



Planning Division
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August 31, 2022

Jason Pock
Richmond American Homes of Colorado, Inc.
4359 S Monaco St
Denver, CO 80237

Re: Initial Submission Review – Trails at Overland Ranch 1 – Site Plan and Plat
Application Number: **DA-1692-03**
Case Number: **2003-7002-02**

Dear Mr. Pock:

Thank you for your initial submission, which we started to process on July 25, 2022. We reviewed it 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 on or before September 21, 2022.

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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7121 or dosoba@auroragov.org.

Sincerely,

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Samantha Pollmiller, Norris Design
Scott Campbell, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\SDA\1692-04rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Several comments have been received and a neighborhood meeting will be required.
- There are several lots that are labeled incorrectly based on the frontage. Please see the redlines for details.
- There are double-fronted lots along E Mineral Ave, which is not permitted.
- Once block is larger than 700 feet. Please see the redlines for details.
- Clarify the improvements to County Line Rd. Provide any coordination with Douglas and or Elbert Counties as necessary.
- Trail connections are missing based on the Open Space map per the Master Plan.
- Looped water is required in County Line Rd for fire hydrants to serve this development.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Please see the outside agency referral comments from Xcel Energy, Cherry Creek School District, Mile High Flood District, and Arapahoe County attached at the end of this letter.
- 1B. One comments were made by a neighbor during this review. A 1st Review Neighborhood Meeting will not be required; however, in lieu of this meeting, please reach out to the neighbor prior to your second submission. Please provide correspondence showing an attempt to contact and any resolutions made based on the discussion. Please also include these discussions in your comment response letter.
- Stacy Aragon
8048 S Yantly Ct, Aurora, CO 80016
Phone: 817.793.5934
Email: stacyaragon22@yahoo.com
Comment: Thank you for providing the forum for conversations regarding the new Butterfields development and Monaghan Road traffic impacts. I welcome the addition of development in our SE Aurora region, but my concern is around the traffic impacts as a resident that backs up to Monaghan Rd. We have existing concerns with the road as it pertains to speeding, recklessness and extreme noise. With your proposal to expand the road, you will only add to our existing problem. If you look at a recent housing report, you will see half of the houses that back up to Monaghan have moved in the past year. These former neighbors are moving because of the quality of life impediments with Monaghan Rd. I would like you to strongly consider keeping this to 2 lanes, and/or establishing stop signs, traffic lights, noise barrier walls, round-a-bouts or speed bumps. I know the concerns of Blackstone residents won't sway your decision, but this, and the community call from last year, are the only ways we can voice our concern. Please reconsider, or consider additional traffic dampening listed above, in your plans. My family, neighbors and myself would be extremely grateful if this was even given the slightest of consideration.

Sincerely-
Stacy Aragon

2. Completeness and Clarity of the Application

Sheet 1

- 2A. Label the county boundaries on the vicinity map.
- 2B. Add the number of dwelling units to the table.
- 2C. Complete the parenthesis in the table.
- 2D. Remove Planning Commission and City Council as these are not required with this application.
- 2E. Add the acreage for the landscape area.
- 2F. Add percentages to the area calculations. These need to add up to 100%. The acreages listed here exceed the 171.86-acres shown in the total land area.



Sheet 4

- 2G. Ensure the lot width text is not obstructed.

Sheet 5

- 2H. Proposed Easement and Sight Distance Triangle are too similar in the legend. Make one much bolder or change the linetypes.
- 2I. Label the tracts and easements.
- 2J. Call out the pocket park.

Sheet 7

- 2K. Make sure the key map matches the lots shown on the plan.

3. Zoning and Land Use Comments

Sheet 1

- 3A. Include Subarea C in the zoning.

Sheet 2

- 3B. Provide a table showing compliance with small lot standards per the Master Plan. This Site Plan filing contains multiple neighborhoods from the Master Plan. Small lot compliance and distribution of small lots is handled at the neighborhood level.
- 3C. There are portions of the Porch View neighborhood not included in this filing, which is okay. Just ensure that when you create the Master Plan compliance table, that excluded Planning Areas are being accounted for in terms of small lot percentages and density.

Sheet 3

- 3D. Lots shall not double front onto a collector or local. There are several lots along Mineral Ave that are double fronting, which is not permitted.
- 3E. There are several lots that are labeled as 45' lots when the frontage is shown as 50' or greater throughout the plan. Please make sure the lots are being labeled correctly based on the frontage as measured at the setback line. Please see the redlines for the locations of these lots throughout the plan.
- 3F. Open space area must be at least 30' wide to count as a block separation. There are several instances of open space widths missing dimensions or being too small. Please see the redlines and add the dimensions or create wider tracts for these open space areas.

Sheet 4

- 3G. Lots that are less than 50' wide at the frontage (as measured at the setback) shall be considered 45' small lots. Revise the labeling on these lots throughout if this condition occurs.

Sheet 9

- 3H. The block exceeds 700 linear feet along the curb line (735.92'). Please revise the location of the open space area or add a new connection point to break up this block length.

Sheet 50

- 3I. Include the 20' setback.
- 3J. Include the 18' setback.
- 3K. For all lot typicals: provide a typical for corner lots as well.



4. Access and Connectivity Comments

Sheet 3

- 4A. If there are curb ramps crossing Mineral (or any street), ensure the crosswalk striping is shown to cross the street, typical on all sheets.
- 4B. Consider a mid-block crossing at or near the trail connection shown on the redlines.

Sheet 4

- 4C. Label the crosswalk treatment or provide a symbol in the legend, typical on all sheets.

Sheet 13

- 4D. A sidewalk connection is required in the open space area.
- 4E. The sidewalk should connect to another trail. There is a proposed trail in the Master Plan.

Sheet 16

- 4F. A sidewalk connection is required for the open space area.

5. Parking Comments

Sheet 1

- 5A. Add a row for parking. 2 parking spaces are required per dwelling unit.

6. Signage Comments

Sheet 1

- 6A. 96 s.f. is the maximum area for neighborhood signs.

Sheet 3

- 6B. Provide a detail of the entry monument on the site details sheets.

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

Site Plan Comments

Sheet 39

- 7A. Please show/darken the trail or show it with a light gray hatch so it reads better.

Sheet LI.00

- 7B. The curbside landscape requirements apply to all streets within this application. Refer to Section 146-4.7.5 C. A lot of areas are just native seeds. If this is desired, then an adjustment should be requested, a hardship expressed, and mitigating measures offered.
- 7C. Streets that have an east and west or north and south side, cannot be grouped as one street. The street tree requirement is per each side of the street. Please update the table accordingly.
- 7D. See comment on the landscape plan, but the street trees need to be clustered along the street edge and not set back acting like a buffer. Update the plan and the table with the correct tree count.
- 7E. Why is this curbside landscape length so low for County Line Road? It appears it should be approximately 2,465 lf.
- 7F. There are four detention ponds proposed. Please include the detention pond landscape table to document the landscaping that is required and being provided. One of the ponds is not currently being shown and the landscape plan sheets need to be extended to include it. Should the tract landscaping overlap with the detention pond landscaping, the landscaping can count for both.
- 7G. Provide a table listing the square footages of the high, medium, and low water use areas and as percentages of the overall landscape area being provided.
- 7H. Please update the Plant schedule to reflect the required five-gallon plant size requirement.



Sheet L1.01

- 7I. Remove the notes indicated. Only include the city-required landscape notes.
- 7J. Remove the reference to the previous landscape code within note 6.

Sheet L1.02

- 7K. Include an overall lot typical plan that clearly depicts the anticipated lot types.
- 7L. Include any anticipated easements and the approximate locations of any utilities.
- 7M. Is fencing anticipated for this development or for the lots? If so, include a separate fencing plan denoting the fence types and locations.
- 7N. Is the current plant schedule for the overall site anticipated to be the one used for the front yard landscaping? If so, then refer to that plant schedule here for the front yard landscaping.
- 7O. Include lot typicals for all the lot types anticipated. If only a standard and large lot, then include lot typicals that demonstrate the specified plant quantities as noted in the table.
- 7P. Need to determine based on the lot sizes and setbacks, whether a minimum of 400 sf of sod can be provided. The inspectors cannot determine that in the field. If it can or if some lots can, then indicate which ones can have sod. If sod can't be accommodated, make sure the lots are designed to xeric standards.
- 7Q. Change to the curbside landscape. Add a note, and refer to the landscape plan for curbside plantings.

Sheet L2.00

- 7R. Turn the matchline information off if there is not a sheet that it is matching to.
- 7S. Include more of Monaghan Road and the median. Is the median being landscaped?
- 7T. Label the ponds to coincide with the grading plan. This is Pond A.
- 7U. Please darken all tract callouts/labels and make the font larger.
- 7V. Areas that are less than 10' cannot be grass - sod.
- 7W. Native seed is permitted for use within the curbside landscape however, the current UDO does not permit just the use of native seed. Shrubs are required at a minimum of one shrub per 40 square feet of curbside landscape. Once this requirement is met, then native seed may be provided between the shrub beds.
- 7X. Label the shrubs on all sheets.
- 7Y. Include the water and sanitary sewer lines on all the sheets.
- 7Z. Are monuments anticipated? If so show those on the plan and call those out. Include detail of the proposed monuments.

Sheet L2.01

- 7AA. A hatch is not acceptable for denoting the shrub beds. Please include the actual plant material in the next submittal as well as plant callouts.

Sheet L2.04

- 7BB. Street tree spacing and layout should mimic the street tree layout that was done on Monaghan Road.

Sheet L2.05

- 7CC. Darken the edge of the trail.

Sheet L2.06

- 7DD. Darken the edge of the sidewalk along this street. It is dark in some places and light in others.

Sheet L2.17

- 7EE. Matchline is not showing up correctly. Dash symbology doesn't match the other matchlines.
- 7FF. What is happening to the median? Is it being landscaped? Include the landscaping on this plan set if it is being landscaped.
- 7GG. If this is a collector or arterial street, then a street frontage buffer is required for that portion that is 20' wide. Beyond the 20', then the tract landscaping may pick up.



Sheet L2.17

7HH. Matchline is not showing up correctly. Dash symbology doesn't match the other matchlines.

8. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

8A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at:

<http://auroragov.org/CADtoGISstandards> OR by contacting CADGIS@auroragov.org.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

Site Plan Comments

Sheet 1

- 9A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.
9B. Add the note per the redlined comment.

Sheet 2

- 9C. Typical for all sheets: Label the curb return radii or provide a note with typical radii.
9D. Will this plan be phased?

Sheet 3

- 9E. Is a gate being proposed over a public street?
9F. 72+45=117. The section calls out 114' of ROW. Please clarify.
9G. Show/label all proposed drainage easements and proposed sidewalk easements.
9H. Show and label the location of all mail kiosks.
9I. Typical for all walls: walls over 4' and all CIP walls require structural calculations.
9J. Label all sidewalks outside of the ROW as private, typical.

Sheet 4

- 9K. No cul-de-sac shall be longer than 500 feet unless secondary emergency access is approved by the fire marshal.

Sheet 7

- 9L. It appears like the landscape plan included a ramp. If that is the case, please show an updated ramp on the opposing side of the street.
9M. Please clarify what is intended for improvements along County Line Rd. Is the proposed trail intended to be the sidewalk? The proposed location cannot be approved without knowing what the section for County Line Road will be.

Sheet 8

- 9N. Walls over 30" require a railing.



Sheet 9

- 9O. Please label what the items are. Pavers are not permitted in the public ROW, typical on all sheets where this occurs.
- 9P. This does not match what is shown.

Sheet 10

- 9Q. Typical for all T-intersections, only one ramp is required on the other side of the street, typically preferred on the right side of the top of the T.

Sheet 11

- 9R. The sidewalk called out on the redlines is unacceptably far from the ROW. The sidewalk should match the section – with an 8' curbside landscape section.
- 9S. The ramp is proposed in the center of the lot, there are several instances on this sheet.

Sheet 13

- 9T. The ramp is proposed in the center of the lot.
- 9U. The linework seems like it is missing.
- 9V. The maximum height is 48" adjacent to real lot lines.
- 9W. Show and label the drainage easement.

Sheet 18

- 9X. Label the curb return radii, as typical.
- 9Y. Curb ramps are required at all curb returns.
- 9Z. A sidewalk easement is required for a public sidewalk outside of the ROW limits. It should be set back 0.5' behind the back of the walk.
- 9AA. Dimension the width of the median.
- 9BB. Label the item called out on the redlines.

Sheet 19

- 9CC. A sidewalk easement is required for a public sidewalk outside of the ROW limits. It should be set back 0.5' behind the back of the walk.
- 9DD. Curb ramps are required at all curb returns.
- 9EE. Label the curb return radii, as typical.
- 9FF. Is a western-facing ramp being proposed at the location called out on the redlines? If so, please verify with traffic if this is an acceptable location.
- 9GG. Show and label the drainage easement for the pond.
- 9HH. The transition should occur past the edge of the frontage.

Sheet 34

- 9II. Label the pond side slopes (max 4:1) and the slopes at the bottom of the pond (minimum 2%).
- 9JJ. Show and label the 100-year WSEL, the maintenance access to the pond, and the drainage easement for the pond.
- 9KK. Typical for all grading sheets: add a note indicating if the storm sewer system is public or private and who will maintain it.

Sheet 35

- 9LL. Propose a chase drain in the location shown. Concentrated flows are not permitted to flow over proposed sidewalks.
- 9MM. The maximum longitudinal slope for a local road is 5%.



Sheet 36

9NN. Provide existing contour labels.

Sheet 39

9OO. Show and label the 100-year WSEL, the maintenance access to the pond, and the drainage easement for the pond.

9PP. Label the width of the maintenance path and slope (max 10%).

9QQ. Max 4:1 slopes in the pond.

Sheet 40

9RR. Indicate the 100-year WSEL.

9SS. Max 4:1 slopes in the pond, typical.

Sheet 41

9TT. Check the grading called out on the redlines, max 3:1 outside of the ROW.

9UU. The area called out on the redlines looks steep, check the grading.

Sheet 42

9VV. Check the grading, max 3:1 slopes outside of the ROW.

Sheet 43

9WW. Label the slopes of the swales, as typical.

9XX. Label the longitudinal slope in the street, as typical.

Sheet 44

9YY. Max 3:1 slopes.

9ZZ. Maximum 48" height adjacent to real lot lines.

9AAA. Show and label the 100-year WSEL, the maintenance access to the pond, and the drainage easement for the pond.

Sheet 46

9BBB. Label the proposed slopes, max 3:1. Please also provide contour labels.

9CCC. Are the inlets public or private?

Sheet 47

9DDD. Max 3:1 slopes.

Sheet 48

9EEE. Revise the keymap.

9FFF. Show and label the 100-year WSEL, the maintenance access to the pond, and the drainage easement for the pond.

An access easement is required to connect the drainage easement to the ROW.

Sheet 49

9GGG. The sections do not match the PIP or a standard COA section. The PIP calls out an 80' ROW and 6' bike lanes on both sides of the street.

Sheet 60

9HHH. Show and label the 100-year WSEL for all proposed ponds. Ensure all plantings are above the 100-year WSEL.

Sheet 61

9III. Show and label the 100-year WSEL for all proposed ponds. Ensure all plantings are above the 100-year WSEL.



Sheet 64

9JJJ. Ensure plantings are proposed above the 100-year WSEL for the swale.

Sheet 70

9KKK. Ensure all trees are a minimum of 10' from the storm sewer.

9LLL. Show and label the 100-year WSEL for all proposed ponds. Ensure all plantings are above the 100-year WSEL.

Sheet 72

9MMM. This boundary does not match the site plan sheets.

Plat Comments

9NNN. How much ROW is being dedicated?

9OOO. No cul-de-sac shall be longer than 500 feet unless secondary emergency access is approved by the fire marshal.

9PPP. Dedicate a ROW radius of 20'.

10. Traffic Engineering (Sylvia Lopo / 303-339-0440 / slopo@auroragov.org / Comments in amber)

10A. Traffic Engineering comments are forthcoming and will be sent under a separate cover. Please incorporate those comments into your response letter.

11. Fire / Life Safety (Mike Dean / 303-739-7447 / mdean@auroragov.org / Comments in blue)

Site Plan Comments

Sheet 1

11A. Remove the highlighted portion of the note per the redlines.

11B. The note does not appear to be needed since this area is not within a noise mitigation zone.

11C. Check with your Planning Case manager to determine if the note is still viable. In a recent meeting, we had discussed that a sign package would be included for both the civil plan and site plan submittal.

- Note from the CM: this note is not applicable as there are no fire lane or handicap-accessible spaces within the development.

11D. Replace with IRC R-3.

11E. Non-sprinkled.

Sheet 34

11F. The water line must extend to the property boundary to support the needed fire hydrants abutting your property.

11G. Remove the fire hydrant.

11H. Provide a new hydrant where the symbol is shown.

Sheet 35

11I. Remove the fire hydrant, there are several instances of this note on this sheet.

11J. Provide a street name for local road 2.

Sheet 36

11K. Remove the fire hydrant.

Sheet 37

11L. Water line connection is required at the point shown.

11M. A looped water line will be needed in County Line Rd to support the fire hydrants needed.

Sheet 44

11N. Remove the fire hydrant.



Sheet 45

11O. Remove the fire hydrant.

Sheet 46

11P. Water looping to County Line Rd is required.

11Q. Remove the fire hydrant, there are several instances of this note on this sheet.

Sheet 47

11R. Remove the fire hydrant.

11S. A water line will need to be extended along County Line Rd to support the needed fire hydrants.

11T. A temporary access road would not be allowed. Please work with your Traffic Engineer to determine if half of the roadway could be constructed at this time within the Public ROW.

11U. Looped water line connection to the site is required.

Sheet 50

11V. There should not be any fire lane easements within this site. These details should be removed unless a fire lane is approved and shown within the site.

Sheet 51

11W. Utilize the fire and life safety notes provided on the previous pages to revise the location of fire hydrants, typical of all landscape sheets.

12. Aurora Water (Iman Ghazali / 303-883-2060 / ighazali@auroragov.org / Comments in red)

Site Plan Comments

Sheet 3

12A. Provide maintenance access paths (minimum 8-feet wide with 2-foot wide recovery zones on either side) to top and bottom of all outlet structures, typical.

12B. Ensure at least a 30' turn radius is available for maintenance access.

Sheet 8

12C. Centerline radii of turnarounds must be at least 30', typical.

12D. Provide a turnaround or hammerhead for maintenance.

Sheet 34

12E. Master Utility Study states that this is to be a 10' sanitary sewer along Monaghan Rd and E Mineral Ave, typical.

12F. Please label or provide a note mentioning if storm infrastructures are public or private.

12G. All storm outlets, ponds and drainage structures must have dedicated easements, typical.

12H. The Site Plan cannot be approved until the MUS is approved. Include the final EDN for the approved MUS under utility notes in this set.

12I. All public ponds require an inspections and maintenance agreement.

Sheet 35

12J. Any dead-end water line supplying a fire hydrant that exceeds 150' require calculations to be shown on the utility sheet of the civil drawings. The calculation provided must reflect no less than a 20-psi residual water pressure.

12K. Advisory note: a maximum of 12 residential units are allowed to be served by a dead-end water main.

Sheet 38

12L. Manholes are not allowed to encroach on curbs; please provide a minimum 18" separation from the edge of the manhole to the edge of the curb, typical.

12M. Dead end water mains more than 150': please provide calculations as required on sheet 35.



Sheet 42

- 12N. The maximum slope of maintenance access paths is 10%.
- 12O. Advisory note: inflow and outflow inverts shall be provided at no less than 90 degrees at sanitary sewer manhole structures.
- 12P. Manhole is encroaching on the curb, please revise.

Sheet 44

- 12Q. The manhole is encroaching on the curb, please revise.

Sheet 45

- 12R. The MUS states that this is an 8" PVC water main.

Sheet 47

- 12S. Manhole is encroaching on the curb, please revise.

Sheet 67

- 12T. Ensure trees do not encroach into utility easements; trees are not allowed in utility easements and utility easements must be kept unobstructed, typical.

13. PROS (Alex Grimsman / 303-739-7154 / agrimisma@auroragov.org / Comments in mauve)

Generally

- 13A. Cash-in-lieu of community parks will be due at time of final plat. Recent appraisal report (within six months of the date of submittal) will be required to determine the per acre value in order to generate the total cash-in-lieu payment. PROS and Real Property Services can also provide the per acre value if a recent appraisal is not available. The Community Park Development Fees will be due at time of building permit issuance: \$527.30 per unit.

Site Plan Comments

Sheet 1

- 13B. Parks, Recreation and Open Space: Parks, recreation improvements, trails, and open space areas provided to satisfy land dedication requirements in accordance with the approved development plans or provided by a metropolitan district or other appropriate jurisdiction or owners association in accordance with the approved metropolitan district service plans shall be open to the general public.

Sheet 49

- 13C. Is this intended to be turned over to PROS? If so, make it clear within this plan set and provide detailed plans for the medians, following PROS median design standards from the PROS manual.

Sheet 51

- 13D. Is the undisturbed area regulated floodplain? The entire area was noted for credit toward the open space requirement; however, with the removal of the undisturbed area, it is only ~8 acres. This would create a deficit in your required open space land dedication. Areas of the regulated floodplain can be used to meet up to 50% of your required open space land dedication, which is ~10 acres.
- 13E. Provide a PROS tracking table on this sheet. Indicate which tracts are being credited toward your required open space.
- 13F. Make sure the areas that are being credited are provided amenities, tables, benches, trail network connection, pet waste stations, etc. Will review on subsequent submittal once the tracts which are being credited are noted.

Sheet 53

- 13G. Include the notes per the redlines if the medians are intended to be turned over to PROS.



Sheet 60

- 13H. Call out the width and material for all trails/maintenance paths.
- 13I. Amenities should be provided throughout the open space area – include benches and pet waste stations in additional locations.

Sheet 61

- 13J. Note this as the clubhouse area.
- 13K. More thought should be given to the large open space area called out in the redlines in terms of programming. There are only two small shelters and a small area at the south for the entire stretch of 17+ acres. Provide additional seating options along the trail, include pet waste stations, etc.

Plat Comments

- 13L. Provide standard notes included in the redlines.

14. Real Property (Kalan Falbo / 720-338-7419 / kfalbo@auroragov.org)

- 14A. See Plat & site plan for comments.
- 14B. Label all easements. Any easements that are going to be owned by the city should be dedicated by plat.
- 14C. Easements dedicated by separate instruments should work with dedicationproperty@auroragov.org.
- 14D. Title commitment should be updated, no older than 120 days.

15. Public Art Plan (Roberta Bloom / 303-739-6747 / rbloom@auroragov.org)

- 15A. We are looking for a revised Public Art Plan adding planning area numbers and street names to the map in the public art plan.

16. Revenue (Melody Oestmann / 303-739-7244 / moestman@auroragov.org)

- 16A. Storm Drainage Development fees due: 171-acres x \$1,242 = \$212,382.

August 3, 2022

City of Aurora Planning & Development Services
15151 E Alameda Parkway, Ste 2300
Aurora, CO 80012
Attn: Planning Case Manager

RE: Trails at Overland Ranch Filing No. 1 – Site Plan and Plat
DA-1692-04 (1638440)

Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the referral for the proposed Trails at Overland Ranch Filing No. 1 Development located in the City of Aurora. The purpose of this letter is to inform you that we have the following comments regarding the referral at this time based on the information submitted:

1. The outfalls of the proposed Ponds B and C are shown directing flow into State Land Board property, in unincorporated Arapahoe County. Demonstrate that the amount and characteristic of flow has not changed from the un-developed condition, or obtain easements from the property owner to allow additional flow.
2. The path of the emergency overflow downstream of the spillway and embankment shall be clearly depicted on the drainage plan for all proposed Ponds A, B and C. Structures shall not be permitted in the path of the emergency spillway or overflow. Drainage easements are required if the paths of the emergency spillway are in unincorporated Arapahoe County.
3. Need to evaluate if the drainageways downstream of Ponds B and C need to be stabilized and any channel improvements are required.
4. Plat – show and label the right-of-way dedication for County Line Road. County Line Road is defined as a Rural Arterial with 114' right-of-way in the County 2040 Transportation Master Plan.
5. County Line Road - Four through lanes will be required from Monaghan Rd to Kiowa Bennett Road in the future per Arapahoe County 2040 Transportation Master Plan. The frontage Improvements of County Line Road should be responsible by the Development of Trails at Overland Ranch Filing No. 1.
6. With this new development, the maintenance of County Line Road in this area should be memorialized, visa-vie either a three party IGA with City of Aurora/Arapahoe County/Albert County or by separate IGA between City of Aurora and Arapahoe County.

Please contact Arapahoe County Transportation Division @ 720-874-6500 or Road & Bridge Division @ 720-874-7623 for the IGA.

Please know that other Divisions in the Arapahoe County Public Works Department may submit comments as well.

If you have any questions, please feel free to contact our offices at 720-874-6500.

Sincerely,



Sue Liu, P.E., CFM

Public Works and Development

Engineering Services Division

Arapahoe County Case No. O22-261



MISSION We serve our community with vital infrastructure and professional government services.



Vicky Lisi
Director, Planning & Enrollment

Instructional Support Facility
5416 S Riviera Way
Aurora, CO 80015
720.554.5053
vlisi@cherrycreekschools.org

July 25, 2022

Daniel Osoba
City of Aurora - Planning & Development Services
15151 E. Alameda Parkway
Aurora, CO 80012

RE: Project # 1638440 DA-1692-04
Trails at Overland Ranch – Site Plan
288 Single Family units on 68.3 acres

Cherry Creek School District No.5 has reviewed the information provided by the City of Aurora regarding this site plan for the Trails at Overland Ranch Filing 1 development and will provide educational services to the future residents of this project. Students from this development are within the current boundaries of Woodland Elementary, Fox Ridge Middle School, and Cherokee Trail High School. Boundaries are subject to change when necessary to promote the efficient utilization of school facilities.

Utilizing the City of Aurora Unified Development Ordinance (the “UDO”), the land dedication calculation for the school district is **4.7088 acres** or an appropriate cash-in-lieu fee. This acreage was calculated using the Section 4.3.18.A.2 of the UDO based on student yield ratios for **single family housing**. The District proposes to utilize an appraisal method to determine the fair market value as outlined in section 4.3.18.A.4 of the UDO. **The cash-in-lieu fee will be determined by a fair market appraisal and should be paid at the time of recording the first plat.**

Cherry Creek School District #5					
Planning Department					
Student Generation Worksheet - Aurora					
Project Name:		Trails at Overland Ranch - Filing 1			
Project Number:		1638440	DA-1692-04		
Developer/Contact Person:		c/o Daniel Osoba for Richmond American Homes			
Submitted for Review:		7/21/2022			
		288 SF on 68.3 AC			
Students Generated					
Type of Unit	#D.U.s	Elem	MS	HS	Total
Single Family Detached (R-0/1)	288	98	46	58	202
Multifamily Low Density (R-2/3)	0	0	0	0	0
Multifamily High Density (R-4/5)	0	0	0	0	0
Totals	288	98	46	58	202
Acres per Child		0.0175	0.025	0.032	
Land Dedication Total		1.7136	1.1520	1.8432	4.7088

Thank you for the opportunity to review this proposal. Should you need additional information from Cherry Creek Schools, please feel free to contact me.

Sincerely,

Vicky Lisi

Vicky Lisi
Director, Planning & Enrollment

cc: Scott Smith – Chief Financial & Operations Officer
David Henderson – Deputy Chief of Operations

MAINTENANCE ELIGIBILITY PROGRAM (MEP)

MHFD Referral Review Comments

For Internal MHFD Use Only.	
MEP ID:	109228
Submittal ID:	10009288
Partner ID:	1638440
MEP Phase:	Referral

Date: August 5, 2022
To: Daniel Osoba
Via Aurora Website
RE: MHFD Referral Review Comments

Project Name:	TRAILS AT OVERLAND RANCH SITE PLAN NO 1
Location:	Aurora
Drainageway:	Mutchie Creek

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Impacts to Mutchie Creek Tributaries
- Detention Pond B

We have provided the following comments on the civil review portion of this project with RSN 1644429:

- 1) From the drainage maps provided, it appears as if more than 130 acres would drain to Detention Pond B and should be considered as regional infrastructure. It was also noted in the planning submission for this project that the tracts containing these drainage features were private and privately maintained. If the tracts are not being dedicated as public to Aurora, MHFD would like to see drainage easements for Detention Pond B as well as the regional channel upstream of the road crossing in order to provide access for maintenance.
- 2) MHFD would like to request the CUHP/SWMM modeling done for the Pond B basin.
- 3) It was noted in the drainage report that channel improvements would not be needed for "Drainageway 1". The report also contains a hydrograph cross section of this drainageway showing a channel velocity of 6.62 fps in the 5 -year event and 9.39 fps in the 100-year event. These velocities are in excess of the recommended values for MHFD naturalized streams. Please help us understand the impact of these erosive velocities and how the project plans to mitigate these conditions.
- 4) The riprap limits shown for the emergency spillway of Pond B and C will need to further extend down the slope to protect the entire downstream face from potential overflows.

MHFD requires responses to the review comments, please include these responses with any future submittal.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.



Project Name: TRAILS AT OVERLAND RANCH FLG #01
MEP ID: 109228
Date: 8/31/22

Mile High Flood District (MHFD)
MEP Referral Review Comments

Sincerely,

A handwritten signature in blue ink, appearing to read 'Derek Clark', with a stylized flourish at the end.

Derek Clark, PE
Project Manager
Mile High Flood District



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

August 8, 2022

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

Attn: Daniel Osoba

Re: Trails at Overland Ranch Site Plan No. 1 and Filing No. 1
Case # DA-1692-04

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the plat and plan for **Trails at Overland Ranch** and requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

PSCo also requests that 10' utility easements are added within Tracts C and F along the west property lines.

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.

Additional easements may need to be acquired by separate document for new facilities – be sure to contact the Designer and request that they connect with a Right-of-Way and Permits Agent in this event.

Comment response requested.

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