site Plan Page 3]

- 4A. We encourage a physical traffic calming feature for the mid-block pedestrian crossing on a collector.

#### **5. Parking Comments**

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

#### **6. Architectural and Urban Design Comments**

[Site Plan Page 14]

- 6A. Include a detail for the fencing proposed around the pickle ball courts.

[Site Plan Page 15]

- 6B. 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.
- 6C. Add the sheet number for the Amenity Schedule sheet.



## **7. Signage & Lighting Comments**

7A. There were no signage or lighting comments on this review.

## **8. Landscaping Comments (Kelly Bish / 303.739.7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)**

[Site Plan Throughout]

8A. 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.

8B. 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.

[Site Plan Page 8]

8C. Update the City of Aurora Notes per the comment provided.

8D. Update the Sheet Index and Key Map per the comment provided.

8E. Label the streets on the overall Tract Key Map.

8F. Address any comments on the Curbside Landscape Table.

8G. 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?

8H. Update the sheet numbers for all sheets. See comment provided.

[Site Plan Page 9]

8I. 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.

8J. All grasses used in the curbside areas must be five gallon. This cannot just be a note in the curbside table.

[Site Plan Page 10]

8K. List the Case Number for the reference to the other project.

8L. 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.

[Site Plan Page 11]

8M. 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

[Site Plan Page 12]

8N. 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.

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

### **9. Civil Engineering (Moustapha Agrignan / [magrigna@auroragov.org](mailto:magrigna@auroragov.org) / Comments in green)**

[Site Plan Page 1]

9A. This site plan won't be approved until the overall phase 2 site plan is approved.

[Site Plan Page 3]

9B. Add roadway classification, and DA number for E Otero Ave, TYP.

9C. Provide/label sidewalk easement, TYP.

9D. Show transitions/connections between public and private sidewalks, TYP.

9E. Label S Del Ray St as public or private. Label proposed or existing or by others, TYP.

[Site Plan Page 5]

9F. Contour elevations shall be labeled and proposed contours shall be tied into existing. (2023 COA Roadway Design Manual Section 2.08.1.02)

9G. Advisory note: The courts shouldn't be a draining path. Please grade the courts such as water draining away from the courts, TYP.

9H. Remove steps out of utility easements.

9I. Revise the multi-sport field slope to a minimum 2% grade.



**10. Traffic Engineering** (Dean Kaiser / 303.739.7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in orange)

[Site Plan Page 3]

- 10A. Match the detail shown along E Mineral Ave to what is shown in the RSN 1797923 Civils (Filing 1).
- 10B. Match the detail shown along S Del Ray St to what is shown in Filing 2 RSN 1815787 (DA-1692-06).
- 10C. 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.

**11. Fire / Life Safety** (Erick Bumpass / 303.739.7627 / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / Comments in blue)

[Site Plan Page 1]

- 11A. Please add the Fire Lane Sign Note as shown.

[Site Plan Page 3]

- 11B. Please work with The Planning Department for any addressing concerns. (advisory)
- 11C. The Shade Structure will need a separate Permit for construction through the Building Department. (advisory).

[Site Plan Page 4]

- 11D. Please provide symbols for all proposed and existing fire hydrants on the Utility Plan and include in the Legend.
- 11E. The Fire Hydrant locations shown on the Utility Plan do not correlate with the Hydrant locations on the Site Plan.

[Site Plan Page 18]

- 11F. Please provide a Legend showing the Accessible Route Symbol.
- 11G. Please remove the 2015 reference from the Illumination note.

**12. Aurora Water** (Iman Ghazali / 303.739.7300 / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / Comments in red)

[Site Plan Page 1]

- 12A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

[Site Plan Page 4]

- 12B. Ensure manhole is at least 5 ft away from edge of sidewalk.
- 12C. Show storm pipe flow arrows.
- 12D. Ensure there are no acute angles.
- 12E. Are there supposed to be storm inlets within the park?
- 12F. Provide a legend for storm manholes.
- 12G. Call out all connections to existing utilities.
- 12H. Provide the review RSN, Site Plan DA number or Civil Plan EDN of all existing utilities.

[Utility Letter]

- 12I. 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.

**13. PROS** (Abigail Scheuemann / 303.739.7131 / [ahscheue@auroragov.org](mailto:ahscheue@auroragov.org) / Comments in mauve)

[Site Plan Page 12]

- 13A. 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.
- 13B. 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.

[Site Plan Page 14]

- 13C. 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.



- 13D. 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.
- 13E. Provide a detail for the picnic tables. These tables should be ADA accessible.

**14. Public Art** (Roberta Bloom / 303.739.6747 / [rbloom@auroragov.org](mailto:rbloom@auroragov.org) / Comments in email format)

- 14A. 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.

**15. Land Development Services** (Maurice Brooks / 303.739.7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

[Site Plan Page 1]

- 15A. 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](mailto:dedicationproperty@auroragov.org).

[Site Plan Pages 3, 5, & 6]

- 15B. 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.).

**16. Easements** (Grace Gray / 303.739. 7277 / [ggray@auroragov.org](mailto:ggray@auroragov.org) / Comments in black)

- 16A. All departments requiring a license, easement dedications or releases need to be started. Easement dedications to be submitted to [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org), releases to be submitted to [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org).

**17. Xcel Energy** (Donna George / 303.571.3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

- 17A. 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.
- 17B. 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.
- 17C. 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.



**Right of Way & Permits**

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

December 6, 2024

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

Attn: Erik Gates

**Re: Overland Ranch Neighborhood Park - Porchview Park N  
Case # DA-1692-08**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **Overland Ranch Neighborhood Park - Porchview Park N**. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

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.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com