



July 14, 2023

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-1692-03**

Dear Mr. Osoba,

Thank you for taking the time to review our revisions for the Trails at Overland Ranch project. Valuable feedback was given by City Staff and adjustments have been made. We have reviewed the comments provided August 31, 2022 and following 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

Samantha Pollmiller
Principal



Initial Submission Review

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.

Response: Responses to those outside agency referral comments have been provided at the end of this letter.

1B. Please 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

Response: We have reached out to the neighbor who provided comment and will provide correspondence as an attachment to our application when we hear from the neighbor.

2. Completeness and Clarity of the Application

Sheet 1

2A. Label the county boundaries on the vicinity map.

Response: Label provided.

2B. Add the number of dwelling units to the table.

Response: Dwelling units provided.

2C. Complete the parenthesis in the table.

Response: Parenthesis updated.

2D. Remove Planning Commission and City Council as these are not required with this application.

Response: Removed from coversheet.



2E. Add the acreage for the landscape area.

Response: *Acreage has been added to the chart.*

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.

Response: *Acreages have been updated.*

Sheet 4

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

Response: *Addressed, text placement revised.*

Sheet 5

2H. Proposed Easement and Sight Distance Triangle are too similar in the legend. Make one much bolder or change the linetypes.

Response: *Addressed, sight distance triangle line type presented as a bolder type.*

2I. Label the tracts and easements.

Response: *Addressed, additional tract and easement labels added.*

2J. Call out the pocket park.

Response: *Addressed, pocket park label added.*

Sheet 7

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

Response: *Addressed, key map updated to reflect latest lot lines.*

3. Zoning and Land Use Comments

Sheet 1

3A. Include Subarea C in the zoning.

Response: *Included in updated table.*

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.

Response: *Table provided on the tracking sheet.*

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.

Response: *Table including these percentages is provided on the tracking.*

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.

Response: *Lotting has been adjusted and tracts added to provide separation in order to not double front.*



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.

Response: Agreed, all lot dimension designations are based on the minimum width at setback. Designations reviewed throughout and modified, as necessary.

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.

Response: Addressed, lot lines revised to maintain a 30' minimum tract width.

Front lot line of open space dimensioned against row. For additional dimensions see plat submitted with this application for fine details of lengths, curvature, and bearings.

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.

Response: Noted, these have been updated.

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.

Response: Addressed, lots revised to provide a 30' tract separation.

Sheet 50

3i. Include the 20' setback.

Response: Addressed, additional setback line added.

3j. Include the 18' setback.

Response: Addressed, additional setback line added.

3k. For all lot typicals: provide a typical for corner lots as well.

Response: Addressed, added asterisk to the side setbacks with notes regarding the widened side setback for corner lots.

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.

Response: Addressed, crosswalk striping added to collector streets.

4b. Consider a mid-block crossing at or near the trail connection shown on the redlines.

Response: Noted, declined to add a mid-block ramp for safety concerns.

Sheet 4

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

Response: Addressed. Patterned or colored concrete added to legend.



Sheet 13

4d. A sidewalk connection is required in the open space area.

Response: Addressed, sidewalk connection added.

4e. The sidewalk should connect to another trail. There is a proposed trail in the master plan.

Response: Addressed, trail connection added.

Sheet 16

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

Response: Addressed, sidewalk connection added.

5. Parking Comments

Sheet 1

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

Response: Parking has been added.

6. Signage Comments

Sheet 1

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

Response: Information added to the table.

Sheet 3

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

Response: Noted, thank you. A conceptual monument detail has been provided with the landscape details illustrating general dimensions, materials and finishes.

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

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

Response: Noted, thank you. The trail line work has been darkened for legibility.

Sheet L1.00

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.

Response: Noted, thank you. An adjustment request is not needed. Refer to our lot typical and landscape charts for further clarification.

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.

Response: Noted, thank you. The right-of-way street table has been adjusted 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.

Response: Noted, thank you. All tree placement adjacent to streets have been revised.



7E. Why is this curbside landscape length so low for County Line Road? It appears it should be approximately 2,465 SFT.

Response: Noted, thank you. The landscape length has been corrected as has the requirement for curbside landscaping along County Line Road.

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.

Response: Noted, thank you. All detention ponds are now being shown and a detention pond landscape table has been added to the plans.

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.

Response: Noted, thank you. A table listing the square footages of water use has been provided.

7H. Please update the Plant schedule to reflect the required five-gallon plant size requirement.

Response: Noted, thank you. The plant schedule has been revised.

Sheet L1.01

7I. Remove the notes indicated. Only include the city-required landscape notes.

Response: Noted, thank you. The notes have been revised per the redlines.

7J. Remove the reference to the previous landscape code within note 6.

Response: Noted, thank you. The reference has been removed per the redlines.

Sheet L1.02

7K. Include an overall lot typical plan that clearly depicts the anticipated lot types.

Response: An overall lot typical plan has been included depicting the anticipated lot types and associated required landscaping.

7L. Include any anticipated easements and the approximate locations of any utilities.

Response: Noted, thank you. All easements and approximate utility locations have been shown and labeled.

7M. Is fencing anticipated for this development or for the lots? If so, include a separate fencing plan denoting the fence types and locations.

Response: 3-rail/open fencing is the only fence anticipated for the lots in the development. The fencing has been depicted on the lot typicals and in our details.

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.

Response: The plants provided in the overall schedule are intended to be used for the lot typicals. However, in a more limited scope. A lot typical plant schedule has been provided.

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.

Response: Additional lot typicals have been provided illustrating all of the anticipated lot types with associated landscape requirements.



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.

Response: Noted, thank you. All lots are designed to xeric standards.

7Q. Change to the curbside landscape. Add a note, and refer to the landscape plan for curbside plantings.

Response: Noted, thank you.

Sheet L2.00

7R. Turn the matchline information off if there is not a sheet that it is matching to.

Response: Noted, thank you. The matchline information has been corrected.

7S. Include more of Monaghan Road and the median. Is the median being landscaped?

Response: The median will be landscaped and the viewport has been adjusted to include more of Monaghan Road.

7T. Label the ponds to coincide with the grading plan. This is Pond A.

Response: Noted, thank you. The detention pond labeling has been adjusted to be consistent.

7U. Please darken all tract callouts/labels and make the font larger.

Response: Tract call outs have been increased in size and darkened for legibility.

7V. Areas that are less than 10' cannot be grass - sod.

Response: Noted, thank you. Sod has been removed from areas less than 10'.

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.

Response: Noted, thank you. An adjustment will be requested as a western native and xeric landscape is desired for this development replicating the natural environment. All shrubs required for the curbside landscaping that are deficient in the right-of-way have been mitigated throughout the site in open space tracts adjacent to the street.

7X. Label the shrubs on all sheets.

Response: Noted, thank you. All plant material has been labeled.

7Y. Include the water and sanitary sewer lines on all the sheets.

Response: Noted. All water and sanitary lines have been included in the landscape sheets.

7Z. Are monuments anticipated? If so show those on the plan and call those out. Include detail of the proposed monuments.

Response: Yes, monumentation is anticipated. A conceptual detail has been provided showing general dimensions, materials and finishes.

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.

Response: Noted, thank you. All plant material is now shown and labeled.



Sheet L2.04

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

Response: Noted, thank you. The street tree spacing along County Line Road has been updated to mimic Monaghan Road.

Sheet L2.05

7CC. Darken the edge of the trail.

Response: All trail linework has been darkened for legibility.

Sheet L2.06

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

Response: All trail and sidewalk linework has been darkened for legability.

Sheet L2.17

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

Response: Noted, thank you. The matchline symbology has been updated to be consistent.

7FF. What is happening to the median? Is it being landscaped? Include the landscaping on this plan set if it is being landscaped.

Response: Yes, the median is being landscaped and landscaping has been added to the plans.

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.

Response: Noted, thank you.

Sheet L2.17

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

Response: Noted, thank you. The matchline symbology has been updated to be consistent.

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:

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

Response: .dwg file has been provided with this submittal.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@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.

Response: Noted, a PDR has been provided with this submittal.

9B. Add the note per the redlined comment.

Response: Note added.

Sheet 2

9C. Typical for all sheets: Label the curb return radii or provide a note with typical radii.

Response: Addressed, typical curb return radii labeled on each sheet.

9D. Will this plan be phased?

Response: No phasing for approvals is planned at this time. Phasing may be provided for via, if/when, it is determined at a later date. If so, it will be provided to the city for review when it is available.

Sheet 3

9E. Is a gate being proposed over a public street?

Response: No, the intent was a monument sign with arches over entry & exit lane. This has since been revised to remove the arches over the drive. The new concept has been included with this csp submittal.

9F. 72+45=117. The section calls out 114' of ROW. Please clarify.

Response: Addressed, revised to match section on plans and master plan.

9G. Show/label all proposed drainage easements and proposed sidewalk easements.

Response: Addressed, proposed drainage easement for pond b (only pond with regional type designation due to size) is depicted in the plans. All sidewalks shall be dedicated in open space, pedestrian, park, and other uses dedicated to the general public.

9H. Show and label the location of all mail kiosks.

Response: Mail kiosk locations are being coordinated with USPS and will be shown on a subsequent submittal.

9I. Typical for all walls: walls over 4' and all CIP walls require structural calculations.

Response: Noted. No retaining walls are currently provided over 4' except headwalls and wingwalls utilizing CDOT standard details for design.

9J. Label all sidewalks outside of the ROW as private, typical.

Response: Addressed, note added to the plan.

Sheet 4

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

Response: Noted, we measure this cul-de-sac as designed at 496 ft.



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.

Response: Addressed, east west ramps added to site plan for interim condition of intersection.

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.

Response: Yes, the trail is considered the sidewalk for county line. The grey linework in plan is based on the master planned ultimate section for county line which is intended to be constructed with filing 2 of this project.

Sheet 8

9N. Walls over 30" require a railing.

Response: Noted. Wall configuration proposed to limit walls to <4' and create separation from the adjacent open space trails. Tract e park improvements propose railing along the top of the tiered walls and will be coordinated with these improvements.

Sheet 9

9O. Please label what the items are. Pavers are not permitted in the public ROW, typical on all sheets where this Occurs.

Response: Addressed, the intent is for this to be patterned or colored concrete. The legend has been updated accordingly.

9P. This does not match what is shown.

Response: Addressed, label revised.

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.

Response: Addressed, several t-intersection ramps removed.

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.

Response: Addressed, please see sheet 12 for revised park layout and landscapin gplan for how this walk will integrate with the park. If after a detailed review of the landscape and amenities this is still unacceptable, we can discuss the possibility of duplicate sidewalks in the area. Our team feels this may be redunant at this time.

9s. The ramp is proposed in the center of the lot, there are several instances on this sheet.

Response: Noted. Some ramps revised at t-intersections. Ramp placement is based on a driveway being on the high side of lot in conjunction with lot line, drainage inlets and several associated factors. These were reviewed again and adjusted accordingly.



Sheet 13

9T. The ramp is proposed in the center of the lot.

Response: Noted. Some ramps revised at t-intersections. Ramp placement is based on a driveway being on the high side of lot in conjunction with lot line, drainage inlets and several associated factors. These were reviewed again and adjusted accordingly.

9U. The linework seems like it is missing.

Response: Addressed, forebay concrete linework now depicted and labeled.

9V. The maximum height is 48" adjacent to real lot lines.

Response: Addressed, wall height revised.

9W. Show and label the drainage easement.

Response: It is our understanding that pond c does not require a drainage easement as it is not considered a regional classification. Only pond b is currently proposed with drainage easement.

Sheet 18

9X. Label the curb return radii, as typical.

Response: Addressed, labels added.

9Y. Curb ramps are required at all curb returns.

Response: Addressed, ramps added.

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.

Response: Sidewalk outside of the right-of-way is considered private per comment 9j. Each tract is dedicated for recreation trails, and open space which is open to the general public for use.

9AA. Dimension the width of the median.

Response: Addressed, dimension added.

9BB. Label the item called out on the redlines.

Response: Addressed, label added.

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.

Response: Sidewalk outside of the right-of-way is considered private per comment 9j. Each tract is dedicated for recreation trails, and open space which is open to the general public for use.

9DD. Curb ramps are required at all curb returns.

Response: Addressed, ramps added.

9EE. Label the curb return radii, as typical.

Response: Addressed, labels added.

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.

Response: Yes, east, west ramp connections added.



9GG. Show and label the drainage easement for the pond.

Response: *It is our understanding that pond a does not require a drainage easement as it is not considered a regional classification. Only pond b is currently proposed with drainage easement.*

9HH. The transition should occur past the edge of the frontage.

Response: *A full section will be proposed to the property line however, striping will begin near mineral so a transition can get back to existing within row.*

We cannot propose improvements on the state land board property.

The ultimate area utilized outside of the transition will be striped off accordingly.

Sheet 34

9II. Label the pond side slopes (max 4:1) and the slopes at the bottom of the pond (minimum 2%).

Response: *Addressed, labels added. Noted.*

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

Response: *Addressed, labels added.*

9KK. Typical for all grading sheets: add a note indicating if the storm sewer system is public or private and who will maintain it.

Response: *Addressed, note added indicating that all storm sewer is public and will be maintained by*

Sheet 35

9LL. Propose a chase drain in the location shown. Concentrated flows are not permitted to flow over proposed sidewalks.

Response: *Addressed, a culvert has been added.*

9MM. The maximum longitudinal slope for a local road is 5%.

Response: *Addressed, slope revised to $\leq 5\%$.*

Sheet 36

9NN. Provide existing contour labels.

Response: *Addressed, labels added.*

Sheet 39

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

Response: *Addressed, labels added.*

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

Response: *Addressed, labels added.*

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

Response: *Noted.*



Sheet 40

9RR. Indicate the 100-year WSEL.

Response: *This channel has no designated floodplain and does not act as a detention facility so no 100-yr wsel has been added through the channel. Wsel's added to all ponds as requested.*

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

Response: *Noted, revised accordingly.*

Sheet 41

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

Response: *Addressed, revised to < 3:1.*

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

Response: *Addressed, intersection grades revised.*

Sheet 42

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

Response: *Addressed, revised to < 3:1.*

Sheet 43

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

Response: *Addressed, labels added.*

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

Response: *Addressed, labels added.*

Sheet 44

9YY. Max 3:1 slopes.

Response: *Noted, revised accordingly.*

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

Response: *Addressed, wall height revised.*

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

Response: *Addressed, labels added.*

Sheet 46

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

Response: *Addressed, labels added.*

9CCC. Are the inlets public or private?

Response: *Public, note added indicating all storm sewer shall be public.*

Sheet 47

9DDD. Max 3:1 slopes.

Response: *Noted.*



Sheet 48

9EEE. Revise the keymap.

Response: Addressed

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.

Response: Addressed, labels added. Easement added.

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.

Response: PIP updated to reflect the section as shown in these plans without bike lanes.

Sheet 60

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

Response: The 100 yr WSE has been provided and shown on the landscape plans for all ponds. All plantings have been adjusted accordingly and do not fall within this boundary.

Sheet 61

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

Response: The 100 yr WSE has been provided and shown on the landscape plans for all ponds. All plantings have been adjusted accordingly and do not fall within this boundary.

Sheet 64

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

Response: The 100 yr WSE has been provided and shown on the landscape plans for all ponds. All plantings have been adjusted accordingly and do not fall within this boundary.

Sheet 70

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

Response: Noted, thank you. All trees have been adjusted to be a min. of 10' from storm sewer.

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

Response: The 100 yr WSE has been provided and shown on the landscape plans for all ponds. All plantings have been adjusted accordingly and do not fall within this boundary.

Sheet 72

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

Response: Noted, thank you. The boundary has been revised.

Plat Comments

9NNN. How much ROW is being dedicated?

Response: Now proposing 42 ft for a total of 114 ft.

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

Response: Noted, cul-de-sac is 496 ft.



9PPP. Dedicate a ROW radius of 20'.

Response: Addressed.

10. Traffic Engineering (Carl Harline / 303-652-3571 / charline@auroragov.org / Comments in amber) 9A. Traffic Engineering comments are forthcoming and will be sent under a separate cover. Please incorporate those comments into your response letter.

Response: Noted, thank you.

11. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue) 10A. Fire / Site Plan Comments
Sheet 1

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

Response: highlighted portion removed.

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

Response: Note removed.

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.

Response: Note removed per PC manager.

11D. Replace with IRC R-3.

Response: Replaced with IRC R-3.

11E. Non-sprinkled.

Response: Added.

Sheet 34

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

Response: Addressed, a hydrant has been added north along Monaghan.

11g. Remove the fire hydrant.

Response: Addressed, removed.

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

Response: Addressed.

Sheet 35

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

Response: Addressed.

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

Response: Addressed, label added.



Sheet 36

11k. Remove the fire hydrant.

Response: Addressed.

Sheet 37

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

Response: Per PIP this connection is planned to be constructed with the next filing at the same time as County Line Road.

11m. A looped water line will be needed in county line rd to support the fire hydrants needed.

Response: Hydrants along county line to be constructed with the next filing at the same time as county line improvements per PIP.

Sheet 44

11n. Remove the fire hydrant.

Response: Addressed.

Sheet 45

11o. Remove the fire hydrant.

Response: Addressed.

Sheet 46

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

Response: Per PIP this connection is planned to be constructed with the next filing at the same time as County Line Road.

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

Response: Addressed.

Sheet 47

11r. Remove the fire hydrant.

Response: Addressed.

11s. A water line will need to be extended along county line rd to support the needed fire hydrants.

Response: Hydrants along county line to be constructed with the next filing at the same time as county line improvements per PIP.

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.

Response: The intent is for this to be emergency access road only. No traveling public will be using this road.

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

Response: Per PIP this connection is planned to be constructed with the next filing at the same time as County Line Road.



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.

Response: Addressed, sign details removed

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.

Response: All fire hydrants have been revised per the previous notes and shown in the landscape plans based on adjustments made from civil.

12. Aurora Water (Nina Khanzadeh / 303-883-2060 / nkhanzad@auroragov.org / Comments in red) 11A. Aurora 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.

Response: Addressed, maintenance access paths labeled accordingly.

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

Response: Addressed, turn radius added however the bottom of pond is not 30' wide so the largest radius possible was provided.

Sheet 8

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

Response: Addressed, turn radius increased to 30' due to long length to this location.

12d. Provide a turnaround or hammerhead for maintenance.

Response: Addressed, turnaround added.

Sheet 34

12e. Master utility study states that this is to be a 10' sanitary sewer along monaghan rd and e mineral ave, typical.

Response: Larger 12" provided due to material availability.

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

Response: Addressed, general notes added.

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

Response: The intent is to dedicated tracts with drainage and maintenance access with the exception of pond b (due to regional type designation) which will have a drainage easement.

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.

Response: Noted.

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

Response: Noted.



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.

Response: Addressed, this particular location is no longer a dead end.

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

Response: Addressed, water main looped and easement added accordingly.

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.

Response: Addressed, manholes that could be shifted away from curb have been relocated further away. Those near the 18" separation requirement have a noted added to rotate all manhole lids away from the curb for an extra factor of safety during construction.

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

Response: Addressed, psi added to plans.

Sheet 42

12n. The maximum slope of maintenance access paths is 10%.

Response: Noted.

12o. Advisory note: inflow and outflow inverts shall be provided at no less than 90 degrees at sanitary sewer manhole structures.

Response: Addressed, angle of this storm sewer revised.

12p. Manhole is encroaching on the curb, please revise.

Response: Addressed, manholes that could be shifted away from curb have been relocated further away. Those near the 18" separation requirement have a noted added to rotate all manhole lids away from the curb for an extra factor of safety during construction.

Sheet 44

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

Response: Addressed, manholes that could be shifted away from curb have been relocated further away. Those near the 18" separation requirement have a noted added to rotate all manhole lids away from the curb for an extra factor of safety during construction.

Sheet 45

12r. The mus states that this is an 8" pvc water main.

Response: Master plan updated to reflect the 12" line to create a 12" loop servicing filing 1 prior to later filings coming on line.

Sheet 47

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

Response: Addressed, manholes that could be shifted away from curb have been relocated further away. Those near the 18" separation requirement have a noted added to rotate all manhole lids away from the curb for an extra factor of safety during construction.



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.

Response: Noted, All trees have been adjusted so they do not encroach into utility easements.

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.

Response: Understood.

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.

Response: Understood

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.

Response: Noted, thank you. Landscaping has been provided for the medians as part of this submittal and landscaped per the median design standards.

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.

Response: The channel within the open space area is not a floodplain and is therefore requested for full open space credit through the PROS department. The area surrounding the channel shall remain undisturbed so that historical drainage is unchanged.

13E. Provide a PROS tracking table on this sheet. Indicate which tracts are being credited toward your required open space.

Response: Tracking sheet has been added.

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.

Response: Noted, thank you. Site amenities have been provided and illustrated on the landscape plans.



Sheet 53

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

Response: Noted, thank you. The required notes have been included as the medians are intended to be turned over to PROS.

Sheet 60

13H. Call out the width and material for all trails/maintenance paths.

Response: Noted, thank you. The width and materials have been provided for all trails shown on the landscape plans.

13I. Amenities should be provided throughout the open space area – include benches and pet waste stations in additional locations.

Response: Noted, thank you. Amenities have been provided throughout all open space areas and include but are not limited to benches and pet stations.

Sheet 61

13J. Note this as the clubhouse area.

Response: Noted, thank you. The requested note has been added.

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.

Response: Noted, thank you. Amenities have been provided throughout all open space areas and include but are not limited to benches and pet stations.

Plat Comments

13L. Provide standard notes included in the redlines.

Response: Addressed.

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

14A. See Plat & site plan for comments.

Response: Addressed.

14B. Label all easements. Any easements that are going to be owned by the city should be dedicated by plat.

Response: addressed.

14C. Easements dedicated by separate instruments should work with dedicationproperty@auroragov.org. **Response: addressed.**

14D. Title commitment should be updated, no older than 120 days.

Response: New title has been provided.

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.

Response: *A Public Art Plan revision has been coordinated with Roberta Bloom separate from this resubmittal.*

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

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

Response: *Noted.*

17. Xcel Energy Comments (Donna George/ 303-571-3306 / donna.l.george@xcelenergy.com)

17A. 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.

Response: *Noted.*

18. MHFD Referral Review Comments (Derek Clark)

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.

Response: *Addressed, easement added for detention Pond B.*

2) MHFD would like to request the CUHP/SWMM modeling done for the Pond B basin.

Response: *Addressed, modeling included in the report.*

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.

Response: *Revised, a geo-hec model has been provided with this submittal. The results show the channel primarily below the 5 fps threshold for non-erosive soils.*

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.

Response: *Addressed, riprap added downstream of spillways.*



19. Aurora School Comments (Vicky Lisi)

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.

Response: Noted, thank you.

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

20. Arapahoe County Public Works and Development (Sue Liu, P.E., CFM)

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: Addressed, the proposed ponds limit flow to at or below historic conditions.

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. Emergency overflow riprap included to direct emergency overflows to corresponding outfalls.

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

Response: No increase in flows downstream of the ponds are being proposed with this development.

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: Addressed, row dedication along Monaghan averages 42' for a total of 114'.



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: Per the pip and follow up discussions with aurora, county line road improvements will be associated with filing 2.

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: Per comment #5 above, this agreement can be coordinated with filing 2.

Samantha Pollmiller

From: Samantha Pollmiller
Sent: Monday, June 26, 2023 4:19 PM
To: stacyaragon22@yahoo.com
Cc: jerry@integritylandventures.com
Subject: Trails at Overland Ranch : Response to Public Comment

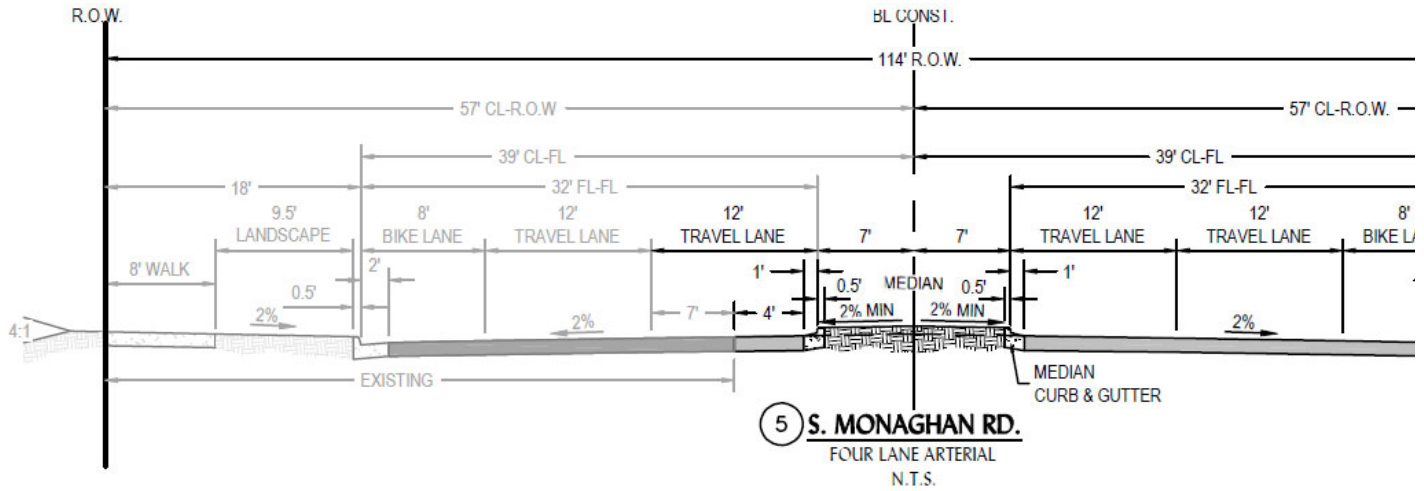
Ms. Aragon,

We received a formal comment from you regarding the Trails at Overland Ranch project (located east of Monaghan Road) with our initial submission review to the City of Aurora (Fall 2022). Thank you for your patience in receiving this response.

The original comment states,

"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."

Thank you for sharing your concerns with us regarding traffic. We understand that speeding is an issue in the area. Unfortunately, we are held to standards enforced by the City regarding road sizing, lane stripping and signalization. The City of Aurora has identified Monaghan Road in this area as a 6-lane arterial in their Southeast Area Transportation Study (linked here: https://cdns5-hosted.civiclive.com/UserFiles/Servers/Server_1881137/Image/Departments/Development/SEATS.pdf). As a development, we are working with the City of Aurora to propose a modified roadway section that is four-lanes instead of six. This road will include a median condition, with bike lanes on either side. See the image provided below for reference. In addition, a signalized intersection at Monahan and County Line is being considered, but construction of a signaled condition would be triggered at a time when that signal is considered "warranted" based on traffic conditions and turning movements. Although this condition is not warranted now, this will continue to be reassessed as the area builds out nearby.



We hope this response helps provide you with additional information regarding your concern. We will be continuing to work with the City of Aurora regarding this new community over the next year and updated documents will be available through the City as they are received.

Thank you for your concern.



Samantha (Crowder) Pollmiller
Principal

+ 1101 Bannock Street | Denver, CO 80204
+ P 303.892.1166 | D 303.575.4583



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