

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250



November 29, 2023

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

**Re: Third Submission Review – Trails at Overland Ranch 1 – Site Plan and Plat**  
Application Number: **DA-1692-04**  
Case Number: **2003-7002-02, 2022-3061-00**

Dear Mr. Richmond:

Thank you for your third submission. 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.

Several important issues remain which may be resolved in a technical submission after your administrative decision, tentatively scheduled for December 20, 2023. Please coordinate with your newly assigned Case Manager, Erik Gates at [egates@auroragov.org](mailto:egates@auroragov.org) or 303-739-7132 for all noticing requirements ahead of the decision date. Please revise your previous work and send us a new submission after the decision is completed.

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](mailto:dosoba@auroragov.org).

Sincerely,

A handwritten signature in cursive script, appearing to read "Dan Osoba".

Dan Osoba, Planner II  
City of Aurora Planning Department

cc: Samantha Pollmiller, Norris Design  
Erik Gates, Planner II  
Justin Andrews, ODA  
Filed: K:\SDA\1692-04rev3



## Third Submission Review

### PLANNING DEPARTMENT COMMENTS

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

- 1A. Comments were received from Xcel Energy, Cherry Creek School District, and Arapahoe County. Please see the comments at the end of this letter.
- 1B. One comment was received from a neighbor on this review. Please see the comment below and provide a response in the next submission:
- 1C. Name: Darlene Wolff  
Address: 8258 S. Yantley Ct.  
Phone: 13039058004  
Email: [darlenew58@aol.com](mailto:darlenew58@aol.com)  
Comment: What is the timeline for this project to begin? Before construction starts, the severe traffic safety problem we are having at the intersection of Monaghan/Delbert and County Line roads needs to be mitigated. Empty promises by the city of Aurora are causing travelers and neighbors much stress, damage and injuries that are unacceptable.

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

- 2A. Completeness and Clarity of the application comments have been resolved.

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

##### *Sheet 2*

- 3A. The proposed lotting is consistent with the master plan and small lot standards for R-1. No further action is needed on the lot tracking chart.

##### *Sheet 4*

- 3B. These lots are double fronting onto Mineral Avenue. The response to comments indicates that they are compliant because a buffer is provided, but the code section specifically permits double-fronted lots on arterials only if a landscape buffer is provided. They are specifically prohibited on locals and collectors even if a buffer is provided.

That being said, staff is amenable to a minor adjustment request (this can still be reviewed and approved administratively) to be included with a technical submittal. The minor adjustment request should appear on the letter of introduction and on the cover sheet of the site plan. Please make the request a "Minor Adjustment Request" to Section 146-4.3.10.C. Justification and mitigation measures could include the provided 20' buffer and the fact that approximately 94% of the remaining frontage on collector streets is in compliance with this section.

#### **4. Parking Comments**

##### *Sheet 1*

- 4A. Please clarify the provided parking. It's not typical that four spaces are provided for each dwelling given the lot size and setbacks. Please indicate that two off-street parking spaces are provided in each garage.

#### **5. Signage & Fencing Comments**

##### *Sheet 1*

- 5A. There are two monument signs shown on sheet 78. Please clarify the signage on the data block.

#### **6. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)**

##### *General Comments*

- 6A. The sheet number references in multiple throughout the tables, key map, and text do not reference the correct sheet numbering. Please correct.



- 6B. While it is understood that there is an attempt being made to provide front yard trees in accordance with UDO requirements, the front yard setback for the 45' and 50' wide lots are not conducive to supporting the installation of front yard trees given the eventual size of the tree and the fact that there will likely be a street tree in front of the home as well. There will not be sufficient space long term for two trees to be in such proximity to one another. The applicant should consider asking for an adjustment.
- 6C. Do not specify crusher fines in the curbside landscape around plant material.

*Sheet 52*

- 6D. Address the comments relative to the Tract Landscape Table.

*Sheet 53*

- 6E. Update the tree quantities in the table and/or provide the missing trees that are quantified in the table. If it is not possible to provide the trees, then add an asterisk and a reason to the bottom of the table noting why the deficiency.
- 6F. Add E. Elmhurst Avenue as it is not in the table as well as S. Monaghan Road to the street tree table.
- 6G. Increase the font in the median landscape table to match the others on the sheet.

*Sheet 54*

- 6H. Select a different tree as a replacement for the Pagoda Dogwood as they do not grow here.
- 6I. Street trees are supposed to be deciduous canopy trees. If the Skyrocket English Oak were being provided to make a statement say at the entrance or in connection with a monument sign or open space area etc., they would be fine. Do not use them randomly along the streets. Provide the UDO-required deciduous canopy trees.
- 6J. The Yucca Glauca and Plains Yucca should not be used within the curbside landscape areas. Add an asterisk and a note to the bottom of this table stating this.

*Sheet 55*

- 6K. Add the street names to the plan provided.
- 6L. Add curbside landscape quantities to the below.
- 6M. Update tree requirements based on review comments provided on the next sheet.
- 6N. Do something, larger and/or darker font, etc. to help separate the front yard requirements from the side yard. The current text all runs together.
- 6O. The inspectors aren't going to understand that we allow shrub equivalents with grasses. They are going to read the shrub requirements to mean that "X" number of shrubs should be provided. Please update all the lot landscape requirements where equivalents are intended/allowed to state the intended shrub count.
- 6P. There are conflicts with the lots that are listed on the plan and the ones found on other sheets in the plan set. Verify that the identified lots are indeed as stated or if they should be updated.

*Sheet 56*

- 6Q. Update the lot typicals per the comments provided.
- 6R. Include a scale for the lot typicals.
- 6S. Have a legend on the sheet and not just on one sheet.
- 6T. The front yards are supposed to have a feature. The lot plan indicates that on page 55, but the lot typicals do not state that one will be provided.

*Sheet 57*

- 6U. Given the setbacks for several of the lot types, consider providing a list of more narrow deciduous trees. There is going to be an overcrowding of the front yard and street trees based on the tree list provided below. The lot depths especially for the homes that are 15' and less, are questionable as to whether a front yard tree is practical given the utility easements and the five-foot typical restriction of no planting/irrigation around the foundations of the homes. An adjustment may be necessary.



- 6V. Add a note: "Crusher fines are not used as a mulch treatment around plant material in the curbside landscape."
- 6W. Add a note describing the mulch treatment for the tree/shrub areas within the front yards. The rock mulch zone around the foundation of the home has been clearly delineated, but there is no mention of the mulch treatment for the planted areas. If the intent is to have the entire front yard as rock mulch including the perimeter/foundation of the home, then two different rock mulch types are required.

*Sheet 58*

- 6X. The median can stay landscaped as is or if the applicant would like to, they may choose to utilize the Park's Department Median landscape option.
- 6Y. Should this be hatched as a lot typical curbside landscape? This is a corner lot and therefore would follow the 50' wide corner lot side yard landscape typical.

*Sheet 62*

- 6Z. The ordinance requires all rear lots of residential homes that abut an arterial or collector street to have a 20' wide buffer. This is not complying with the UDO requirements.
- 6AA. Include County Line Road so the landscaping is not floating on the sheet, and it has context.

*Sheet 66*

- 6BB. Clarify the crusher fines vs. concrete trail construction.
- 6CC. There is a plant leader pointing to no plants.

*Sheet 68*

- 6DD. Curbside landscaping directly abutting some open space is missing.

*Sheet 69*

- 6EE. Please provide curbside landscaping for the identified blocks. There is nothing being provided.
- 6FF. Remove the random arrow.
- 6GG. There are no lot typicals provided for the east side of S. Clubview Street. While the street is being constructed, the landscaping for this side of the street should be provided when the adjoining filing is submitted and then the curbside landscape would be based upon the landscaping associated with the lots fronting the street. Remove the hatch and the street trees and provide a note that the curbside landscape will be provided when the adjoining lots are submitted.

*Sheets 70 & 71*

- 6HH. There are no lot typicals provided for the east side of S. Clubview Street. While the street is being constructed, the landscaping for this side of the street should be provided when the adjoining filing is submitted and then the curbside landscape would be based upon the landscaping associated with the lots fronting the street. Remove the hatch and the street trees and provide a note that the curbside landscape will be provided when the adjoining lots are submitted.

*Sheet 73*

- 6II. If it's easier, maybe just list the tract and not include the square footage. The square footage in the tract table is listed at 7,629sf vs. 7,368sf here.

*Sheet 74*

- 6JJ. Please provide curbside landscaping for the identified block. There is nothing being provided.
- 6KK. There are no lot typicals provided for the east side of E. Elmhurst Avenue and the south side of E. Mineral Avenue. While the street is being constructed, the landscaping for this side of the street should be provided when the adjoining filing is submitted and then the curbside landscape would be based upon the landscaping associated with the lots fronting the street. Remove the hatch and the street trees and provide a note that the curbside landscape will be provided when the adjoining lots are submitted.

**8. Addressing** (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@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: <https://auroragov.org/CADtoGISstandards> OR by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org).

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES****9. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)Site Plan Comments*Sheet 2*

9A. As a reminder, per section 4.04.2.02.4 of the Roadway Manual, mitigation measures shall be provided for homes fronting the proposed collector street. Identify the mitigation measures on this site plan. The comment response indicated that the lotting was updated, please include a note identifying the mitigation measures and which lots require them.

*Sheet 4*

9B. A sidewalk easement is required for public sidewalks outside of the ROW. The sidewalk easement should be set back 0.5' behind the back of the walk.

*Sheet 5*

9C. The city will not own or maintain a sidewalk significantly away from the ROW. A public sidewalk is required along Monaghan Road.

*Sheet 13*

9D. A public sidewalk is required along the ROW.

*Sheet 17*

9E. As indicated via email on 9/26/23, in coordination with Life Safety, N. Del Ray Street is required to provide a second point of access for some of the lots proposed in this application as shown in the phasing plan that was proposed with the pre-application meeting. If the second point of access is required by Life Safety, then the half section of the street is required to be built. The site plan can be phased similarly to what is reflected in the previously discussed phasing plan, but the phasing plan should outline the required public improvements needed for each phase.

9F. See comment on sheet 50 regarding the sidewalk along the County Line.

*Sheet 18*

9G. Sidewalks significantly away from the ROW will not be maintained/owned by COA. A public sidewalk is required along Monaghan.

9H. The sidewalk should be within the ROW, typical.

*Sheet 35*

9I. Label the longitudinal slope as the street approaches Monaghan.

*Sheet 41*

- 9J. Max 3:1 slopes, typical.

*Sheet 50*

- 9K. Remove from the site plan, these will be reviewed/approved with civils.
- 9L. Sidewalks proposed for future County Line should be proposed in the ultimate location. The sidewalk should be within the ROW. Sidewalks significantly away from the ROW will not be owned/maintained by COA. Public streets are required to have a public sidewalk.
- 9M. Repeat: homes are only permitted to front a collector street if mitigation is provided. Alternatively, public works engineering is open to downgrading the street classification and section to a local type 1.
- 9N. Public streets shall have public streetlights in conformance with COA standards. Please provide the information below in some capacity for the photometric analysis.

For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:

- Roadway Classification (typical section name)
- Adjacent Land Use Category (i.e., TOD), as applicable
- Number of lanes
- Back-to-back curb width
- Pedestrian Activity Level
- Pavement Type: R3, for all lighting calculations

This information (if it's not already shown) can be added to the street sections provided if desired.

*Sheet 51*

- 9O. Show railing on the wall sections, typical.

**10. Traffic Engineering** (Carl Harline / 303-739-7584 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)

- 10A. Traffic Engineering comments were not received during this review. Please reach out to your Traffic Engineering reviewer directly for comments. Please cc [egates@auroragov.org](mailto:egates@auroragov.org) on all correspondence.

**11. Fire / Life Safety** (Steve Kirchner / 303-739-7489 / [stkirchn@auroragov.org](mailto:stkirchn@auroragov.org) / Comments in blue)Site Plan Comments*Sheet 35*

- 11A. Second request to add a proposed fire hydrant where this symbol is located. TYP
- 11B. Run the water line north on Monaghan to the northernmost point of the property.
- 11C. Remove this hydrant and lateral.

*Sheet 39*

- 11D. See notes on sheets 35-48 for hydrant and water line Provide a statement of the timing of the ISP including the reference number and name showing that water mains and fire hydrants will be in place on County Line Road prior to the start of this project.

*Sheet 58*

- 11E. See hydrant and water line notes on sheet 35.



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

*Site Plan Comments*

*Sheet 1*

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

*Sheet 56*

- 12B. Show the meter pit location. Be advised that a 2 ft horizontal clearance is required between the edge of the meter pit lid and all hardscape.

**13. PROS (Curtis Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in mauve)**

*Site Plan Comments*

*Sheet 43*

- 13A. Typical. Trails, whether they are concrete or crusher fines, should be ADA-compliant. Refer to Section 6.20 of the PROS Dedication and Development Criteria Manual. Generally, the longitudinal slope should not exceed 5% and the cross slope should not exceed 2%. Apply design criteria to all trails in the plan set. Call out the slopes and trail widths. Also, 2' recovery zones (shoulders) should be provided on both sides of trails. Include trail cross-sections on a detail sheet.
- 13B. Typical. Where steep slopes abut trails, a swale may be needed to intercept and convey nuisance flows on the upslope side of the trail.

*Sheet 52*

- 13C. Can this sheet be updated to specify where the open space fence detail on sheet 78 applies? The fencing plan should be included somewhere in the Site Plan. Carrying the fence symbology throughout the landscape plan would also be helpful for clarity.

*Sheet 58*

- 13D. Regardless of their design, because the landscaped medians are located within a 4-lane minor arterial street they are not eligible to be maintained by the PROS Department.

*Sheet 64 & 67*

- 13E. Include a trash receptacle.

*Sheet 77*

- 13F. To clarify, trail cross sections would be helpful additions to the details.

*Sheet 78*

- 13G. It doesn't appear that any sheets identify where this fence will be installed. At a minimum, it should be used between private property and parks and open space properties.

*Subdivision Plat Comments*

- 13H. Be advised that prior to plat recordation, the cash-in-lieu of community parkland dedication payment shall be satisfied. As you near the date by which you want to record the plat, coordinate with PROS staff to generate a cash-in-lieu invoice for payment.

**14. Real Property (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org))**

- 14A. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)



- 14B. Advisory Comment) Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)
- 14C. See redline comments on the subdivision plat and site plan.

**15. Revenue** (Melody Oestmann / 303-739-7244 / [moestman@auroragov.org](mailto:moestman@auroragov.org))

- 15A. Continued Advisory Comment: Storm Drainage Development fees due: 171-acres x \$1,242 = \$212,382.



**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](mailto:Donna.L.George@xcelenergy.com)

November 1, 2023

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

Attn: Daniel Osoba

**Re: Trails at Overland Ranch Site Plan No. 1 and Filing No. 1 - 3rd referral  
Case # DA-1692-04**

Though the requests from Public Service Company of Colorado's Right of Way & Permits Referral Desk were taken under advisement for **Trails at Overland Ranch**, it appears that none of them were added to the plat.

Please advise.

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](mailto:Donna.L.George@xcelenergy.com)



Arapahoe County Engineering Services Division Referral Comments

November 3, 2023

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

RE: TRAILS AT OVERLAND RANCH SITE PLAN NO 1 - SITE PLAN AND PLAT RSN: 1638440

Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the outside referral for the proposed project located in the City of Aurora. Staff has not yet receive responses to our comments made in August 2022 and August 2023. Of particular concern is the right-of-way dedication for County Line Road is shown as 60-feet total while it defined as a Rural Arterial with a 114-foot right-of-way. The County would like to understand when that dedication will be made as it is a part of the Arapahoe County 2040 Transportation Master Plan.

The first comment letter submitted in August of 2022 will be uploaded again to the case website for your convenience. 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. Respectfully,

Ceila Rethamel

Ceila Rethamel

Arapahoe County Public Works & Development

Engineering Services Division

cc Arapahoe County Case No. O23-286

August 3, 2022

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

Attn: Planning Case Manager

Arapahoe County Public Works and Development

6924 South Lima Street Centennial, CO 80112 - 3853 Phone: 720 - 874 - 6500 [www.arapahoegov.com](http://www.arapahoegov.com)

BRYAN D. WEIMER, PWLF

Director

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



October 31, 2023 Daniel Osoba  
City of Aurora - Planning & Development Services 15151 E. Alameda Parkway  
Aurora, CO 80012

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

Dear Mr. Osoba,

Matt Schaefer, MPA, GISP  
Director, Planning, Enrollment, and Charter Schools  
Instructional Support Facility  
5416 S Riviera Way Aurora, CO 80015  
720.554.5053  
[mschaefer2@cherrycreekschools.org](mailto:mschaefer2@cherrycreekschools.org)

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.

The district has reviewed the development proposal in terms of (1) available school capacity and (2) required land dedications and/or cash-in-lieu contributions.

1. School Capacity

School Capacities Compared to Projections

	Capacity	Actual Count 2022/23	Projected Count		
			2023/24	2024/25	2025/26
Walnut Hills Elementary	467	282	281	265	264
Campus Middle	1,620	1,331	1,266	1,238	1,181
Cherry Creek High	3,735	3,797	3,777	3,612	3,487

Capacity is expected to be sufficient to serve the students expected from this development.

2. Land dedication for public school sites or cash-in-lieu of land dedication

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.**



<b>Cherry Creek School District #5</b>					
<b>Planning Department</b>					
<b>Student Generation Worksheet - Aurora</b>					
<b>Project Name:</b>	Trails at Overland Ranch Site Plan No 1 - Site P				
<b>Project Number:</b>	DA-1692-04				
<b>Developer/Contact Person:</b>	c/o Daniel Osoba, Project Manager, City of Aurora				
<b>Submitted for Review:</b>	10/23/2023				
	288 units on 68.3 AC				
<b>Students Generated</b>					
<b>Type of Unit</b>	<b>#D.U.s</b>	<b>ES</b>	<b>MS</b>	<b>HS</b>	<b>Total</b>
< 7.49 du/ac	288	98	46	58	202
7.5 - 14.99 du/ac	0	0	0	0	0
> 15.00 du/ac	0	0	0	0	0
<b>Totals</b>	288	98	46	58	202
Acres per Child		0.0175	0.025	0.032	
<b>Land Dedication Total</b>		<b>1.71</b>	<b>1.15</b>	<b>1.84</b>	<b>4.7088</b>

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,

*Matt Schaefer*

Matt Schaefer, MPA, GISP  
Director, Planning, Enrollment and Charter Schools

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