



August 9, 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 June 28, 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



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns
 - a. There have not been any comments or concerns received.
Response: Comment noted, thank you.
2. Completeness and Clarity of the Application
 - a. The scope of work for this site plan application should be clearly marked on the plan. Adjacent improvements (landscaping and roadway) that are proposed through the Infrastructure Site Plan in DA-1692-04 should be clearly demonstrated on each plan sheet but grayed back for reference.
Response: Bold boundary line included on all plan sheets & labeled with bearings & distances for clarity. DA numbers added to all adjacent areas for reference. /Limit of work line has been included on sheets as well as filing one linework. Callouts have been added as necessary.
3. Zoning and Subdivision Use Comments
 - a. Page 1- Please revise title to read as, "Trails at Overland Ranch Community Center and Park" as noted on each plan.
Response: Removed "Trails at" from latest plat description. Just recently communicated this to planning staff. The overall development will now be referenced as "Overland Ranch".
 - b. Page 1- Please revise the square footage for the AAC.
Response: AAC is a tracking mechanism to ensure compliance with master plan, not a third structure.
 - c. Page 1- Please revise the proposed building height to be consistent with the building elevations.
Response: Bldg elevations in table updated to match elevations provided.
 - d. Page 2 & 3- Please add the DA-1692-04 number to adjacent properties.
Response: DA numbers added to adjacent properties.
4. Streets and Pedestrian Comments
 - a. Page 2- Please label the trail connections throughout the site on all plans as noted, include the width of the trail.
Response: Additional labels have been added.
 - b. Page 2- Please label the park areas and playground areas.
Response: Major structures have been labeled. Note added referencing sheet 14 for very detailed legend identifying minor structures and amenities within the park.
 - c. Page 2- There appears to be a turnaround shown on the plan, please label.
Response: Label added. Confirmed on plat page 13.
 - d. Page 2- Please consider a trail or sidewalk connection from the west parking area to the park.
Response: Connection to west end of parking lot added to next sheet.
 - e. Page 3- Please label the trail connections and width.



Response: Additional labels added for clarity.

- f. Page 3- Please call out the retaining wall.

Response: Retaining wall labels added.

- g. Page 3- Please label the 5' concrete trail connection to the east of the pool area.

Response: Label added to connection.

- h. Page 3- Please update the 12' gravel road, this should be removed with this application.

Response: Temp access road removed with this application. CD's to detail its removal.

5. Parking Comments

- a. There should be a pedestrian connection from the west end of the parking lot to the park activities to the west side of the site.

Response: Connection to west end of parking lot added / Connection to west end of parking lot has been added, and landscape has been adjusted to reflect.

6. Architectural and Urban Design Comments

- a. On Page 18- Please call out the materials being used for the pool fence. Review Section --- for permitted fencing materials.

Response: Fence material and information has been added to M-05 on the landscape materials schedule, refer to sheet L1.01.

7. Signage & Lighting Comments

- a. No comments.

Response: Thank you for your review.

8. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

- a. Please remove the \$ sign on plans as noted.

Response: "\$" sign has been removed, thank you.

- b. Please do not place a dark line around the site.

Response: Limit of work line has been revised.

- c. Don't gray over the adjoining lot/ site information. It's important to see how the park relates to the surrounding the development.

Response: Surrounding development is now visible, thank you.

- d. Make sure the sidewalk, curb, street etc. are more legible. Add the following call out: Refer to The Trails at Overland Ranch Filing #1, CN:2022-4042-00 for curbside landscaping as noted on all plans.

Response: Surrounding linework has been made visible, and callout has been added where applicable.

- e. Please verify the correct street names.

Response: Street names have been verified and added to the plan were missing.

- f. Please call out any existing or proposed drainage easements.

Response: Easements have been called out, thank you.

- g. This tree should be shifted since it is in the easement.

Response: Tree has been shifted out of easement.



- h. Call out the retaining walls.
Response: Callouts have been added to retaining walls.
 - i. Adjust tree location due to utility easement
Response: Tree has been shifted out of easement.
 - j. Update the Key Map so that it has context and shows where the park is relative to other parts of the Overland Ranch Development. How it relates to streets, proposed lots etc.
Response: Key map has been expanded to show surrounding area.
 - k. What is this? What is the aggregate base course for?
Response: Aggregate base course path is required for providing maintenance to manholes, additional concrete path with aggregate base course shoulder allows for continuity of concrete trail width while still allowing for maintenance access.
 - l. Don't do 1 of X. Only do single sheet numbers 1, 2, 3, etc.
Response: Sheet numbers have been updated, thank you.
 - m. Revise this note to state: Upon completion of the park development.
Response: Noted, thank you.
9. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)
- a. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.
Response: Addressed. The address assigned is 28591 E Mineral Ave.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Civil Engineering (Kendra Hanagami / 303-739-7295 / khanagam@auroragov.org / Comments in green)
- a. Advisory Comment: The in-process site plan (RSN 1638440) needs to be approved prior to the approval of this site plan.
Response: Noted. Thank you.
 - b. Advisory comment: ADA compliance and compliance with the 2023 Roadway Manual will be checking in detail during the civil plan submittal.
Response: Noted. Thank you.
 - c. Advisory Comment: If this is part of the ramp down to the curb ramp, please provide a landing at the top of ramp per std detail S9.0 of the Roadway Manual.
Response: Addressed. See plan revisions.
 - d. Please reduce the height of this wall to 4' or terraced walls in lieu of the 6' tall wall, per section 4.02.7.04.2.04 of the roadway manual.
Response: Wall heights reduced to 4' maximum.



- e. Please add a detail for this retaining wall with a railing dimensioning max height of wall from finish grade to top of wall and railing attachment.
Response: Details added to sheet 10.
- f. Advisory comment: Provide structural calculations for this wall during civil plan submittal.
Response: Noted. Thank you.
- g. Please label all features in the park with callouts and add hatches//structures to legend. Also clearly show the project limits on the plan.
Response: Major structures labeled. Note added referencing sheet 14 for very detailed legend identifying minor structures and amenities within the park. Bold line around project added with bearings & distances to help clarify boundary.
- h. Please add slope arrows and remove spot elevations (including wall elevations) from the site plan. This level of detail is appropriate at the civil plan submittal level. Please only include spot elevations with the civil plan submittal, typ. ALL.
Response: Updated. Additional slope arrows have been added and spot elevations have been removed for T.O.W and B.O.W. Note our last Site Plan in Aurora requested every TOW/BOW so we attempted to match. We agree with the direction provided here.
- i. Please add slope arrows and remove spot elevations from the site plan. This level of detail is appropriate at the civil plan submittal level. Please only include spot elevations with the civil plan submittal, typ.
Response: Updated. Additional slope arrows have been added and spot elevations have been removed for T.O.W and B.O.W. Note our last Site Plan in Aurora requested every TOW/BOW so we attempted to match. We agree with the direction provided here.
- j. Please label this retaining wall, typ. all sheets.
Response: Retaining wall labels added.
- k. Per section 4.08.1 and 4.04.2 of the Roadway Manual, please include public/private denotation, and roadway classification as well as existing ROW width and easements on all sheets. (typ ALL).
Response: Public/private denotation added for the adjacent public roads
- l. Revise note to: "The public improvements shown on the in-process site plan (RSN 1638440)...", typ.
Response: Note revised.
- m. Add hatch if this is a proposed concrete walk.
Response: Label added for clarity.
- n. Label radii for easement (assumed fire lane easement), typ.
Response: Radii labels added.
- o. Are these proposed contours? Please clearly define all plan elements.
Response: The items noted is the landscape scope of work boundary. Contours are depicted on grading plans.
- p. Max slope of access slope is 4% down to a public street Ensure there is a maximum cross slope of 4% in the fire lane.



Response: Noted. Additional cross slope labels have been added for to confirm this is not exceeded.

- q. Please reduce the height of this wall to 4' or terraced walls in lieu of the 4.5' tall wall, per section 4.02.7.04.2.04 of the roadway manual. Please add a detail for this retaining wall with a railing dimensioning max height of wall from finish grade to top of wall and railing attachment.

Response: Retaining walls revised to 4' or less. Details added to page 10.

- r. Advisory comment: Provide structural calculations for this wall during civil plan submittal.

Response: Noted. Thank you.

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

- a. Please clarify the information provided in the project data table.

Response: Table has been updated.

- b. Please show the accessible route on page 2.

Response: Routing updated on page 2.

- c. Please clarify the timing of the installation of fire hydrants.

Response: All hydrants shown as existing will be installed with Filing 1 and operation prior to the opening of this facility.

- d. Accessible route must connect to the farthest end of the access aisle.

Response: Noted. Thank you.

- e. How does accessible route connect to accessible aisle?

Response: Truncated domes and striping updated on page 10 to more clearly reflect intent.

- f. Change to Flush Mount FDC W/ Approved Knox Caps. TYP

Response: Language has been updated.

- g. Label fire lane easements on this sheet.

Response: Label has been added.

- h. Please show accessible route on this sheet.

Response: Addressed.

- i. Show wheel stops in accessible parking spaces.

Response: See revised configuration on page 10. We do not believe wheel stops are needed with this configuration.

- j. When will these fire hydrants be installed and functioning?

Response: Yes, confirmed.

- k. Please identify fire lane easements on this sheet.

Response: Labels have been added.

- l. See note provided for labeling of fire service line.

Response: Noted, label has been updated.



- m. If this is the how people will access the accessible parking spaces, a crosswalk will need to connect the accessible aisle. See example provided.
Response: Striping has been updated.
 - n. If fire lane easement will be dead-end, use notes to show location and proper signage.
Response: Signage has been updated.
 - o. Show mounting location of Knox boxes.
Response: Addressed.
 - p. Please show the wheel stops and the curb stops in the ADA parking spaces.
Response: See revised configuration on page 10. We do not believe wheel stops are needed with this configuration.
 - q. Please provide signage that identifies dead end fire lanes.
Response: Signage has been updated.
 - r. Please identify the paths of exit discharge and make sure they are compliant with the note provided.
Response: ADA routing added to photometric plan and confirmed compliant with the applicable standards & notes.
12. Aurora Water (Iman Ghazali / 303-739-7300 / ighazali@auroragov.org / Comments in red)
- a. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.
Response: Noted. Thank you.
 - b. How is this building getting water service? If using the proposed 1.5" meter, please verify that the meter will be adequate to serve both buildings and the pool
Response: Water service line supplied from the main building added to background.
 - c. Call out all connections to existing mains.
Response: Connection to existing mains labeled.
 - d. Please verify with Tim York (tyork@auroragov.org) on whether a separate irrigation meter is allowed for this drainage or detention pond as noted on page 5.
Response: Irrigation coordination on-going and will be verified as plans progress.
 - e. RSN 1638440 does not show this existing 6" stub; please reconcile.
Response: Label updated to connect to existing main.
 - f. Ensure that all plantings are at least 3 ft away from the edge of the meter pit.
Response: Plantings have been moved a minimum of 3' from the meter pits.
 - g. Ensure that plantings are not obstructing drainage inlets.
Response: Plants have been adjusted to not sit on top of drainage inlets.
 - h. These easements are not shown on the plat (RSN 1638440). Will they be dedicated by separate document? Please specify if so.
Response: Correct, fire lane by separate document.
 - i. Show the DA/EDN/RSN number of the site plan/civil plan of all existing utilities (TYP).



Response: Labels have been added.

13. PROS (Abigail Scheuemann / 303-739-7131 / ahscheue@auroragov.org / Comments in mauve)
 - a. Are any of the identified play structures ADA compliant? If not, please consider adding an ADA accessible feature.
Response: An ADA ramp has been added to allow better access to Play Structure C, as an accessible feature. Please note that we have larger neighborhood parks in the upcoming filings for Overland Ranch that will have more play features and will include more accessible play structures.

14. Land Development Services (Roger Nelson / 303-739-7294 / rnelson@auroragov.org / Comments in magenta)
 - a. Being located in Section 34, Township 5 South, Range 65 West of the 6th Principal Meridan.
Response: Comment acknowledged, thank you.

 - b. Please label all easements as noted.
Response: Labels have been added.

 - c. Label Lots, Block, Subdivision Name & Recording Information.
Response: Labels have been added.

 - d. Label Tract F Subdivision Name & Recording Information.
Response: Labels have been added.

15. Public Art (Roberta Bloom) / 303-739-6747 / rbloom@auroragov.org / Comments in email format
 - a. The public art plan indicates public art at the rec center and/or park. These seem to be excellent sites due to the high level of activity and visibility. Please reconsider adding public art here.
Response: As residential site plan number 2 progresses through the separate site plan review process we will work to identify the best location for public art within the entire Overland Ranch community.

16. Real Property (Grace Grey) / 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, fire lane easement to be provided via separate document.