



February 19, 2024

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

Re: Trails at Overland Ranch 1 – Site Plan and Plat  
Application Number: DA-1692-04

Dear Erik Gates,

Thank you for taking the time to discuss our plans for the Butterfield Trails project. Valuable feedback was given by City Staff and adjustments have been made. We have reviewed the comments provided November 29th, 2023 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



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.

***Response: We have provided responses to each of these referral responses at the end of this response to comment 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:

***Response: Please see response below.***

1C. Name: Darlene Wolff Address: 8258 S. Yantley Ct. Phone: 13039058004

Email: 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.

***Response: The Development Team is proposing improvements to the intersection of Monaghan/Delbert as directed by the City of Aurora. Currently a signal is not warranted, however future monitoring will be conducted to see if warrants are met as we agree that safety of our future residents and residents in the area are a top priority. Sleeving for future signalization is proposed as part of these improvements.***

2. Completeness and Clarity of the Application

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

***Response: Noted, thank you.***

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.

***Response: Noted. Thank you.***

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.

***Response: A minor adjustment has been requested and is included as part of the Letter of Introduction and noted on the Coversheet of the Site Plan.***

#### 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.

***Response: Additional clarification has been added to the Land Use Data Table.***

#### 5. Signage & Fencing Comments

##### *Sheet 1*

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

***Response: The number of signs has been corrected. Signage area is within code allowances.***

#### 6. Landscaping Issues (Kelly Bish / 303-739-7189 / 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.

***Response: Sheet numbers and sheet number references have been updated to be consistent and 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.

***Response: All sheet numbers have been updated to be correct and consistent.***

6C. Do not specify crusher fines in the curbside landscape around plant material.

***Response: All plant material has been removed from crusher fines areas.***

##### *Sheet 52*

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

***Response: Tract Landscape Table has been updated and comments have been addressed.***



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.

***Response: Tree quantities have been updated to reflect current total of provided trees on plan.***

6F. Add E. Elmhurst Avenue as it is not in the table as well as S. Monaghan Road to the street tree table.

***Response: E. Elmhurst avenue and S. Monaghan Road have been added to the Curbside Landscape Table.***

6G. Increase the font in the median landscape table to match the others on the sheet.

***Response: Text size has been increased.***

Sheet 54

6H. Select a different tree as a replacement for the Pagoda Dogwood as they do not grow here.

***Response: Pagoda Dogwood is to be replaced with Cornelian Cherry.***

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.

***Response: Skyrocket English oak has been swapped for Redmond American linden.***

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.

***Response: Yucca species has been removed from curbside planting. Asterisks and note have been added accordingly.***

Sheet 55

6K. Add the street names to the plan provided.

***Response: Sheet has been updated to provide street names.***

6L. Add curbside landscape quantities to the below.

***Response: Curbside landscape quantities have been added.***

6M. Update tree requirements based on review comments provided on the next sheet.

***Response: Tree requirements are up to date. Narrower deciduous and evergreen species, that better fit the given yard space have, have been selected.***



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.

***Response: Subheadings have been updated to bold font.***

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.

***Response: Requirement notes have been updated to state the intended shrub and grass counts without the use of shrub equivalents.***

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.

***Response: Lot conflicts have been coordinated, the identified lots have been confirmed or updated.***

Sheet 56

6Q. Update the lot typicals per the comments provided. 6R. Include a scale for the lot typicals.

***Response: Lot typicals have been updated per the comments provided and a scale has been included for each lot typical.***

6S. Have a legend on the sheet and not just on one sheet.

***Response: Legend has been added to both sheets.***

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.

***Response: Features are now shown on lot typicals in accordance to what is indicated on page 55.***

Sheet 57

6U. Given the setbacks for several of the lot types, consider providing a list of more narrow deciduous trees.

***Response: Narrower deciduous trees have been selected.***

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.

***Response: Narrower deciduous and evergreen trees that better fit the yard sizes have been selected.***



6V. Add a note: "Crusher fines are not used as a mulch treatment around plant material in the curbside landscape."

**Response: Note has been added.**

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.

**Response: Note has been added.**

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.

**Response: Comment acknowledged, thank you. Median landscape will proceed as shown.**

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.

**Response: Hatch has been updated to lot typical curbside landscaping.**

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.

**Response: Lotting has been updated to show min. 20' buffer.**

6AA. Include County Line Road so the landscaping is not floating on the sheet, and it has context.

**Response: County Line Road linework had been added.**

Sheet 66

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

**Response: Trail labeling and hatches have been updated on sheet to be clearer. A leader has been updated to point at correct plant.**

Sheet 68

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

**Response: Curbside landscaping has been added.**

Sheet 69

6EE. Please provide curbside landscaping for the identified blocks. There is nothing being provided.

**Response: Curbside landscaping has been added.**

6FF. Remove the random arrow.



***Response: Arrow has been removed, thank you.***

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.

***Response: Landscape has been removed from Filing 1 boundary, and note has been added per recommendation.***

*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.

***Response: Landscape has been removed from Filing 1 boundary, and note has been added per recommendation.***

*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.

***Response: Tract labels have been updated to exclude square footage.***

*Sheet 74*

6JJ. Please provide curbside landscaping for the identified block. There is nothing being provided.

***Response: Curbside landscaping has been added.***

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.

***Response: Landscape has been removed from Filing 1 boundary, and note has been added per recommendation.***

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

**Response: Noted. Addressing is to be provided to Phil Turner.**

#### 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.

**Response: 2 mitigation measures selected: Lots fronting collector streets have an additional 5' front setback added to the standard ( 4.04.2.02.4.01) & noise attenuation windows for all front elevation windows and side elevation windows within 15 feet of the front elevation plane (4.04.2.02.4.03). Setback labels on site plan reflect the 5' larger setbacks along E Armory St & E Phillips Ave.**

*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.

**Response: A sidewalk easement has been added.**

*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.

**Response: Owner & city met and agreed on 14' trail location and easement location in early December. Widened 14' walk will take place of bike lane in road and be covered by an easement.**

*Sheet 13*

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

**Response: Owner & city met and agreed on 14' trail location and easement location in early December. Widened 14' walk will take place of bike lane in road and be covered by an easement.**





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.

***Response: Owner and consultant team met with Life Safety in November 2023. A 23' access road with 30' fire and access easement will be provided at their request. Each end shall have a gate with knox box providing enough room for a truck to pull off of County Line and park/unlock the gate. This will serve as the 3rd point of access for the subdivision and satisfy Life Safety.***

***The phasing plan referenced here is out of date and no longer matches the intent of Owner. A more current phasing map was provided to City at our last meeting to discuss this future road segment after 9/26/23.***

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

***Response: Noted.***

Sheet 18

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

***Response: Owner & city met and agreed on 14' trail location and easement location in early December. Widened 14' walk will take place of bike lane in road and be covered by an easement.***

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

***Response: Owner & city met and agreed on 14' trail location and easement location in early December. Widened 14' walk will take place of bike lane in road and be covered by an easement.***

Sheet 35

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

***Response: Longitudinal slope labels added at approach. A few additional contour labels added to help clear up intent in this area as well.***

Sheet 41

9J. Max 3:1 slopes, typical.

***Response: Grading and layout in this area revised and now meets max slope requirements. Channel widened and access road now goes down lower closer to channel.***



*Sheet 50*

9K. Remove from the site plan, these will be reviewed/approved with civils.

***Response: Pavement sections have been removed from CSP sheets.***



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.

**Response: Noted. Section revised to show a walk that does not meander more than touching ROW (10' easement). Met with City staff on 2/9/24 to discuss this County Line segment specifically. We are open to providing the standard walk location or providing a larger meandering walk (similar to Monaghan) that would be suitable for bikes if the bike lane width proposed now were to be used for a striped median in long term interim condition as discussed. City to reach back out in the coming weeks after being able to review.**

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.

**Response: 2 mitigation measures selected: Lots fronting collector streets have an additional 5' front setback added to the standard ( 4.04.2.02.4.01) & noise attenuation windows for all front elevation windows and side elevation windows within 15 feet of the front elevation plane (4.04.2.02.4.03). Setback labels on site plan reflect the 5' larger setbacks along E Armory St & E Phillips Ave.**

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.

**Response: Notes added to site plan & lighting sheets referencing these elements on Street Section page 50. Information explicitly added to page 50.**

Sheet 51

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

**Response: Railings added to details.**

**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 on all correspondence.

***Response: Traffic engineering comments were provided by Carl Harline on December 8<sup>th</sup>, 2024. Responses are provided in Redlines.***

11. Fire / Life Safety (Steve Kirchner/303-739-7489/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

***Response: JR met with Life Safety just a few days prior to receiving these comments. It was determined that the water line would not have to run north to the property line since no development north of Trails at Overland Ranch is currently planned on the State Land Board property. We agreed to extend the hydrant 150' north of intersection for coverage in this area. Hydrant lateral moved into road.***

***Met with Life Safety just days before receiving these comments and assume there was not an opportunity to update these comments in short time frame.***

11B. Run the water line north on Monaghan to the northernmost point of the property.

***Response: JR met with Life Safety just a few days prior to receiving these comments. It was determined that the water line would not have to run north to the property line since no development north of Trails at Overland Ranch is currently planned on the State Land Board property.***

***Met with Life Safety just days before receiving these comments and assume there was not an opportunity to update these comments in short time frame.***

11C. Remove this hydrant and lateral.

***Response: See response up and to left about other hydrant.***

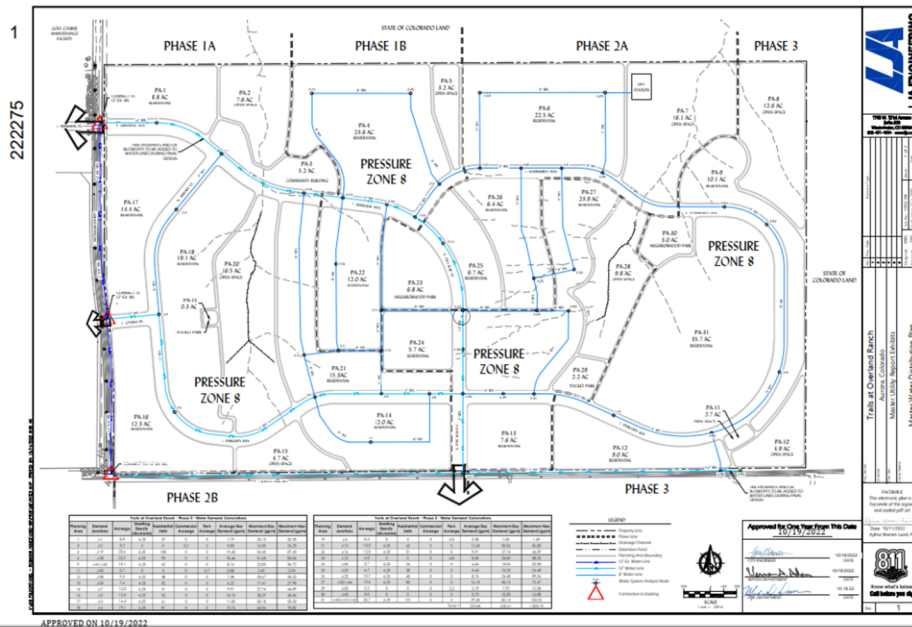
*Sheet 39*

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.

***Response: County Line Improvements will be completed with Trails at Overland Ranch Filling 2 per the approved PIP/Master Plan. See below where they are included in Phase 2. County Line water will loop with Filling 2 (Mineral Ave) water. A note has been added to the plans.***

***Met with Life Safety just days before receiving these comments and assume there was not an opportunity to update these comments in such a short time frame.***

***At this point in time this segment of County Line is planned to be 1 year (potentially less pending development to south) behind the Filling 1 construction.***





Sheet 58

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

**Response: Noted, thank you. All hydrant and water locations have been coordinated with civil.**

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

Sheet 1

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

**Response: Noted. Thank you.**

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.

**Response:**

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.

**Response: Noted. The trail along the west side of the channel has been revised to meet ADA standards of 5% max. The trail along the east of the channel is Maintenance only and not a pedestrian trail, it has been graded to meet the requirements of Drainage access road. There is too much grade (6140-6105=35') to reasonably make this an ADA path. We believe that between S. Bently Street & the ADA trail along western edge of channel we are providing accessibility to the extent practical. Cross sections added to page 50.**

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.

**Response: Noted. We will keep a close eye on this as we progress into construction documents. Currently, the upstream of this trail is sheet flowing fairly smoothly and is not substantially concentrated at any one location. If during CD level design areas of concentrated flow develop to any extent we will add appropriate swales and culverts. If possible, we may also allow a small grade buffer on upstream side of 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.

***Response: Fencing location has been added and fence symbology has been included on plan.***

*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.

***Response: Comment acknowledged, thank you.***

*Sheet 64 & 67*

13E. Include a trash receptacle.

***Response: Trash receptacle has been added.***

*Sheet 77*

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

***Response: A section of crusher fines has been included in the landscape detail to help depict the soft surface trails. All other trails, maintenance and access paths/roads are provided and depicted by engineering.***

*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.

***Response: Fence will be used to separate open space tracts from private lots. Refer to tract key map and open space fencing plan on sheet 52.***

*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.

***Response: Noted.***

**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.)

***Response: Noted. An updated title commitment and certificate of taxes will be provided prior to 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.)

***Response: Noted. An updated title commitment and certificate of taxes will be provided prior to recording.***

14C. See redline comments on the subdivision plat and site plan.

***Response: Noted. Redlines addressed on plat & 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.

***Response: Noted. All fees will be paid prior to recordation.***

16. Xcel Energy Comments (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

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.

***Response: Addressed, 10' easements along both S. Monaghan Rd and County Line Rd added into this submittal as requested in original comment letter. If additional comments exist please advise what comments remain. Thank you.***

17. Arapahoe County Engineering Services Division Referral Comments (Ceila Rethamel / 720-874-6500 /

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.

***Response: Noted, responses outlined below.***





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

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.

***Response: The preliminary drainage report for this project includes MHFD Detention Pond Spreadsheets in Appendix D, these shows all ponds discharging at or below historic flow rates.***

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.



***Response: Noted, the path of all pond emergency overflows are now shown on the site plans and PDR. No structures are proposed in their path.***

3. Need to evaluate if the drainageways downstream of Ponds B and C need to be stabilized and any channel improvements are required.

***Response: Drainageways downstream of the ponds will have no increased flow and released at or below historic drainage rates, no negative impacts are expected downstreams of the ponds.***

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.

***Response: The north half of 114' ROW of County Line is being dedicated adjacent to Filing 1. The concept future improvements of County Line are shown grayed back on the site 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.

***Response: Filing 1 is dedicating ROW for County Line. Future concept improvements for County Line are shown on the site plan grayed back. The full design and construction of County Line will be differed to the next filing of Trails at Overland Ranch per the master plan and PIP.***

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.

***Response: Filing 1 is dedicating ROW for County Line. Maintenance agreement deferred to the next filing of Trails at Overland Ranch at time of construction.***

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. 022-261

**18. Cherry Creek School Comments (Matt Schaefer / 720-554-5053 / [mschaefer2@cherrycreekschools.org](mailto:mschaefer2@cherrycreekschools.org))**

1. School Capacity

School Capacities Compared to Projections



## 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.

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

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

## 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.

**Response: Noted. The Applicant is working with Aurora Public Schools regarding cash-in-lieu of land dedication.**