

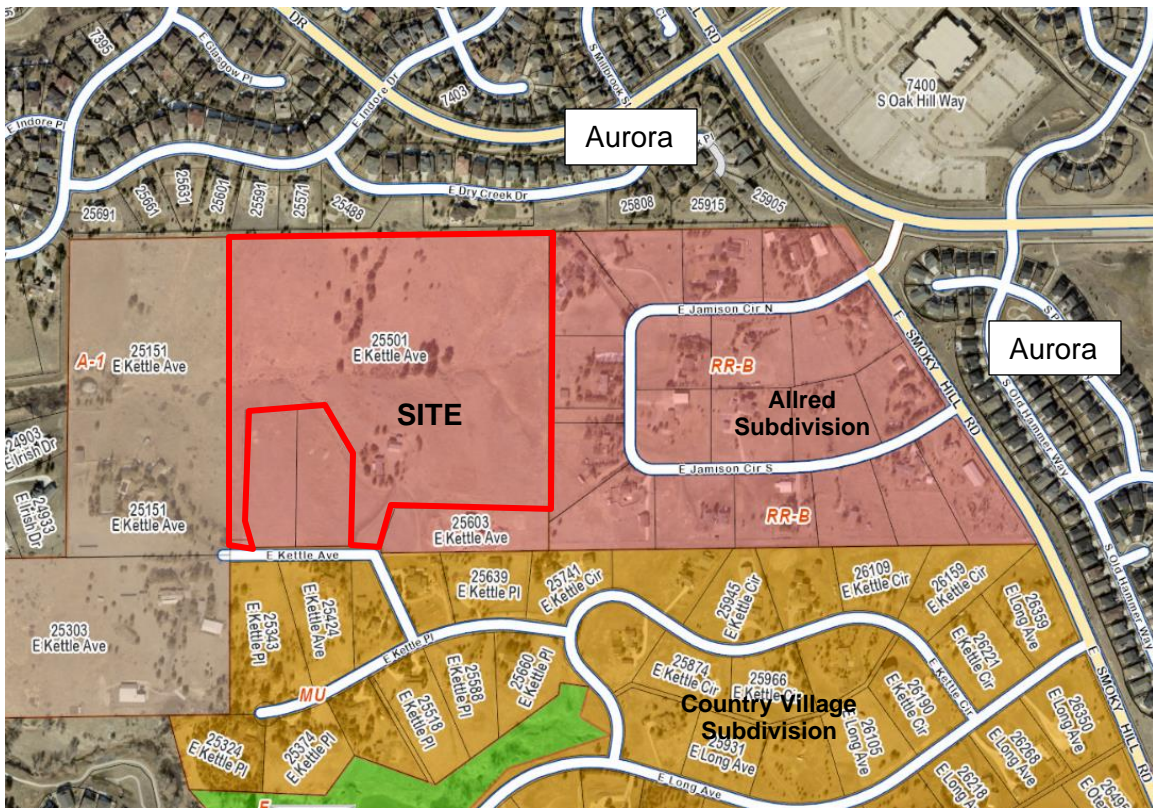
**ARAPAHOE COUNTY PLANNING COMMISSION
PUBLIC HEARING
AUGUST 6, 2024
6:30 P.M.**

**SUBJECT: PP23-001 – FOREST RIM ESTATES SUBDIVISION FILING NO. 2
PRELIMINARY PLAT**

MOLLY ORKILD-LARSON, PRINCIPAL PLANNER **JULY 19, 2024**

LOCATION:

The proposed subdivision is located in Lot 3 of the Forest Rim Estates Subdivision Filing No. 1, west and adjacent to the Allred Subdivision. The 31.21-acre parcel is in Commissioner District No. 3 and zoned Rural Residential-B (RR-B).



Vicinity and Zoning Map

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES:

- North: City of Aurora – single-family residential
- South: Country Village Subdivision – Single-family residential, zoned MU
- East: Allred Subdivision – single-family residential, zoned RR-B
- West: Single-family residential – zoned A-1

PROPOSAL:

The applicant is seeking approval to subdivide a 31.21-acre parcel into ten lots and two tracts. Lots 1 through 10 will be developed for single-family residential, Tract A for drainage, water quality, and emergency access, and Tract B for a private access roadway, drainage, and utilities. Access to the subject property is through a 60-foot-wide parcel (Reception Number D5108755) owned by the applicant and is in the Allred Subdivision. This parcel connects the proposed development to E. Jamison Circle and will be documented by the subject plat by its reception number.

Of this 60-foot-wide parcel, only a 50-foot width is needed for the access road, which matches the proposed on-site private access roadway easement width. Two five-foot easements on each side of the road shall be granted to the owners of Tracts 5 and 6 of the Allred Subdivision for non-right-of-way uses. For the 50-foot road, two 30' x 30' sight triangles at the entrance to E. Jamison Drive will be required and dedicated by the owners of Tracts 5 and 6 before the signing of the final plat.

A water cistern is to be located within the development and to be used by the fire district. The location will be determined at the time of the final plat.

RECOMMENDATION:

Staff recommends the application be approved based on the findings and subject to the conditions of approval outlined herein.

I. BACKGROUND

The subject property is Lot 3 of the Forest Rim Estates Filing No. 1 (Case number PM20-003). This subdivision received the Planning Commission's recommendation of approval in April 2022 and was approved by the Board of County Commissioners in June 2022.

The parcel is zoned RR-B and is presently vacant and contains a native landscape. The proposed lots meet the RR-B zone district minimum lot size of 2.41 acres.

II. DISCUSSION

Staff review of this application included a comparison of the proposal to 1) applicable policies and goals outlined in the Comprehensive Plan; 2) Preliminary Plat Regulations; and 3) analysis of referral comments.

1. The Comprehensive Plan

Comprehensive Plan (Comp Plan): The subject parcel is located in the land use category of Urban Residential/Single-Family Detached and Attached. This category supports residential development with a variety of housing types combined with non-residential secondary land uses that are complementary and supportive. Primary uses are Single-Family Detached, Single Family Attached (duplexes, triplexes, fourplexes, townhomes, each with private entrance), and multiplex units.

The Comp Plan's density range for Single-Family Detached is 1-8 du/ac. This application proposes single-family detached homes which complies with the Comp Plan designation but doesn't comply with the 1-8 dwelling units per acre requirement. The County's Long-Range Planner recognizes that the proposed density of 0.32 du/ac is less than the minimum identified in the Urban Residential/Single Family Detached and Attached land use category, but since the zoning is already in place, this division will not object to the proposed subdivision.

This proposal complies with the Comp plan as follows:

GOAL PSF 1 – Ensure an Adequate Water Supply in Terms of Quantity and Quality for Existing and Future Development

The ten residential lots depicted on the proposed plat will be served by individual wells. The Colorado Division of Water Resources has determined that the proposed water supply is expected to be adequate and can be provided without causing material injury to existing water rights.

Policy PFS 4.3 - Require Adequate Wastewater Treatment

The proposed plat has been reviewed by the Arapahoe County Public Health Department and this agency has no objection to using On-site Wastewater Treatment Systems (OWS) for the development.

GOAL PFS 6 – Ensure the Adequacy of Electric, Natural Gas, Telephone, Cable and Internet in Existing and New Development

The development can be served by utility providers.

GOAL PFS 7 – Ensure Existing and New Development have Adequate Police and Fire Protection Utilities in Existing and New Development

The Arapahoe County Sheriff's Office and South Metro Fire Rescue do not object to the project. The fire district has some requirements that staff will make as a condition of approval.

GOAL PFS 9 – Ensure that the Educational Needs of Existing and New Developments Are Met

The site will be served by Cherry Creek School District. The school district reviewed the preliminary plat application and is requesting cash-in-lieu fees of \$31,837.00 for schools but these fees will be addressed at the time of the final plat.

2. Land Development Code – Subdivision Regulations

Section 5-6.2.B of the Land Development Code allows a Preliminary Plat shall be approved if the proposal meets all of the following criteria:

A. *The Applicant has provided evidence that provision has been made for a public water supply system, and if other methods of water supply are proposed, adequate evidence that a water supply is sufficient in terms of quantity, quality, and dependability for the type of subdivision proposed [Section 30-28133(6)(a) C.R.S.].*

The Colorado Division of Water Resources has determined that the water supply is adequate and can be provided without causing injury.

B. *The Applicant has provided evidence that provision has been made for a public sewage disposal system, and, if other methods of sewage disposal are proposed, adequate evidence that such system shall comply with State and local laws and regulations [Section 3018-133(6)(b) C.R.S.].*

Arapahoe County Public Health Department has no concerns of the use of On-Site Wastewater Treatment System (OWTS) for the proposed lots.

C. *The Applicant has provided evidence to show that all areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the Subdivider and that the proposed use of these areas are compatible with such conditions. [Section 30-281 33 (6) (c) C.R.S.]*

The Colorado Geological Survey commented that there were no unusual geologic hazards or geotechnical constraints known or suspected to be present that would preclude approval of the proposed residential density. However, the developer needs to take into consideration setbacks from drainageways that traverse the site and shallow slope instability (slumping) within proposed lots 7, 10, and 13. The applicant is willing to address these issues with the grading plan and construction drawings.

D. *The application is in compliance with all applicable zoning regulations governing the property as adopted by the Board of County Commissioners.*

The proposed property is zoned RR-B and the minimum lot size for this district is 2.41 acres. The proposed lots are greater than the required acreage therefore meeting the minimum lot size for this zone district.

E. *The application is in compliance with the Mineral Resource Areas in the Regulations for Areas of Special Interest as adopted in the Arapahoe County LDC.*

The Mineral Resource Map B-8 doesn't indicate any mineral resources on the subject property.

3. Referral Comments

Comments received during the referral process are summarized in the chart attached to this report. Any late responses will be conveyed verbally at the public hearing.

4. Public Comment & Neighborhood Outreach

A neighborhood meeting was held on October 26, 2023, and 14 people signed the attendance sheet. The comments received at this meeting and emails to staff are as follows:

- **Water Supply:** Concerns about the impact on private wells and water quality due to increased demand from the new development.
Response: The State Water Engineer has determined that the proposed water wells will not cause any damage or harm.
- **Road Maintenance:** E. Jamison Circle has inadequate road infrastructure and lacks maintenance, especially during winter.
Response: E. Jamison Circle is maintained by the County and road maintenance is dictated by the County's budget. When the Allred Subdivision was built, the County Road standards at that time only required gravel with no sidewalks. Typically, road maintenance is based on the original conditions of a road and is maintained as such. However, in this case, the County upgraded this road by paving it.
- **Impacts to E. Jamison Circle by the Development:** If damage occurs to this road by the new development, it should be repaired by the applicant.
Response: The applicant has indicated that any damage caused to E. Jamison Circle resulting from the construction of the development will be repaired by the contractor. Photos will be taken before the project begins to establish a record of the condition of this road before the commencement of work.
- **Environmental Impact:** Displacement of wildlife and destruction of habitats, including endangered species.
Response: As part of the review for preliminary plats, a wildlife study is not required. Colorado Parks and Wildlife (CPW) has not identified any rare or endangered species on the property but has provided recommendations regarding burrowing owls, raptor nesting, weed management, and wildlife-friendly fencing. The staff has made the CPW recommendations as conditions of approval for this application.
- **Flooding/Drainage:** Concerns about floodwater management, drainage issues, and potential damage to existing homes.
Response: The applicant will design a development that will manage stormwater and decrease the risk of any further drainage issues/potential damage to any homes in the area. As part of the application review, drainage and stormwater of the development are reviewed in order to prevent impacts to adjacent properties.
- **Tree Preservation:** Preserve the existing trees on-site.

Response: The applicant indicated that they would try to preserve the trees on-site, but some will be removed by the construction of the road.

- Community Impact: There will be a decrease in property values and quality of life for existing residents in the Allred Subdivision and there will be disruption to the peaceful, country atmosphere of the neighborhood.

Response: The applicant has indicated that the new homes in the development will have a value of over 2.5 million dollars and believes property values in Allred Subdivision will only go up. These new homes will be custom estates, subject to square footage minimums detailed in the covenants, with values in line with new custom homes being built on similar lots in the area. Every effort will be made through engineering and HOA covenants to maintain the country feel of the area. This is one of the key selling points for these lots, and very important to the applicant, as people are looking to leave the city for this type of lifestyle.

- Lack of Notification: The Allred Subdivision was not notified of the development process.

Response: As required by the Land Development Code (LDC), referrals were sent to County staff, referral agencies, and surrounding Homeowner Association representatives. Shortly after the referrals were sent, the County was contacted by Allred Subdivision residents indicating that they didn't receive a referral letter requesting their comments. Staff explained that only the Homeowner Association contacts are sent this information, not the individual homeowners and it is the responsibility of the HOA representatives to inform the community. It was also conveyed that a neighborhood meeting would be held by the applicant to inform them of the development at which time they could ask questions and express their concerns. The applicant held a neighborhood meeting on October 26, 2023, to present the project, answer questions and take comments.

- Traffic Impact and Safety: Increased traffic congestion and safety hazards, especially at intersections and blind spots in the Allred Subdivision.

Response: Arapahoe County waived the requirement for a traffic study, as the traffic impact of ten new residences will be minimal. The County is requiring the installation of 30' x 30' sight triangles at the intersection of E. Jamison Circle and the development's access road to increase the safety of this intersection.

- Property Rights and Development Process: Lack of control over the type and size of homes being built.

Response: The County requires the developer to adhere to the RR-B zone district standards and does not enforce architectural style. In addition to these requirements, the developer is proposing to have covenants that could place further restrictions on the residential homes.

- Request for Transparency: Want the developer to be open with the community on what's being proposed.

Response: The applicant held a neighborhood meeting to discuss the application and is working with the property owners adjacent to the access road to resolve the implementation of sight triangles.

5. Cash in Lieu of Land Dedication

The school district is requesting a \$31,837.00 cash-in-lieu fee for the schools. However, land dedication for public schools, public parks, and other public purposes or cash-in-lieu instead of land dedication will be addressed at final plat.

STAFF FINDINGS:

Staff has visited the site and reviewed the plans, supporting documentation, and referral comments in response to this application. Based on the review of applicable policies and goals, as set forth in the Comp Plan, review of the subdivision regulations, and analysis of referral comments, our findings include:

1. The proposed Preliminary Plat generally conforms to the Arapahoe County Comprehensive Plan.
2. The proposed Preliminary Plat complies with the General Submittal Requirements contained in Section 2-15 enumerated in the Arapahoe County Development Application Manual.
3. The proposed Preliminary Plat complies with the Approval Standards contained in Section 5-6.2.B enumerated in the Arapahoe County Land Development Code.

STAFF RECOMMENDATION:

Considering the findings and other information provided herein, staff recommends approval of Case No. PP23-001 Forest Rim Estates Filing No. 2 Preliminary Plat, with the following conditions of approval:

1. Prior to signature of the final copy of these plans, the applicant will address all Public Works and Development Staff comments.
2. Prior to the signature of the final plat, the 30' x 30' sight triangle at the entrance of E. Jamison shall be dedicated by the property owners of Tract 5 and Tract 6 of the Allred Subdivision.
3. Prior to the signature of the final plat, the property owner shall grant the five-foot easements of the access road to the property owners of Tract 5 and Tract 6 of the Allred Subdivision.
4. Prior to the signature of the final plat, the Applicant shall address the South Metro Fire Rescue and Xcel Energy's requirements.

5. Prior to the signature of the final plat, a weed management plan shall be provided for review and approval by the County Planning Division.
6. If prairie dog towns are present within the subject property, a burrowing owl survey shall be conducted if any earthmoving is to occur between March 15 and August 31. This survey shall be submitted to the County Planning Division and Colorado Parks and Wildlife for review and approval.
7. If the start of construction occurs during the raptor nesting season, a nesting raptor surveys shall be conducted prior to the start of construction to identify active nests within 0.25 miles of the project workspace. In the event that an active raptor nest is discovered at the time of construction, the Applicant shall notify the Colorado Parks and Wildlife and identify appropriate measures in order to minimize impacts. This survey shall be submitted to the County Planning Division and the Colorado Parks and Wildlife for review and approval.
8. The subdivision shall use Colorado Parks and Wildlife's recommended wildlife-friendly fencing.

The Planning Commission has alternatives that include the following:

1. Recommend approval of the proposed Preliminary Plat.
2. Continue to a date certain for more information.
3. Recommend denial of the proposed Preliminary Plat.

CONCURRENCE:

The Public Works and Development Planning and Engineering Services Division have reviewed the application, and the Arapahoe County Public Works and Development Department is recommending approval of this case.

PLANNING COMMISSION DRAFT MOTIONS – CASE NO. PP23-001 FOREST RIM ESTATES FILING NO. 2 PRELIMINARY PLAT:

Conditional Recommendation to Approve

In the case of PP23-001 Forest Rim Estates Filing No. 2 Preliminary Plat, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant's presentation and the public comment as presented at the hearing and hereby move to recommend approval of this application based on the findings in the staff report, subject to the following conditions:

1. Prior to signature of the final copy of these plans, the applicant will address all Public Works and Development Staff comments.

2. Prior to the signature of the final plat, the 30' x 30' sight triangle at the entrance of E. Jamison shall be dedicated by the property owners of Tract 5 and Tract 6 of the Allred Subdivision.
3. Prior to the signature of the final plat, the property owner shall grant the five-foot easements of the access road to the property owners of Tract 5 and Tract 6 of the Allred Subdivision.
4. Prior to the signature of the final plat, the Applicant shall address the South Metro Fire Rescue and Xcel Energy's requirements.
5. Prior to the signature of the final plat, a weed management plan shall be provided for review and approval by the County Planning Division.
6. If prairie dog towns are present within the subject property, a burrowing owl survey shall be conducted if any earthmoving is to occur between March 15 and August 31. This survey shall be submitted to the County Planning Division and Colorado Parks and Wildlife for review and approval.
7. If the start of construction occurs during the raptor nesting season, a nesting raptor surveys shall be conducted prior to the start of construction to identify active nests within 0.25 miles of the project workspace. In the event that an active raptor nest is discovered at the time of construction, the Applicant shall notify the Colorado Parks and Wildlife and identify appropriate measures in order to minimize impacts. This survey shall be submitted to the County Planning Division and the Colorado Parks and Wildlife for review and approval.
8. The subdivision shall use Colorado Parks and Wildlife's recommended wildlife-friendly fencing.

Staff provides the following Draft Motions listed below as general guidance in preparing an alternative motion if the Planning Commission reaches a different determination:

Recommendation to Deny

In the case of PP23-001 Forest Rim Estates Filing No. 2 Preliminary Plat, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant's presentation and the public comment as presented at the hearing and hereby move to recommend denial of this application based on the following findings:

1. *State new findings in support of denial as part of the motion.*

Continue to Date Certain:

In the case of PP23-001 Forest Rim Estates Filing No. 2 Preliminary Plat, I move to continue the hearing to [date certain], 6:30 p.m., to obtain additional information and to further consider the information presented.

Engineering Staff Report
Referral Comments
Applicants Response Letter
Exhibit



ARAPAHOE COUNTY

**Arapahoe County
Public Works and Development
Planning Division**
6924 S. Lima Street
Centennial, Colorado 80112
Phone: 720-874-6650
www.arapahoeqov.com

Land Development Application

This form must be **complete**.

Land Development Application materials received after 2pm shall be date stamped received the following business day.

APPLICANT NAME: The Roderic N and Jane E Guilford Revocable Trust	ADDRESS: 25501 E Kettle Ave Aurora CO 80016 PHONE: 303-324-1767 EMAIL: seanmcmillan0@comcast.net	CONTACT: Turn Key Ventures Sean McMillan TITLE: Development consultant
OWNER(S) OF RECORD NAME(S): The Roderic N. and Jane E. Guilford Revocable Trust	ADDRESS: 25501 E Kettle Ave Aurora CO 80016 PHONE: EMAIL: rodandjane5700@gmail.com	SIGNATURE(S):  
ENGINEERING FIRM NAME: Craft Civil Design	ADDRESS: 1001 Bannock St #125 Denver CO 80204 PHONE: 319-899-2345 EMAIL: dallen@craftcivil.com	CONTACT: Dan Allen TITLE: PE

Pre-Submittal Case Number: Q 22 - 117 Pre-Submittal Planner: Sam Montalto Pre-Submittal Engineer: Sue Liu

State Parcel ID No. (AIN no.):	2071-32-2-00-070	
Parcel Address or Cross Streets:	25501 E Kettle Ave Aurora CO 80016	
Subdivision Name & Filing No:	Forest Rim Estates Filing 1 Lot 3 Block 1	
	EXISTING	PROPOSED
Zoning:	RR-B	Same
Project Name:		Forest Rim Estates Filing 2
Site Area (Acres):	31.15	10 lots ranging from 2.51-2.78 acres
Density (Dwelling Units/Acre):	1 Single family dwelling and 1 outbuilding	1 single family dwelling per lot
Building Square Footage:		
Disturbed Area (Acres):	N/A	

CASE TYPE (S)

_____ _____ _____

THIS SECTION IS FOR OFFICE USE ONLY

Case No:		Assigned Planner:		Assigned Engineer:	
TCHD Fee:	\$	Planning Fee(s):	\$	Engineering Fee(s):	\$

This land use application shall be submitted with all required application fees. Incomplete applications will not be accepted. Submittal of this application *does not* establish a vested property right in accordance with C.R.S. 24-68-105(1). Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the Arapahoe County Land Development Code.

Letter of Intent

6/20/2023

Arapahoe County Public Works & Development
Planning Division
6924 S Lima St.
Centennial CO 80112

RE: Forest Rim Estates Filing 2

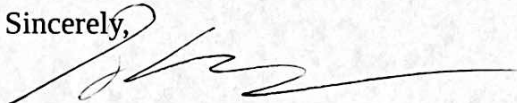
Dear Public Works and Development,

My company, Turn Key Ventures, on behalf of the Roderic N. and Jane E. Guilford Revocable Trust, is proposing a project within unincorporated Arapahoe County. This project is located at 25501 E Kettle Ave, and is known as Lot 3 Block 1 of Forest Rim Estates. Parcel ID # 2071-32-2-10-003. The property is currently zoned RR-B, and consists of 31.15 acres.

We are requesting the parcel be divided into 10 lots and 1 tract for drainage and access. The lots will allow for one single family residence and other uses as allowed in Arapahoe County under the current zoning of this parcel of Arapahoe County RR-B. The lots will be serviced by individually owned and maintained well and On-Site Wastewater Treatment Systems. There will be a 30,000 gallon fire cistern engineered and installed to the standards of South Metro Fire District. Access to the subdivision will be off Jamison Ave via a tract owned by the Guilford Revocable Trust. A survey of this tract, along with proof of ownership, is included in this submittal.

We thank you for your consideration.

Sincerely,



Sean McMillan
President
Turn Key Ventures
303-324-1767
seanmcmillan0@comcast.net

Planning Commission's Summary Report

Date: July 3, 2024
To: Arapahoe County Planning Commission
From: Sue Liu, PE., Engineering Services Division
Case name: PP23-001 Forest Rim Estates Subdivision #02



Purpose and Recommendation

The purpose of this report is to communicate the Engineering Services Staff findings, comments, and recommendations regarding the land use application(s) identified above.

Scope/Location:

Turn Key Ventures, on behalf of the property owner, the Roderick N. and Jane E Guilford Revocable Trust, is proposing to subdivide Lot 3, Block 1 of Forest Rim Estates. The property is currently zoned RR-B and consists of 31.15 acres. The parcel is to be subdivided into 10 lots and 2 tracts for drainage and access.

Access to the subdivision will be off East Jamison Circle.

Engineering Services Staff has reviewed the land use application(s) and has the following findings and comments:

1. The site lies within the Sampson Gulch drainage basin, which is tributary to the Piney Creek.
2. This site lies within the Southeast Metro Stormwater Authority (SEMSWA) service area.
3. The project site is tributary to a regional detention facility. This regional detention facility was proposed downstream of the site within the City of Aurora according to the Piney Creek Major Drainageway Plan, prepared by WRC Engineering, INC, 2012. This facility was constructed and is functioning.
4. SEMSWA jointly reviews and recommends approval of the Drainage Study for all stormwater facilities.

5. This development will require a Subdivision Improvement Agreement (SIA) to guarantee on site and off site public improvements. The SIA will be processed with the final plat application.
6. The water quality pond is needed for the proposed roadway and must be placed within a Tract of common ownership and maintenance. A Drainage easement should also be provided for the water quality pond. The drainage easement should be provided to the limits of the water quality capture volumes plus one-foot of freeboard. The drainage easement allows the County the right to enter the property, whereas the tract creates a separate parcel to allow for common ownership and maintenance.
7. A Tract of common ownership & maintenance and an access easement is required for the proposed private roadway.
8. This development is subject to the Rural Transportation Impact Fee (RuTIF). The fee is a one-time payment on new development only to help offset the impacts on roadway infrastructure that occur with development. The fee is for new development in unincorporated Arapahoe County, east of Gun Club Road. It will be collected at time of building permit issuance of residential, commercial, industrial and office buildings.
9. The following variances/waivers were requested on September 6, 2023 and the recommendations were made by the Arapahoe County Technical Review Committee (TRC):
 - A TIS waiver has been requested. The request meets the County waiver conditions listed in the County’s Guidelines for Traffic Impact Studies. Therefore, the TIS waiver request is granted by TRC.
 - Variance request to Section 4.5.8 of the Arapahoe County’s Infrastructure Design and Construction Standards - the maximum length for the cul-de-sac measure along & between the radius point, and the ROW line of the abutting street is 500 feet. The proposed cul-de-sac has a total length of 1200 feet, exceeding the maximum length specified in the standards.
 - TRC is supportive of the proposed cul-de-sac length provided that the South Metro Fire Rescue approves the designed length of the cul-de-sac.
 - An additional variance was requested on February 21, 2024, the request was to the County’s public rural road cross-section with 60-ft right-of-way (ROW) required by the County’s Infrastructure Design and Construction Standards. The project proposes a 50-ft ROW section, which will not impact the dimensions except for the roadside ditch provided at 5-ft width.
 - TRC provides the following recommendations:
 - TRC supports the public road meeting all rural road standards including ROW width of 60-ft.
 - TRC supports the private road on a 50' tract & an access easement with variance meeting all other criteria.

- TRC recommends the connectivity for other modes by trails in tract to west.

A private roadway is proposed and is placed within a 50' Tract and access easement.

Engineering Services Staff is recommending the land use application(s) favorably subject to the following conditions:

1. The applicant agrees to address the Division of Engineering Services' comments and concerns as identified within this report.
2. The Applicant address all comments from SEMSWA.

Referral Agency**Referral Agency Comments****Applicant's Response**

ARAPAHOE COUNTY PUBLIC HEALTH	ACPH has no objection to the property being served by an OWTS provided that the system is permitted, inspected, and operated in accordance with ACPH's current OWTS Regulation. Based on the applicant's description, a permit for the installation and final approval of the OWTS is required.	Acknowledged.
ARAPAHOE COUNTY LONG RANGE PLANNING	The Long-Range section has no objection to the proposed density given that the RR-B zoning is in place. We recognize that the proposed density of .32 du/ac is less than the minimum identified in the Urban Residential/Single Family Detached and Attached land use category, but since the zoning is already in place, we will not object to the proposed subdivision.	Acknowledged.
ARAPAHOE COUNTY/SHERIFF	No comments.	Acknowledged.
ARAPAHOE PARK AND RECREATION DISTRICT	No comments.	Acknowledged.
CHERRY CREEK BASIN WATER QUALITY AUTHORITY	The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Arapahoe County that the proposed development plans for PF23-002, Forest Rim Estates Subdivision Filing No. 2 – Final Plat have been or will be reviewed by Arapahoe County for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to Arapahoe County's review and ultimate determination that the proposed development plans comply with Regulation 72.	Acknowledged.
CHERRY CREEK SCHOOL DISTRICT 5-REFERRALS	Using the Arapahoe County Land Development Code, the land dedication calculation for the school district would be an appropriate cash-in-lieu fee equivalent to 0.201500 acres. In this instance, the district believes that the Assumed Value Method that is commonly used to determine cash-in-lieu requirements will result in an amount that is far less than the actual fair market value of this property. In order to fairly evaluate the cash-in-lieu fee, the district's intent is to utilize the Appraisal Method to determine the fair market value as outlined in the Arapahoe County Land Development Code 14-	Acknowledged.

Referral Agency

Referral Agency Comments

Applicant's Response

	<p>111.05.02 B.1. Based on adjacent properties located directly across the street on Kettle Ave (25639, 25424 & 25343 East Kettle Avenue), the value applied in this instance is \$158,000 per acre and the cash-in-lieu value would be \$31,837.00.</p>	
<p>COLORADO PARKS AND WILDLIFE/1ST POINT OF CONTACT</p>	<p>If prairie dog towns are present within the site, CPW recommends that a burrowing owl survey be conducted. Therefore, if any earth moving will occur between March 15 and August 31 a burrowing owl survey should be conducted.</p> <p>CPW recommends that an active weed management plan be implemented in accordance with Arapahoe County standards to control and eliminate the spread of any noxious weeds in and around the site.</p> <p>Regarding nesting raptors, if the start of construction occurs during the raptor nesting season, CPW recommends that Forest Rim Estates Subdivision conduct nesting raptor surveys prior to the start of construction to identify active nests within 0.25 miles of the project workspace. In the event that an active raptor nest is discovered at the time of construction, Forest Rim Estates Subdivision shall notify CPW and identify appropriate measures in order to minimize impacts.</p> <p>Large mammals such as mule deer and white-tailed deer may frequently pass through or may commonly be found throughout the area. If fencing of the site it should allow fawns to pass through the fencing below while allowing adult deer to freely jump over. CPW recommends that there be no sharp vertical points such as is commonly found on wrought iron fencing which can and often does fatally catch deer while jumping over. Wrought iron fencing should only have one horizontal bar along the very top and not two horizontal bars in close proximity which frequently catch jumping deer most often by the hind legs. Any wire fencing should be set at a maximum height of 42 inches with the top wire being smooth rather than barbed (please refer to page 7 of Fencing with</p>	<p>Acknowledged.</p>

Referral Agency

Referral Agency Comments

Applicant's Response

	<p>Wildlife in Mind). Whichever option the proponent chooses, CPW recommends that the top of the fence be highly visible - either by using a top horizontal rail, high-visibility wire, PVC cover, or flagging (refer to page 29) and without vertical bars or impalements. Top wires should be spaced at least 12 inches apart (refer to page 9), as wires can get wrapped up in the hind legs of a jumping deer. The top of any posts should not have a design which could allow the impalement of deer trying to cross it (refer to page 31). https://cpw.state.co.us/Documents/LandWater/PrivateLandPrograms/FencingWithWildlifeInMind.pdf</p>	
COLORADO GEOLOGIC SURVEY	<p>No unusual geologic hazards or geotechnical constraints are known or suspected to be present that would preclude approval of the proposed residential density. However, we have advisory comments and recommendations: Drainage setbacks. Several incised drainages traverse the site. Drainages, even after they have been filled in, tend to remain conduits for subsurface water flow. Erosion, slumping, and local failure of slopes associated with drainages can cause damage to yards and structures. I am concerned about the incised drainages and shallow slope instability (slumping) within proposed lots 7, 10, and 13 as clearly shown on Sheet C4.0 of the CDs, Overall Grading Plan (Craft Civil Design, July 31, 2023). To reduce the risk of wet basements and overactive sump pumps, and potential damage due to erosion and shallow slope failures along and above drainages within proposed lots 7, 10, and 13, CGS recommends either: 1) lot reconfiguration to provide lot boundary setbacks of at least 20 feet from the crests of slopes above drainages, 2) non-buildable setbacks of at least 20 feet from the crests of slopes above drainages, or 3) delineation of building envelopes that specifically exclude drainages and the recommended 20 ft. setback.</p>	<p>The Grading Plan will be reviewed again to see if these issues can be mitigated even further. These comments will be fully addressed at the time of Construction Documents.</p>
SOUTH METRO FIRE RESCUE	<p>South Metro Fire Rescue (SMFR) has reviewed the project and has conditionally approved the plans based on the</p>	<p>Acknowledged.</p>

Referral Agency**Referral Agency Comments****Applicant's Response**

	<p>following comments that must be resolved prior to the issuance of any permits. Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.</p> <p>COMMENTS:</p> <ol style="list-style-type: none"> 1. A cistern serving this plat shall be provided. Such cistern shall have its own plot and become the property of the HOA to maintain. 2. All residential structures shall be protected with a residential NFPA13D sprinkler system. 3. Individual lot access shall be approved on a case-by-case basis and shall meet a minimum slope of 6% unless otherwise approved. 	
MILE HIGH FLOOD DISTRICT	<p>We appreciate the opportunity to review this proposal and have no comment, as this project does not include any major drainage features. We do not need to receive any future submittals on this project unless this changes.</p>	Acknowledged.
DIVISION OF WATER RESOURCES- STATE ENGINEER/GROUNDWATER	<p>Pursuant to Section 30-28-136(1)(h)(II), C.R.S., the State Engineer's Office offers the opinion that the proposed water supply is expected to be adequate and can be provided without causing material injury to existing water rights. Our opinion that the water supply is adequate is based on our determination that the amount of water required annually to serve the subdivision is physically available, based on current conditions. Our opinion that the water supply can be provided without causing injury is based on our determination that the amount of water that is legally available to the subdivision on an annual basis for the proposed uses, according to the statutory allocation approach, is greater than the annual amount of water required to supply the demands of the proposed subdivision.</p>	Acknowledged.
CHERRY CREEK SCHOOL DISTRICT 5-REFERRALS	<p>Using the Arapahoe County Land Development Code, the land dedication calculation for the school district would be an appropriate cash-in-lieu fee equivalent to 0.201500 acres. In</p>	

Referral Agency

Referral Agency Comments

Applicant's Response

	<p>this instance, the district believes that the Assumed Value Method that is commonly used to determine cash-in-lieu requirements will result in an amount that is far less than the actual fair market value of this property. To fairly evaluate the cash-in-lieu fee, the district's intent is to utilize the Appraisal Method to determine the fair market value as outlined in the Arapahoe County Land Development Code 14-111.05.02 B.1. Based on adjacent properties located directly across the street on Kettle Ave (25639, 25424 & 25343 East Kettle Avenue), the value applied in this instance is \$158,000 per acre and the cash-in-lieu value would be \$31,837.00.</p>	
RTD	No comments.	Acknowledged.
XCEL ENERGY	<p>Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the Final Plat for Forest Rim Estates Subdivision Filing No. 2. Please be aware PSCo owns and operates existing natural gas distribution facilities along south property line. For these single-family residential lots and to ensure that adequate utility easements are available within this development and per state statutes, Public Service Company requests that ten-foot (10') wide dry utility easements are hereby dedicated on private property adjacent to each front lot line of each lot. In addition, ten-foot (10') wide dry utility easements are hereby dedicated around the perimeter of all tracts, parcels and/or open space areas.</p> <p>PSCo requires all utility easements to be labeled with the width, specifically the front lot easements. The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to existing facilities 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.</p>	Acknowledged.

Referral Agency**Referral Agency Comments****Applicant's Response**

	Additional easements may need to be acquired by separate document. The Designer must contact the appropriate Right-of-Way Agent.	
ALLRED SUBDIVISION HOA	See staff report.	

Staff sent referrals to the following agencies and did not receive a response:

- COLORADO PARKS AND WILDLIFE /NON-PRIMARY REFERRAL
- LUMEN (CENTURYLINK)
- AURORA PLANNING
- WEST ARAPAHOE CONSERVATION DISTRICT
- COUNTRY VILLAGE HOA



ARAPAHOE COUNTY

Public Works and Development – Planning Division
6924 S Lima St., Centennial CO 80112 ♦ Phone: 720-874-6650
www.arapahoegov.com

Referral Routing Form

**Case Number/Name: PF23-002, Forest Rim Estates Subdivision Filing No. 2
– Final Plat**

Planner's Name & Email: Molly Orkild-Larson, morkild-larson@arapahoegov.com
Engineer's Name & Email: Sue Lui, slui@arapahoegov.com
Date Sent: August 21, 2023
Date to be Returned: September 13, 2023

A land development application has been submitted to the Arapahoe County Planning Division for consideration. Due to the close proximity of the proposed development to your property, or area of influence, this development proposal is being referred to your agency for review and comment. Please examine the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Division. Please respond on or before the due date.

	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I have NO comments to make on the case as submitted.	
<input checked="" type="checkbox"/>	I have the following comments to make related to the case:	<i>Bettina Arthur 26136 E Sampson Cir So Bellerose</i>

Comments: (Please reply / submit reviews and comments via email)

*Please see attached,
Bettina Arthur*

John and Bettina Arthur
26136 East Jamison Circle South
Aurora, Colorado 80016
bmarthur@msn.com

September 13, 2023

Molly Orkild-Larson, RLA, AICP
Principal Planner
Public Works and Development
Planning Division – Arapahoe County
6924 S. Lima Street, Centennial, CO 80112

Email: morkild-larson@arapahoe.gov

Regarding: Case Number/Name: PF23-002, Forest Rim Estates Subdivision Filing No. 2
– Final Plat

As residents of the affected adjacent subdivision (Allred), we are quite concerned with above referenced Final Plat as submitted to the Allred HOA for comments. Our concerns, in addition to others put forth from members of our community, are itemized below.

Regarding the **WATER SUPPLY** Although the developer feels that the “...amount of legally available non tributary Denver aquifer ground water underlying the property...is sufficient under Arapahoe County regulations to provide in house and irrigation use as described herein to 10 lots...”, as stated in the water supply letter included with the final plat, it does not address the impact to the water of the current and adjacent residents. Our water is also provide via private wells and will be drastically affected by these 10 additional properties accessing the same water source. Should this project proceed I would request the developer seek a public water source as opposed to causing a reduction in quality or quantity of our most valuable resource.

From the Final Plat - **STREET MAINTENANCE**

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/PLAN WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS AND /OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

COMMENT: Jamison Circle is a dirt road, with road base and a thin layer of asphalt applied. There is minimal to no county maintenance – we don’t even see a snow plow in the winter nor has the road been resurfaced or maintained in years. This road cannot handle construction traffic NOR can it absorb the

traffic caused by the additional lots being added as part of this plat map. IF this plat is approved, the developers must be required to improve and maintain Jamison Circle, expanding to standard road widths with predetermined county maintenance. In the interim, the developer must be required to maintain and repair the damage that will be done by construction traffic until such time as the county accepts the responsibility for maintenance.

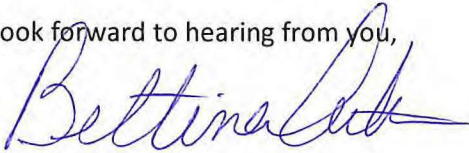
Jamison Circle does not have sidewalks and the street is not wide enough to support pedestrian traffic. We have already absorbed additional foot traffic from the adjacent development built by Richmond (at Smoky Hill Road and Smoky Hill Parkway); these proposed homes will add both foot and automobile traffic that cannot be supported by the current infrastructure. The costs of bringing Jamison Circle to current standards necessary to support the additional load will need to be absorbed by the developer.

From the Final Plat - **LANDSCAPE MAINTENANCE**

The plat states "THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS."

Under no circumstance should the current adjacent property owners be tasked with maintenance and upkeep of perimeter fencing, landscaped areas and sidewalks as related to any part of this new development.

We look forward to hearing from you,



John and Bettina Arthur
bmarthur@msn.com

cc: Jeff Baker @ jbaker@arapahogov.com



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Referral Routing Form

Case Number/Name: PF23-002, Forest Rim Estates Subdivision Filing No. 2 – Final Plat

Planner’s Name & Email: Molly Orkild-Larson, morkild-larson@arapahoegov.com
Engineer’s Name & Email: Sue Lui, slui@arapahoegov.com
Date Sent: August 21, 2023
Date to be Returned: September 13, 2023

A land development application has been submitted to the Arapahoe County Planning Division for consideration. Due to the close proximity of the proposed development to your property, or area of influence, this development proposal is being referred to your agency for review and comment. Please examine the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Division. Please respond on or before the due date.

	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I have NO comments to make on the case as submitted.	
<input checked="" type="checkbox"/>	I have the following comments to make related to the case:	Helen Maxine Ates Jamison Circle resident for over 23 years.

Comments: (Please reply / submit reviews and comments via email)

- The wear and tear on the Jamison Cir S. and Jamison Cir N. (This road barely gets plowed in the winter). The county completely skipped doing our sub-division last summer when they re-asphalted, so the road is not in the best condition.
- There would be unsafe entry and exit from our property due to increased traffic.
- Special needs children live in this area and this change is not conducive to their lifestyle, as there are NO sidewalks, paths or other safe methods for their outdoor enjoyment and safety. We already have pedestrians from other developments using Jamison Circle for their walking path. This would be very unsafe for anyone walking down the street since there are not sidewalks or street lights.
- The Smoky Hill Parkway and Jamison Cir North intersection already presents an unsafe condition, as the city recently increased the speed limit eastbound, down the hill (between Glasgow to Powhaton) to 45 MPH, which no one adheres to, it is usually 50 or more.
- Ever encroaching development is pushing out antelope and deer and all other wildlife.
- Those homeowners on the backside of our sub-division, and for that matter, **our whole sub-division has received no advance or proper notification that this development** was in the works until it is almost too late to dispute. Having only received this information on Sept. 10th, 2023 and giving us 2 days to respond is definitely irresponsible, if not illegal on the county’s part.

- Elevation of new homes is certainly a concern to those especially on the bend of Jamison Cir. Because of the flooding that happens in this drainage area, the new Turn Key Ventures, CO development, would necessarily have to build the homes high enough to be above the flood zone.
- Because of increased traffic, the proposed road that would enter the Jamison Cir, would disturb the overall community which this subdivision was originally planned over 50+ years ago. The community has invested a significant amount to live in a peaceful, tranquil, country feel neighborhood. Developing this tract will not only create unsafe conditions for this community, it will destroy the way of life we have known since its inception. Increased light pollution, crime and noise are just to name a few of the issues.

From: [Maxine Ates](#)
To: [Molly Orkild-Larson](#)
Cc: [Sue Liu](#)
Subject: Proposed New Development Forest Rim Estates and new road through Jamison Circle Neighborhood -
Date: Tuesday, September 12, 2023 4:10:14 PM
Attachments: [Routing Form PF23-002 FOREST RIM .pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This road and development will directly impact our community and the surrounding area. I am vehemently opposed to this new development and road cutting right through our community. We have worked tirelessly to have our community stay the same as it was planned 50 years ago. We have had development all around us but we were able to keep our community the same. This would completely destroy any peace and tranquility that we have been able to maintain so far.

Please see attached form.

Helen Maxine Ates
26055 E. Jamison Cr. S.
Aurora, CO 80016
mates@demandinc.com
720-261-9847

From: [Terri Maulik](#)
To: [Molly Orkild-Larson](#)
Cc: [Planning](#)
Subject: FW: Online Form Submittal: Report, Request, Question or Kudo
Date: Wednesday, September 13, 2023 7:04:50 AM

Molly,
Not sure why these are coming into the Planning mailbox, but here you go!
Terri

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, September 12, 2023 8:32 PM
To: Planning <planning@arapahoegov.com>
Subject: Online Form Submittal: Report, Request, Question or Kudo

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Report, Request, Question or Kudo

Please complete this form to submit a comment, request or question to Arapahoe County.

Notice

Written communication to Arapahoe County is considered public information and can be made available to the public upon request. If you would prefer that your comments not become public record, please [contact us by phone](#).

Contact Information

Full Name	Brianna Harter
Email Address	bbrunker15@gmail.com
Phone Number	608-206-2386

Message

Please select the subject Planning
of your message:

NOTICE: Animal Services Requests

*If you are requesting assistance from the **Animal Services division**, please use the [Animal Services Submission Form](#) instead.*

Question / Comment

Form Link: <https://docs.google.com/document/d/1a0P-EKi55lwO95i-KNdaInSkqWAtqIgA/edit?usp=sharing&oid=106935694925097734829&rtpof=true&sd=true>

Response to: Case Number/Name: PF23-002, Forest Rim Estates Subdivision Filing No. 2 – Final Plat

Summary of concerns:

I have the following comments to make related to the case:

Traffic impact and safety concerns

Speed limits and entering Jamison Circle from Smoky Hill Road

Unsafe entry and exit from our property due to increased traffic.

Heavier traffic within Jamison Circle.

Concern for young children as well as the impact to people with special needs who currently reside in Jamison Circle Ranches.

Road conditions - wear and tear on the current road which was skipped during the re-asphalt project last summer.

Environmental concerns -

Existing animals and habitats include the following:

Wild turkeys, sage grouse, plovers, egrets, herons, owls, eagles, deer and more

Floodwater management

Equestrian riding safety (fewer and fewer places to ride)

How do you want us to contact you?

Please respond to me by email.

Exception

Communication made through email or any other computer messaging system shall in no way be deemed to constitute legal notice to the County or any of its agencies, officers, employees, agents or representatives with respect to any existing or potential claim or cause of action. No official legal notices may be submitted through our website or email.

Email not displaying correctly? [View it in your browser.](#)



ARAPAHOE COUNTY

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www.arapahoegov.com

Referral Routing Form

Case Number/Name: PF23-002, Forest Rim Estates Subdivision Filing No. 2 – Final Plat

Planner’s Name & Email: Molly Orkild-Larson, morkild-larson@arapahoegov.com
Engineer’s Name & Email: Sue Lui, sliu@arapahoegov.com
Date Sent: August 21, 2023
Date to be Returned: September 13, 2023

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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I have NO comments to make on the case as submitted.	
<input checked="" type="checkbox"/>	I have the following comments to make related to the case:	Jamison Cir Ranches <i>Theresa & Randy Collins</i>
<input type="checkbox"/>		

Comments: (Please reply / submit reviews and comments via email)

The information concerning Forest Rim Development was presented at a homeowners’ meeting 9/10/23 late in the day. This is the first we have been told about this development by Turn Key Ventures.

Below is our feedback.

This community has been here over 50+ years and we have been living here for close to 30. We purchased in this area and this unique acreage property, and have watched Aurora completely engulf us. This has been difficult to watch, as the lifestyle we sought was serene, country-feel, horse-property and space. With the onslaught of development, we have mostly been good neighbors and tolerated a LOT. But this new proposition is untenable.

- To take a VERY tiny road, with absolutely no sidewalk, path, shoulder etc., and allow another subdivision, which apparently began as 4 homes, has suddenly blossomed to 10, is crossing the line.
 - Firstly, this small horseshoe road was dirt when we moved out here. It was merely covered with 2” of asphalt and NO ROADBASE underlay is present. This was done to quote, unquote “pave” the road.
 - It is rarely plowed, if at all, in the winter.

- Recently the county resurfaced every other street except this one. This type of a temporary road will simply not stand up to all the construction equipment and weight required to build a 13,000 sq. ft. home, plus 9 more.
- Our neighborhood should not have to be disrupted because of a developer desiring to make Forest Rim a new subdivision. As this would be at our expense, inconvenience and degrade our community immediately and lower our property value to boot.
- The drainage ditch (ask the Gardners; a homeowner in our subdivision about the river below their house where they had a huge flood in their basement and had to completely tear everything out since water seeped in. Subsequently, they spent thousands in landscaping to mitigate future flooding). This fact alone would require Turn Key Ventures to build houses on the most elevated portion of this parcel. This again has been **promised**, (heresay; mind you, we have not been in the loop), “no views will be impacted”. We now presume this is similar to the original proposal of **just 4 houses**, only to learn now it is 10. This developer cannot be trusted based on these two discrepancies. What other plans are Turn Key Ventures saying they will do but will only turn out to be empty promises? Our community is too precious to risk this type of unethical behavior.
- We will experience unsafe entry and exit from our property due to increased traffic. The road is curved and the sightline is difficult to see cars coming in north or south, even with the small number of homes that are here presently.
- Special needs children live in this area and this change is not conducive to their lifestyle, as there are NO sidewalks, paths or other safe methods for their outdoor enjoyment and safety. Residents too, currently use this road for exercise, walking pets, bicycling and increased traffic cannot be safely accommodated.
- The Smoky Hill Parkway and Jamison Cir North intersection already presents an unsafe condition, as the city recently increased the speed limit eastbound, down the hill (between Glasgow to Powhatan) to 45 MPH, where it was previously 35 MPH. If you approach the section of Smoky Hill Parkway, just before Glasgow, going westbound, it is labeled as a “hidden intersection”, and the speed posted is 35 MPH. No drivers currently adhere to 45 MPH (or 35 MPH if going westbound), and it is actually more along the lines of our estimation of 50 MPH.
- Ever encroaching development is pushing out antelope and deer and all other wildlife and endangered species in this area. This must be thoroughly studied before anything is disturbed.
- Those homeowners on the backside of our sub-division, and for that matter, our whole sub-division has received no advance or proper notification that this development was in the works until it is almost too late to dispute. Having only received this information on Sept. 10th, 2023 and giving us 2 days to respond is definitely irresponsible, if not illegal on the county’s part. I cannot speak for Country Village, as to whether Turn Key Ventures has properly involved this community in proper notifications.
- This subdivision was zoned as horse property. It is a dying breed. The equestrian safety of horses and their owners on our properties must not be compromised now or in the future.

In summary:

Because of increased traffic, the proposed road that would enter the Jamison Cir, would disturb the overall community which this subdivision was originally planned over 50+ years ago. The community has invested a significant amount to live in a peaceful, tranquil, country feel and horse property neighborhood.

Developing this tract will not only create unsafe conditions for this community, it will destroy the way of life we have known since its inception. Increased light pollution, crime and noise are just to name a few of the issues. We respectfully request that you decline to approve Turn Key Ventures proposals, as they have not shown ethical nor responsible business practices in submitting these plans, nor is this a good fit for JCR.

Sincerely,

Randy & Theresa Collins _____

Date 9/13/2023



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Referral Routing Form

Case Number/Name: PF23-002, Forest Rim Estates Subdivision Filing No. 2 – Final Plat
Planner’s Name & Email: Molly Orkild-Larson, morkild-larson@arapahoegov.com
Engineer’s Name & Email: Sue Lui, sliu@arapahoegov.com
Date Sent: August 21, 2023
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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I have NO comments to make on the case as submitted.	
<input checked="" type="checkbox"/>	I have the following comments to make related to the case:	<p style="text-align: right;"><i>suzanna darley</i> S L Darley 25739 E Jamison Cir Aurora 80016</p>

Comments: (Please reply / submit reviews and comments via email)

SEE ATTACHED!

sandy.darley@gmail.com

Suzanna "Sandy" Darley

25739 E Jamison Cir N

Aurora CO 80016-2051

303-766-4000 or 766-1166

13SEP23

Re: Case Number/Name: PF23-002, Forest Rim Estates Subdivision Filing No. 2 – Final Plat

- 1) Proper notification of these changes was NOT given to residents until 2 days prior to deadline. This is an egregious oversight. No signs were posted, no mail, email or phone calls from the county or the developer were made to update those of us being IMMEDIATELY and DIRECTLY impacted by these changes.
- 2) Because of the construction and the obstruction of our treasured mountain views which we have enjoyed for multiple decades, we should expect an immediate reduction in property taxes as our homes will be devalued because of this development. I would ask the county to consider a 50% reduction in property taxes for all homes in this neighborhood;
- 3) Drainage and floodwater management have really not been fully considered. Residents of Jamison circle ranches have videos and photos showing the extreme flooding that occurs in the area that's proposed for development. It appears from the topo maps that this has not fully been addressed. This type of flooding can cause serious damage to homes and land and would require extensive mitigation. We feel this must be addressed before further plans are considered or acted upon.
- 4) Will the proposed road be constructed on the easement be a public road or a private road?

If it's a private road, who is responsible for maintenance?

- 5) From what I can discern from the plans, it appears as though the large pine trees which are part of the Black Forest, will be destroyed. What considerations will be made for the active wildlife currently in the area such as prairie dogs, eagles, hawks, coyotes, deer (including a white deer – a rare leucisim mutation) raccoons etc? Currently, in the trees slated for destruction, there are active nests of owls and Swainson's hawks residing the trees. In addition, we have eagles who nest in those trees.

Ground-based animals include wild turkeys, sage grouse, plovers, egrets, herons and more. Is any consideration being given to these vital members of our community?

- 6) What are the height limitations on any of the new construction?
- 7) Will each of the homes have a separate well? Will each have its own septic system? Will they be tapping into adjacent water sources and sewage systems? Any of the above

options can cause issues for current residents and their water supplies and septic systems.

- 8) What are the plans to protect the existing residents/neighbors water rights? (EVERY neighbor in Jamison Circle Ranches (JCR) has adjudicated their water rights.)
- 9) What aquifer will they be tapping?
- 10) Will this area have fencing, both permanent and temporary? Who will bear the expense for that?
- 11) What are the setback restrictions for each house? What are the easement plans between Forest rim and existing neighbors?
- 12) The proposed road that will intersect E Jamison Circle is plotted for a 60'-wide road. The easement is only 46'-wide. How will that be accommodated?
- 13) How will the proposed road in the new development traverse the ravine / arroyo? Will it be a bridge? A culvert?
- 14) Will there be a retaining pond?
- 15) Will there be above ground or in ground wiring to electricity?
- 16) What are their HOA restrictions?
- 17) Do they have an HOA? Who is the head of their HOA?
- 18) Can lots remain undeveloped? If construction or building on the lot is mandated, what is the timeline restriction for that to occur?
- 19) Has there been an ILC for the easement? Can we get a copy of the ILC?
- 20) What is street lighting plan? We are in a 'dark' community, and would request the developer commit to honoring the low lighting?
- 21) Can you provide each neighbor a copy of the environmental impact study or report?
- 22) What plans are slated/proposed to maintain or improve E Jamison Cir? The current condition of the road can barely accommodate school buses and trash trucks. It will not be able to carry heavy equipment without destroying road integrity.
- 23) What consideration has been given to alternate roads in/out of the new development? There are at least three alternate/potential access points. Why were those not given further consideration?
- 24) The overall nature and 'vibe' of our current community have been a 'country' vibe. The loss of open space and its prairie-feel, along with the loss of wildlife, is in direct opposition to our collective neighborhood ambience. We've watched the decay of our horse community devolve to a speck of prairie with a mall attached. Now, the last specks of nature are being stripped of their soul. I grieve this and need you to know this seems egregious.




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Date Sent: August 21, 2023
Date to be Returned: September 13, 2023

A land development application has been submitted to the Arapahoe County Planning Division for consideration. Due to the close proximity of the proposed development to your property, or area of influence, this development proposal is being referred to your agency for review and comment. Please examine the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Division. Please respond on or before the due date.

	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I have NO comments to make on the case as submitted.	
<input checked="" type="checkbox"/>	I have the following comments to make related to the case:	<u>Scott Dodd, Jamison Circle Ranches, former HOA Board member</u> 

Comments: (Please reply / submit reviews and comments via email)

- The value of the existing homes in Jamison Circle Ranches neighborhood (aka Allred) will be reduced if Forest Rim Filing #2 goes forward
- The Jamison Circle roadway is not engineered or constructed to handle all of the heavy truck traffic that will result from this project
- There has been no environmental impact study done, as far as I can tell. There is wildlife in this area that will be affected, and should be managed
- The egress and ingress of this new development looks inadequate, especially if there is an emergency situation
- The current entrance from Smoky Hill into Jamison Circle Ranches is already dangerous (on a curve, with high speed limit). A car traffic volume increase will make this problem worse

Thank you, Scott Dodd, chefdodd@gmail.com, 303-668-2338

Referral Routing Form

Case Number PF23-002, Forest Rim Estates Filing #2

TODAYS DATE SEPT 13, 2023

To all Concerned parties these are my comments related to this case:

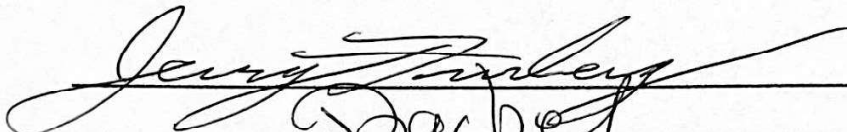
I am most definitively against this filing in its current form, as it does not address any key issues in regard to key elements of our community here at Jamison Circle Ranches (Allred).

- +Those being as follows: Vehicular access through our community, as we have no sidewalks, people walk on the street itself, the road is comprised of a chip seal asphalt, and will not hold up to heavy, and heavier traffic
- +Water, and septic, have not been addressed
- +Run off, and flooding have not been addressed as to the impact it will have
- + No topographic, or geologic studies have been seen, or discussed
- + Impact on wildlife, and indigenous species
- + Setbacks have not been shown or discussed
- + Height, and light issues are not present
- + Water rights pertaining to aquifers, and usage
- + Construction equipment traffic, clean out, impact on our roads, traffic control, etc..etc
- + I only see 1 egress to proposed site. I do not understand why the Kettle st. Side from Country Village

is not being utilized, my understanding was that originally the proposed site was under the auspices of Country Village, and I am concerned of some unsavory maneuvering to have Jamison Circle carry all the weight.

These are our current outlook points, we look forward to next steps, and are committed to a fair outcome for all parties

Jerry and Rachel Furberg
25776 East Jamison Circle South
Aurora, Co 80016



Rachel

Sept. 13, 2023
Sept. 13, 2023

Mark and Sandra Dea Gardner
25855 E. Jamison Circle South
Aurora, Co. 80016
303-435-1136 or 303-619-6740
Email: moonplg@aol.com

Case Number / Name: PF23-002, Forest Rim Estates Subdivision Filing No.-2 Final Plat

The proposed new development will greatly impact our small community. The increase of traffic will create unsafe conditions and special needs young adults/ children live in this area and this change is not conducive to their lifestyle as there are NO sidewalks, paths or other safe methods for their outdoor enjoyment and safety. The construction traffic will cause road damage and our roads are not maintained as they should be by the county. Our road needs to be widened and drainage redone with adding more traffic to our community. We are concerned about the light pollution with more traffic coming and going and light pollution in the new development. All the light pollution will destroy our way of life in our small community.



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Referral Routing Form

Case Number/Name: PF23-002, Forest Rim Estates Subdivision Filing No. 2 – Final Plat Planner's Name & Email: Molly Orkild-Larson, morkild-larson@arapahoegov.com Engineer's Name & Email: Sue Lui, slui@arapahoegov.com Date Sent: August 21, 2023 Date to be Returned: September 13, 2023

A land development application has been submitted to the Arapahoe County Planning Division for consideration. Due to the close proximity of the proposed development to your property, or area of influence, this development proposal is being referred to your agency for review and comment. Please examine the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Division. Please respond on or before the due date.

	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I have NO comments to make on the case as submitted.	
<input checked="" type="checkbox"/>	I have the following comments to make related to the case:	Mark and Sandra Dea Gardner Mark Gardner - Sandra Dea Gardner

Comments: (Please reply / submit reviews and comments via email)

The proposed new development entrance will cause increased traffic in our small neighborhood. We are very concerned about the light pollution from the cars that will be directly coming into the front of our home as they leave their development. We are also concerned about the construction traffic that will cause road damage to our roadway. Also concerned about street light pollution in the new development.




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Referral Routing Form

Case Number/Name: PF23-002, Forest Rim Estates Subdivision Filing No. 2 – Final Plat
Planner’s Name & Email: Molly Orkild-Larson, morkild-larson@arapahoegov.com
Engineer’s Name & Email: Sue Lui, sliu@arapahoegov.com
Date Sent: August 21, 2023
Date to be Returned: September 13, 2023

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<input type="checkbox"/>	I have NO comments to make on the case as submitted.	
<input checked="" type="checkbox"/>	I have the following comments to make related to the case:	

Comments: (Please reply / submit reviews and comments via email)

My biggest concern is with the single egress for the community. I was under the impressions that all communities need at least 2 means to exit the community in case of emergencies. Is this not the case?




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Planner’s Name & Email: Molly Orkild-Larson, morkild-larson@arapahoegov.com
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<input checked="" type="checkbox"/>	I have the following comments to make related to the case:	

Comments: (Please reply / submit reviews and comments via email)

Two questions:

1. How can I get access to the plot plan for the development? I would like to see where the property lines will be.
2. How will you solve the overflow issue from the Tallyn’s Reach retention pond just above the NE corner of the property? **SEE DIAGRAM ON NEXT PAGE**

Thank you for asking for our thoughts.

Ned Gilardino
Homeowner & Jamison Circle Ranches HOA President
25779 E Jamison Cir N, Aurora, 80016





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Referral Routing Form

**Case Number/Name: PF23-002, Forest Rim Estates Subdivision Filing No. 2
– Final Plat**

**Planner’s Name & Email: Molly Orkild-Larson,
morkild-larson@arapahoegov.com**
Engineer’s Name & Email: Sue Lui, sliu@arapahoegov.com
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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I have NO comments to make on the case as submitted.	
<input checked="" type="checkbox"/>	I have the following comments to make related to the case: <ol style="list-style-type: none"> 1. Traffic impact and safety concerns <ol style="list-style-type: none"> a. Speed limits and entering Jamison Circle from Smoky Hill Road b. Unsafe entry and exit from our property due to increased traffic. Heavier traffic within Jamison Circle. <ol style="list-style-type: none"> i. Concern for young children as well as the impact to people with special needs who currently reside in Jamison Circle Ranches. c. Road conditions - wear and tear on the current road which was skipped during the re-asphalt project last summer. 2. Environmental concerns - <ol style="list-style-type: none"> a. Existing animals and habitats include the following: <ol style="list-style-type: none"> i. Wild turkeys, sage grouse, plovers, egrets, herons, owls, eagles, deer and more b. Floodwater management c. Equestrian riding safety (fewer and fewer places to ride) 	<u>Brianna and Cody Harter</u> <u>Jamison Circle Ranches</u>

Comments: (Please reply / submit reviews and comments via email)

From: [Sarah Kollmann](#)
To: [Molly Orkild-Larson](#); [Sue Liu](#)
Subject: PF23-002 filing number two forest rim estates
Date: Wednesday, September 13, 2023 9:09:29 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Having received this yesterday and never seen it before then and the deadline being today I would like to say a few things. We've lived in country village since 1992. Greedy developers such as yourself have eaten up all of the natural open space wildlife and everything that's made it enjoyable living out here. That little piece of land was the only thing left that wasn't developed or destroyed. Unfortunately, comments like mine will get swept under the rug I imagine. My family and I very much value the wildlife out here and have witnessed so much of it in that little piece of land. Eagles, Hawks, coyotes, prairie dogs, deer, great horned owls, American kestrels, antelope, many others call that place home and don't deserve to be driven out of it. It is a flood plain that is very necessary to keep open and not crowd with ugly cookie cutter houses or any structures at all. If given the opportunity the people bordering this land would likely buy it to keep it vacant of human destruction. We have witnessed the cisterns going in and would love to know where the water is coming from. Are wells have gone dry in the past and not so recent past at that. We are worried that more tapping into the same aquifers is going to completely devalue our homes and properties that have been here much longer than any established estate there will have been. We would like to see at the very least the trees are left alone, they're old they are alive they are homes to so many endangered raptors and should be left alone at the very least, find some compassion to save them from destruction. We were told only a few homes were going in this area not as many as 14 plus. As you see the multitude of cookie cutter neighborhoods around us, we didn't bank on living like this it has increased light pollution, noise, air pollution, wicked the enjoyment of living In the country out and you doing this to this last little piece of country is truly disheartening. Even if none of this is considered, you must know that you're affecting so many lives human and wildlife in a very negative way by consuming this natural scape in unwanted housing. We flipped out here a very long time and feel our voices are never heard or cared considered. No thanks to your greedy corporation, an incredibly disgusted neighbor. The Kollmann's

From: [Michelle Nienkerk](#)
To: [Molly Orkild-Larson](#); [Sue Liu](#)
Cc: [Jeff Baker](#); "michelle.nienkerk@yahoo.com"
Subject: Forest Rim Proposed Development – Jamison Comments
Date: Wednesday, September 13, 2023 11:03:11 AM
Attachments: [image001.png](#)
[Arapahoe County Referral Routing Form - PF23-002, Forest Rim Estates Subdivision Filing No. 2 – Final Plat.pdf](#)
Importance: High

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Please see attached for my comments/opposition of the Forest Rim development.

Commissioner Baker, if available I would like to meet with you or have a call to go over this planned development and get you up to speed hoping that you will also oppose this development and be our voice. We are a small community of 19 homeowners, with majority being single occupants and/or those that have been there for 40+years. I am one of the few new(er) homeowners and never saw this coming. How this 38 acre site, formerly part of Country Village, has allowed to be split, a new subdivision created, and potentially developed is baffling to me. All impacting Jamison Circle Ranches and without notice.



Michelle Nienkerk, RPA®
Senior Property Manager | Lincoln Property Company
2000 S Colorado Blvd | Tower 3-825 | Denver, CO 80222
D: 303.226.8211 | M: 303.550.5285 | www.lpcdenver.com



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Referral Routing Form

**Case Number/Name: PF23-002, Forest Rim Estates Subdivision Filing No. 2
– Final Plat**

Planner’s Name & Email: Molly Orkild-Larson, morkild-larson@arapahoegov.com
Engineer’s Name & Email: Sue Lui, sliu@arapahoegov.com
Date Sent: August 21, 2023
Date to be Returned: September 13, 2023

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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I have NO comments to make on the case as submitted.	
<input checked="" type="checkbox"/>	I have the following comments to make related to the case:	<u>Michelle Nienkerk</u> <u>25955 E. Jamison Cir. S.</u> <u>Aurora, CO 80016</u>

Comments: (Please reply / submit reviews and comments via email)

See attached, which is not all encompassing given I had 24-hours’ notice to the deadline to submit comments. Nothing was received via mail, by posting at the site or anywhere visible to Jamison Circle Ranches.

1. Allred Subdivision (Jamison Circle Ranches) homeowners did not receive notice of the planned development and we had 24-72 hours to turn our comments and research what has happened with that 38 acre parcel to date. Arapahoe County failed the homeowners and needs to correct their process for notifications.
2. Owners of 25501 E Kettle Ave., sold off 3 parcels within their original land site, which was the Kettle ROW access point to the remaining acreage. Lot 1, Block 1; Lot 2, Block 1; and Lot 4, Block 1.
3. Owners are selling Lot 3, Block 1, with improvements to the developer to avoid the use of Kettle as a ROW access. Developer should plan to use Lot 3 as a ROW access to Kettle. The home structure on Lot 3 is a mobile home and easily removed and land use can be altered to be the ROW access to Kettle, and Country Village subdivision, which was the original site subdivision.
4. The owners created a new subdivision called Forest Rim Estates, around 9.19.2022, Arapahoe Case PM20-003 – shouldn't homeowners been notified at this time of a proposed new subdivision that would impact our values and our parcels?
5. This Arapahoe County allowed creation enabled the owners to sell off the following 3 sites now known as: 25341 E Kettle Ave (sold 2.24.2023); 25423 E Kettle Ave (sold 10.24.2022); and 25603 E Kettle Ave (sold 4.7.2023).
6. Why would this newly formed subdivision use another subdivision as access to their own site?
7. Jamison HOA has zero control of what type of homes are built, what size, setbacks, how homes are maintained, yet this planned development would use our road and access and impact our daily lives? This doesn't seem appropriate, nor can I point to any subdivision or site out there that has done this.
8. The planned development is a separate subdivision from Jamison and Allred and that development should figure out its own row access to a main road (use Lot 3 to access Kettle), and not via Jamison Circle.
9. The planned development looks like it belongs on a city of Aurora block and is not in the spirit or like-kind of any acreage site on Jamison or Kettle. Very minimal detail is given from the developer and Arapahoe County should not approve such a development without considering the sites around it. There is more to this development impact than the small package submitted and under review.
10. The subdivision would add 13 more wells into the Denver Aquifer – is that appropriate?
11. Planned development removes pine trees, which should be kept in place and worked around.
12. I am not an expert on drainage; however, it appears that the proposed Public Local Roadway off Jamison Circle poses serious drainage issues for the 2 homeowners flanking that proposed road.
13. The proposed public roadway also doesn't provide any type of turning areas and needs addressed. Again, which would impact the 2 flanking homeowner parcels along with the parcel to the east of this roadway.
14. Jamison Circle is not able to handle the construction traffic and load weights that this development would need. Safety is also a serious concern.
15. In the event this development is approved, I propose the following:
 - a. Large trees in place should remain and developer works around.
 - b. Prairie dog colonies be relocated, not poisoned or killed.
 - c. Landscaping, fencing, and trees be installed as a barrier to new subdivision with open area setbacks, where the Jamison Circle Ranches homeowners are directly impacted by this development. Jamison HOA input on a fence and landscaping needed.
 - d. Jamison Circle (Allred) values will decrease by at least 50% by adding this traffic, wear and tear, and distasteful planned site, along with views being taken away and the serenity of our community being taken away. Our taxes should be reduced by 50% minimum at the time the development is approved. The impact to Jamison Circle homeowners will be immediate.
 - e. Developer should rebuild Jamison Circle N/S, expand the width, and redo all drainage. Arapahoe County would need to acquire the land from each homeowner to accomplish this.

- f. Developer should add private gates and fencing to each entrance of Jamison Circle to keep our crime and traffic at bay due to this added subdivision.
- g. New subdivision HOA should maintain our Jamison Circle N/S roadway, and ditches, and do all trash removal and clean up during construction and through the life of subdivision(s).
- h. Drainage study needs to be completed as it is not encompassing the impacts on Jamison homeowners.
- i. Traffic study should be done to understand the impact on all Jamison homeowners, with this “public local roadway” being literally in their front yards.

From: [Peter Matheson](#)
To: [Molly Orkild-Larson](#); [Sue Liu](#)
Cc: [Jeff Baker](#)
Subject: Input on proposed Forest Rim Filing #2 development
Date: Wednesday, September 13, 2023 6:16:02 PM
Attachments: [Arapahoe County Referral Routing Form docx - Google Docs.pdf](#)

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Good Evening,

Please find the attached file with additional issues in regards to the proposed Forest Rim Estates. One of our current residents of the community was recently informed of the updated proposal with direct access via E Jamison Cir and the Jamison Circle Ranches community. We would insist on being involved at some level with proposals that directly impact this neighborhood and have a chance to voice our concerns.

Thank you,

Peter Matheson
Jamison Circle Ranches HOA
Vice President
970-231-3943
pmatheson1080@gmail.com



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Referral Routing Form

Case Number/Name: PF23-002, Forest Rim Estates Subdivision Filing No. 2 – Final Plat

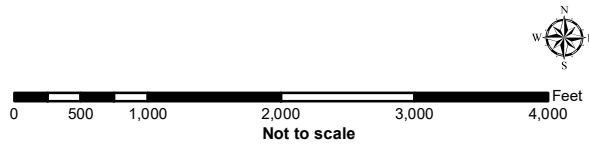
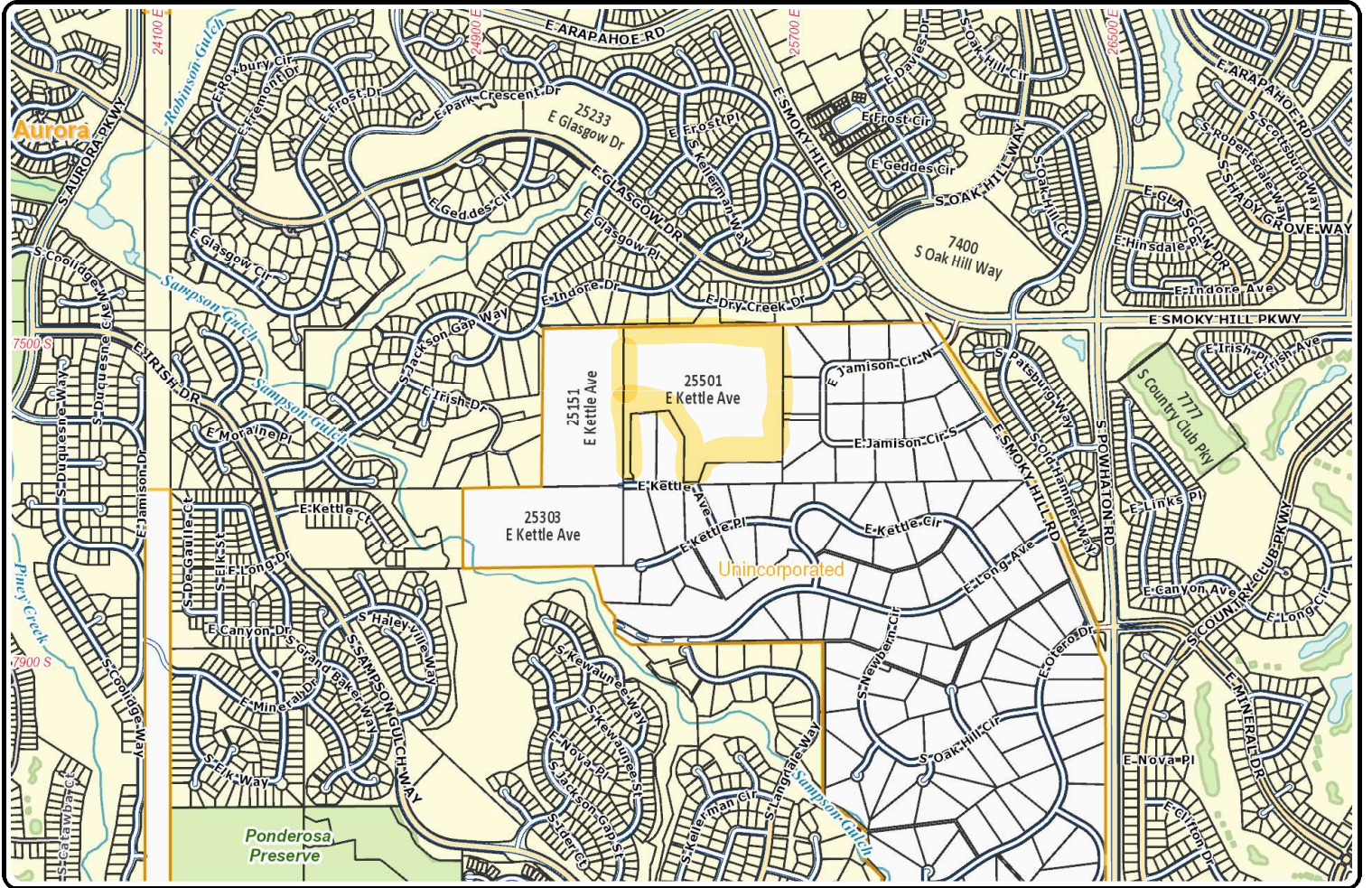
**Planner’s Name & Email: Molly Orkild-Larson,
morkild-larson@arapahoegov.com**
Engineer’s Name & Email: Sue Lui, slui@arapahoegov.com
Date Sent: August 21, 2023
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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I have NO comments to make on the case as submitted.	
<input checked="" type="checkbox"/>	I have the following comments to make related to the case:	<u>Peter and Lisa Matheson</u> <u>25856 E Jamison Cir S</u> <u>Aurora CO 80016</u>

Comments: (Please reply / submit reviews and comments via email)

Proposed access to Forest Rim Estates from Jamison Cir will directly impact our community in major ways, including but not limited to, a large increase in construction and neighborhood traffic, road degradation and an increased need of road maintenance, property valuations, and privacy in an otherwise quiet and close knit neighborhood. Issues with water tables and well depths within our community may be impacted with the addition of 14+ homes to be built along with runoff and drainage problems. Wildlife impacted by the access and building may push some species (Ex. prairie dog colonies) onto our properties to be dealt with by the current homeowners. The single access proposed would lead to vehicles exiting from Forest Rim Estates to shine lights directly into our neighbors home at all hours of the night. This is not an exhaustive list. Having only a single home in our neighborhood who was contacted with the proposal has left our neighbors scrambling to voice our concerns in a rather tight timeline. Please let this serve as a notice of our concerns as a community and request for dialogue in regards to proposed plans. Thank you



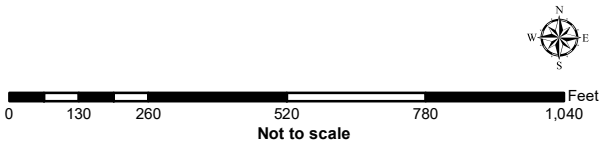
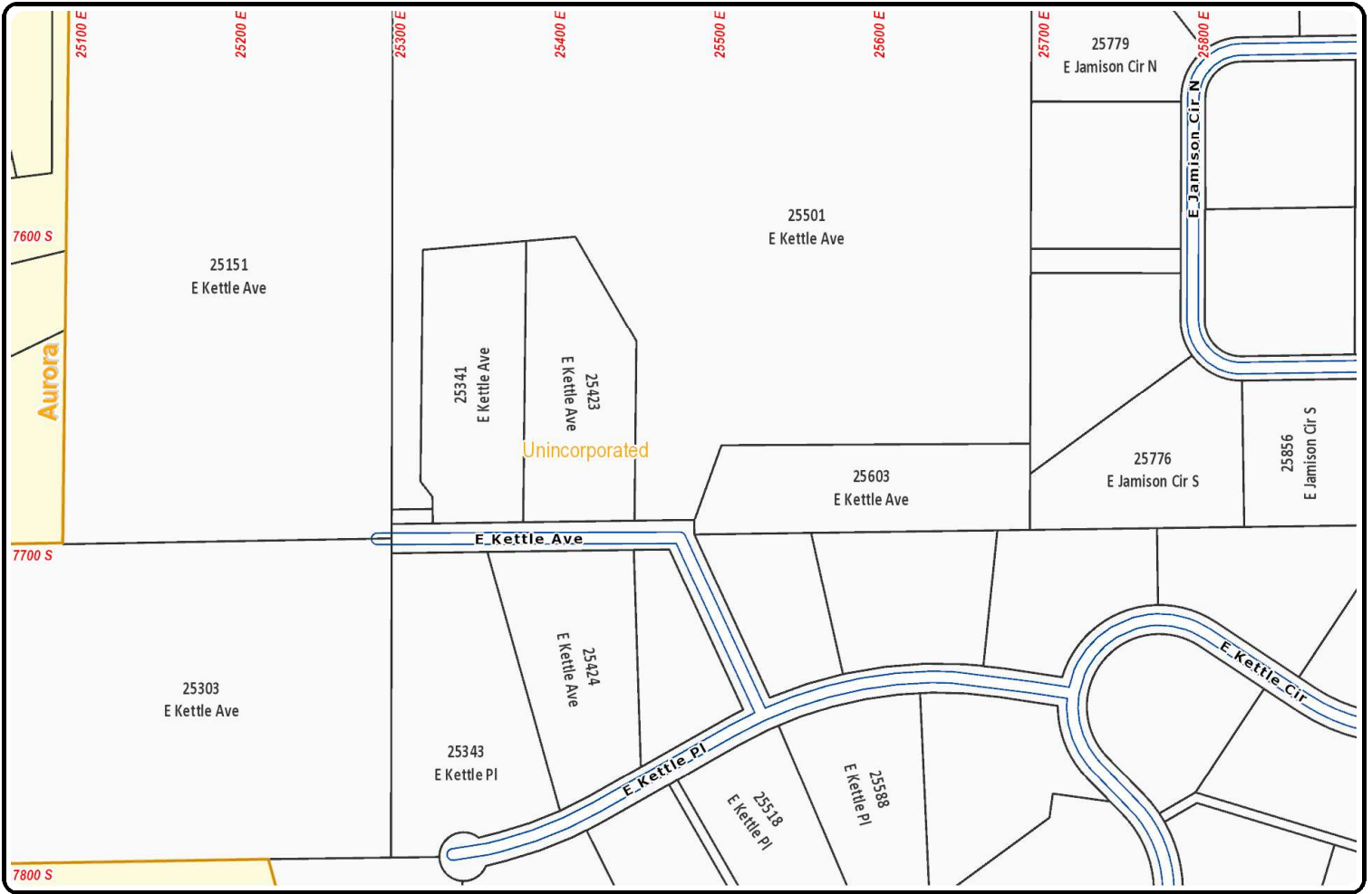
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Map Generated On: 9/13/2023

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Map Location



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Map Location



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**Case Number/Name: PF23-002, Forest Rim Estates Subdivision Filing No. 2
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Planner’s Name & Email: Molly Orkild-Larson, morkild-larson@arapahoegov.com
Engineer’s Name & Email: Sue Lui, slui@arapahoegov.com
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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I have NO comments to make on the case as submitted.	
<input checked="" type="checkbox"/>	I have the following comments to make related to the case:	<u>Homowner 25736 E. Jamison Circle S.</u> <u>Gary McCarthy</u> 

Comments: (Please reply / submit reviews and

Please see attached letter in email response.

To Whom It May Concern,

Request for additional time from to review plans and provide questions for the Forest Rim Estates Subdivision Filing No. 2 – Final Plat – PF23002.

At our Home Owners Association (HOA) meeting on Sunday, September 10, 2023, we received information from our neighbor and former HOA president, Ned Gilardino, regarding the with a required responses due September 13, 2023.

We reside at 25736 E. Jamison Circle South which directly abuts to the planned Forest Rim Estates development. We did not receive any notice directly from Arapahoe County regarding this Final Plat nor were there any postings at or near the planned ingress/egress street between our property and 25739 E. Jamison Circle North. As a residence with very close proximity (adjacent) to the proposed development one would have thought we would have been notified directly. Hopefully in the future we will be considered and kept properly informed of any updates.

It appears the Forest Rim Estates subdivision is planning on building 10 homes on approximately 2.5 acre lots. Our main concern is the planned street access for the division.

Our concerns for this plan include the following:

- 1) The plan appears to have a single ingress/egress access to the new development from E. Jamison Circle. Isn't a single ingress/egress access a safety concern in the event this road is made impassable emergency vehicles?
- 2) Increase in traffic from Smoky Hill Road to Jamison Circle. There is no traffic light for the turn off from Smoky Hill onto E. Jamison Circle eastbound, which already experiences accidents, especially in winter. One was serious enough to include a car being forced into the adjacent housing development. We believe the county will need to consider additional signage and/or a traffic light at this juncture to address increased traffic and building equipment.
- 3) The top of E Jamison Circle (at the juncture of Old Smoky Hill) is a blind hill. Increased traffic and large equipment can potentially increase traffic/accident issues there. We believe the county will need to strongly consider additional signage.
- 4) E. Jamison Circle is only marginally maintained by the county. Increased traffic and large equipment will require more upkeep on the road and regular maintenance/plowing during the winter month which was never plowed/cleared during the 2022/2023 winter season.
- 5) E. Jamison Circle South has no streetlights or sidewalks. With the limited sight lines on hills and turns on this loop, increased traffic could create major safety issues. CTHS High School sports teams currently run through E. Jamison Circle for their sports training. Increased traffic, large equipment and supplies could create a safety hazard for these athletes, residents and neighboring divisions that utilize the street by foot and bicycle.
- 6) Jamison Circle is a dirt road with some road base and a cap layer of asphalt. To support the increase in traffic (including construction vehicles), wouldn't there be a requirement to improve/widen/rebuild Jamison Circle to meet current standards?
- 7) A quick at the drawing plan shows the new road with a width of 60 feet. Currently the easement width is less than 50 feet from a Telco riser to our property line.

We understand and respect that the property owners have a right to sell and develop their property, but utilizing Arapahoe County's property (easement) from Jamison Circle to build a road is our main concern. Some possible options to be considered are an entrance and road to their new division off of E. Kettle Ave. in the Country Village neighborhood. The Forest Rim Estates homes are being built adjacent to that street. Could the platt be re-drawn to allow all residents of the planned development to also use Kettle street? There are no issues with sight lines or pedestrian traffic there, and it is easily accessible. Another option is ingress/egress from the well maintained/established roads and infrastructure existing in the Tallyn's Reach neighborhood.

Kindly requesting your consideration in this matter.

Gary and Coral McCarthy

gdmccarthy@aol.com, 303-917-5329

believecla@gmail.com, 720-975-6702



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Public Works and Development – Planning Division
6924 S Lima St., Centennial CO 80112 ♦ Phone: 720-874-6650
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Referral Routing Form

Case Number/Name: PF23-002, Forest Rim Estates Subdivision Filing No. 2 – Final Plan

Planner’s Name & Email: Molly Orkild-Larson, morkild-larson@arapahoegov.com
Engineer’s Name & Email: Sue Lui, sliu@arapahoegov.com
Date Sent: August 21, 2023
Date to be Returned: September 13, 2023

A land development application has been submitted to the Arapahoe County Planning Division for consideration. Due to the close proximity of the proposed development to your property, or area of influence, this development proposal is being referred to your agency for review and comment. Please examine the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Division. Please respond on or before the due date.

	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I have NO comments to make on the case as submitted.	
<input checked="" type="checkbox"/> <input type="checkbox"/>	I have the following comments to make related to the case:	<u>Scott Seperich</u> <u>Patricia Jane Seperich</u> Electronic Signature: Scott and Patricia Seperich

Comments: (Please reply / submit reviews and comments via email)

To: Arapahoe County Referral Committee and others:

We are the Seperich family who currently reside in the Jamison Circle Ranches subdivision and have lived here for over 28 years. We are writing in response to the news of the creation of a new road for the Forest Rim Estates which will significantly and directly impact our neighborhood in unfavorable ways.

1. We are a small subdivision consisting of 19 homes with limited travel on the Jamison Circle S. and N. road. Adding additional access to the road from the Forest Rim Estates will not be good for the wear and tear of our road. We already get limited snow removal, repaving, and general upkeep. Adding additional traffic would increase the wear without additional support for upkeep and improvements.

2. Many of us within the neighborhood and adjacent communities enjoy walking on this road with our children, grandchildren and pets. We are very concerned for our safety if additional travel is allowed. The road already is small and not at a width or capacity to handle two way traffic. We respect each other enough to watch out for each other on the road. We are concerned this mutual respect will not be followed with the additional traffic and safety of our residents will be greatly impacted. There are no sidewalks, paths or other safe methods to protect us.

3. With the addition of this new road, traffic in our subdivision will increase. As stated before, SAFETY, of our community members will be in question. The proposed road that would enter the Jamison Cir, would disturb the overall community which this subdivision was originally planned over 50+ years ago. The community has invested a significant amount to live in a peaceful, tranquil, country feel neighborhood. We are fortunate enough to have occasional sightings with urban wildlife, (deer, coyotes, foxes, owls, and many raptors, including Bald Eagles). Making changes to our subdivision will impact the wildlife in our community. The addition of a new road will destroy our way of life we have known since this property was originally developed many years ago.

4. Another concern we have is how will Jamison Circle N. & S. be maintained and serviced with the addition to more residential access? How will this impact access for emergency vehicles who have to access the area? We believe with increasing traffic, safety concerns will arise. Additional concerns will arise as the construction vehicles enter and exit onto Jamison Circle. Our road is basically a wide dirt road with some road base and a chip and seal cap layer of asphalt which receives minimal county support.

We have only recently learned of the changes to our road and we feel it is irresponsible on the county to not communicate better. Homeowners on the backside of our sub-division, and for that matter, our whole sub-division has received no advance or proper notification that this development was in the works until it is almost too late to dispute. Having only received this information on Sept. 10th, 2023 and giving us 2 days to respond is definitely irresponsible, if not illegal on the county's part. We would be more than willing to have a meeting to discuss any and all of our concerns with whomever is willing to listen.

In conclusion, we are requesting NO access to the Jamison Circle subdivision by Forest Rim Estates. The impact on our road, wildlife, quality of life, and personal safety will be harmful and detrimental to our quality of life. Sincerely, Scott and Patricia (Janie) Seperich

Molly Orkild-larson (morkild-larson@arapahoegov.com)

Jeff Baker (jbaker@arapahoegov.com)

From: gdmccarthy@aol.com
To: [Sue Liu](#); [Molly Orkild-Larson](#); [Sean Mcmillan](#); [Pat Dodd](#); [Coral Lynne-Arnold](#)
Subject: FOREST RIM ESTATES SUBDIVISION Access Road
Date: Tuesday, February 6, 2024 8:43:09 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms Lui,

We are writing regarding the access road between East Jamison Circle and the new Forest Rim development. We are the property owners at 25736 East Jamison Circle South, which is adjacent to the pending new road.

The developer has stated that sidewalks along the access road and new division will be required by Arapahoe County. A long-term homeowners in Jamison Circle Ranches, we respectfully request that the requirement for sidewalks be waived. None of the surrounding neighborhoods in this area, to include Jamison Circle Ranches, Country Village or Stage Run, currently have sidewalks, which helps to maintain the rural look of the land and that a sidewalk would also seriously impede the current aesthetic beauty of the area. Also, we feel it would be detrimental to the wildlife that live in and traverse this area.

Additionally, we are concerned about the maintenance and snow removal of the sidewalks and street. We understand that this will be the responsibility of the new division homeowners, and believe that the sidewalks would impede the clearing of the snow from the road.

We appreciate your consideration in this matter.

Gary and Coral McCarthy
303-917-5329

FOREST RIM ESTATES SUBDIVISION FILING NO. 2

PRELIMINARY PLAT

PART OF THE NORTHWEST 1/4 OF SECTION 32, T. 5 S., R. 65 W., 6TH P.M. COUNTY OF ARAPAHOE, STATE OF COLORADO

STANDARD NOTES:

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS(S) OF THE PRELIMINARY PLAT KNOWN AS FOREST RIM ESTATES SUBDIVISION FILING NO. 2, THEIR RESPECTIVE SUCCESSORS, HEIRS AND /OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/PLAN WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS AND /OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE MAINTENANCE

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION/ RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

EMERGENCY ACCESS NOTE

EMERGENCY ACCESS IS GRANTED HEREWITH OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

DRIVES, PARKING AREAS, AND UTILITY EASEMENTS MAINTENANCE

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS, AND EASEMENTS, I.E.: CROSS ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.

DRAINAGE LIABILITY

IT IS THE POLICY OF ARAPAHOE COUNTY THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY DAN ALLEN/ CRAFT CIVIL DESIGN. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF RODERIC N. AND JANE E. GUILFORD REVOCABLE TRUST, UTA MAY 26, 2009 GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE RODERIC N. AND JANE E. GUILFORD REVOCABLE TRUST, UTA MAY 26, 2009 AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF ARAPAHOE COUNTY THAT APPROVAL OF THE FINAL PLAT AND/OR FINAL DEVELOPMENT PLAN DOES NOT IMPLY APPROVAL OF DAN ALLEN/CRAFT CIVIL DESIGN DRAINAGE DESIGN.

LANDSCAPE MAINTENANCE

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS.

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

STANDARD NOTES (CONT.):

SIGHT TRIANGLE NOTE

SIGHT DISTANCE RESTRICTIONS, CONSISTING OF A 30 FOOT BY A 30 FOOT SIGHT DISTANCE TRIANGLE OR OF SUCH OTHER DIMENSIONS AS REQUIRED TO PROTECT AASHTO SIGHT LINES, SHALL APPLY TO ALL LAND AREAS ADJACENT TO ALL PUBLIC AND PRIVATE ROAD INTERSECTIONS ON THIS PLAT. THE OWNERS OF SUCH ADJACENT LAND AREAS ARE PROHIBITED FROM ERECTING, GROWING, OR OTHERWISE PERMITTING ANY OBSTRUCTION WITHIN SUCH LAND AREA THAT IS OVER 3 FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY.

PUBLIC IMPROVEMENTS NOTE

AFTER FINAL DEVELOPMENT PLAN/FINAL PLAT APPROVAL, ISSUANCE OF INDIVIDUAL BUILDING PERMITS WILL BE SUBJECT TO THE FOLLOWING STIPULATIONS AND/OR CONDITIONS PRECEDENT, WHICH OWNER AGREES TO IN CONJUNCTION WITH APPROVAL OF THE FINAL DEVELOPMENT PLAN AND/OR FINAL PLAT. SUCH BUILDING PERMITS WILL BE ISSUED ONLY AFTER THE OWNERS GUARANTEE PUBLIC IMPROVEMENTS IN A FORM ACCEPTABLE TO THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO STATE STATUTE.

DRAINAGE MASTER PLAN NOTE

THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

- DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.
- DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.
- EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.4 OF THE ARAPAHOE COUNTY STORMWATER MANAGEMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

PRIVATE STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE PRIVATE ROADWAYS SHOWN ON THIS PLAT/PLAN ARE NOT IN CONFORMANCE WITH ARAPAHOE COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION. THE OWNERS, DEVELOPERS, AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

SPECIFIC NOTES

RURAL TRANSPORTATION IMPACT FEE (RUTIF) AREA

THE FOREST RIM ESTATES SUBDIVISION FILING NO. 2 IS LOCATED WITHIN AN AREA WHICH IS SUBJECT TO A RURAL TRANSPORTATION IMPACT FEES TO DEFRAY COSTS OF IMPACTS TO CAPITAL ROAD FACILITIES CAUSED BY NEW DEVELOPMENT WITHIN THE AREA AS SET FORTH IN BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 160669. SAID RESOLUTION ESTABLISHES THE FEE SCHEDULE, WHICH FEES WILL BE CHARGED BY THE BUILDING DIVISION AND COLLECTED UPON THE ISSUANCE OF ALL BUILDING PERMITS FOR NEW CONSTRUCTION WITHIN THE IMPACT FEE AREA BOUNDARIES. THE FEES, THE IMPACT FEE AREA BOUNDARIES, THE RURAL TRANSPORTATION INFRASTRUCTURE PROPOSED TO BE FUNDED BY THE FEES AND OTHER PERTINENT PORTIONS OF THE FEE SCHEDULE MAY BE FURTHER STUDIED AND AMENDED FROM TIME TO TIME BY ACTION OF THE BOARD OF COUNTY COMMISSIONERS, AS NEEDED TO ENSURE A FAIR BALANCED SYSTEM.


STREET LIGHTING

ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFFS WHICH ARE NOW AND MAY IN THE FUTURE BE FILED WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO RELATING TO STREET LIGHTING IN THIS PLAN OR PLAT, TOGETHER WITH RATES, RULES, AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHANGES THERETO. THE OWNER OR OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL PAY AS BILLED, A PORTION OF THE COST OF PUBLIC STREET LIGHTING IN THE PLAN OR PLAT ACCORDING TO APPLICABLE RATES, RULES, AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO.

DRAINAGE

ALL DRAINAGE, DETENTION POND AND STORM SEWER EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S STORMWATER AND DRAINAGE REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, INCLUDING THOSE RECORDED ON JUNE 5, 1997, AT RECEPTION NUMBER A7066570, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS EXIST AT THE TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.

NOTES

 <p>2750 S. WADSWORTH BLVD, SUITE C-202 DENVER, COLORADO 80227 303-955-6080 WWW.ENCOMPASSSERVICES.COM</p>																						
<p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 20%;">DATE</th> <th style="width: 75%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/27/23</td> <td>CITY COMMENTS</td> </tr> <tr> <td>2</td> <td>1/11/24</td> <td>CITY COMMENTS</td> </tr> <tr> <td>3</td> <td>4/16/24</td> <td>CITY COMMENTS</td> </tr> <tr> <td>4</td> <td>7/08/24</td> <td>CITY COMMENTS</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	1	10/27/23	CITY COMMENTS	2	1/11/24	CITY COMMENTS	3	4/16/24	CITY COMMENTS	4	7/08/24	CITY COMMENTS	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DRAWN BY: MB</td> <td style="width: 50%;">PROJECT NO. 64695</td> </tr> <tr> <td>CHECKED BY: BF</td> <td>DATE: 6/30/2023</td> </tr> <tr> <td>FIELD WORK COMPLETED: 4/14/2023</td> <td>SCALE:</td> </tr> </table>	DRAWN BY: MB	PROJECT NO. 64695	CHECKED BY: BF	DATE: 6/30/2023	FIELD WORK COMPLETED: 4/14/2023	SCALE:
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FOREST RIM ESTATES SUBDIVISION FILING NO. 2 PRELIMINARY PLAT

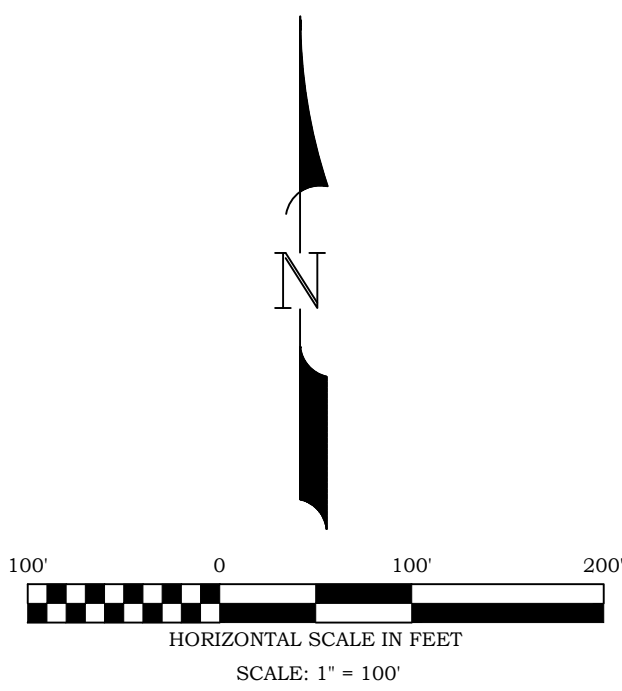
PART OF THE NORTHWEST 1/4 OF SECTION 32, T. 5 S., R. 65 W., 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO

EASEMENT CHART

EASEMENT TYPE	USE	EASEMENT GRANTED TO	SURFACE MAINTENANCE
DRAINAGE EASEMENT	DRAINAGE FACILITIES AND/OR CONVEYANCE	ARAPAHOE COUNTY	HOA
UTILITY EASEMENT	DRY UTILITIES	ARAPAHOE COUNTY	PROPERTY OWNER
ACCESS & DRAINAGE EASEMENT	ROADWAY AND DRAINAGE	ARAPAHOE COUNTY	HOA

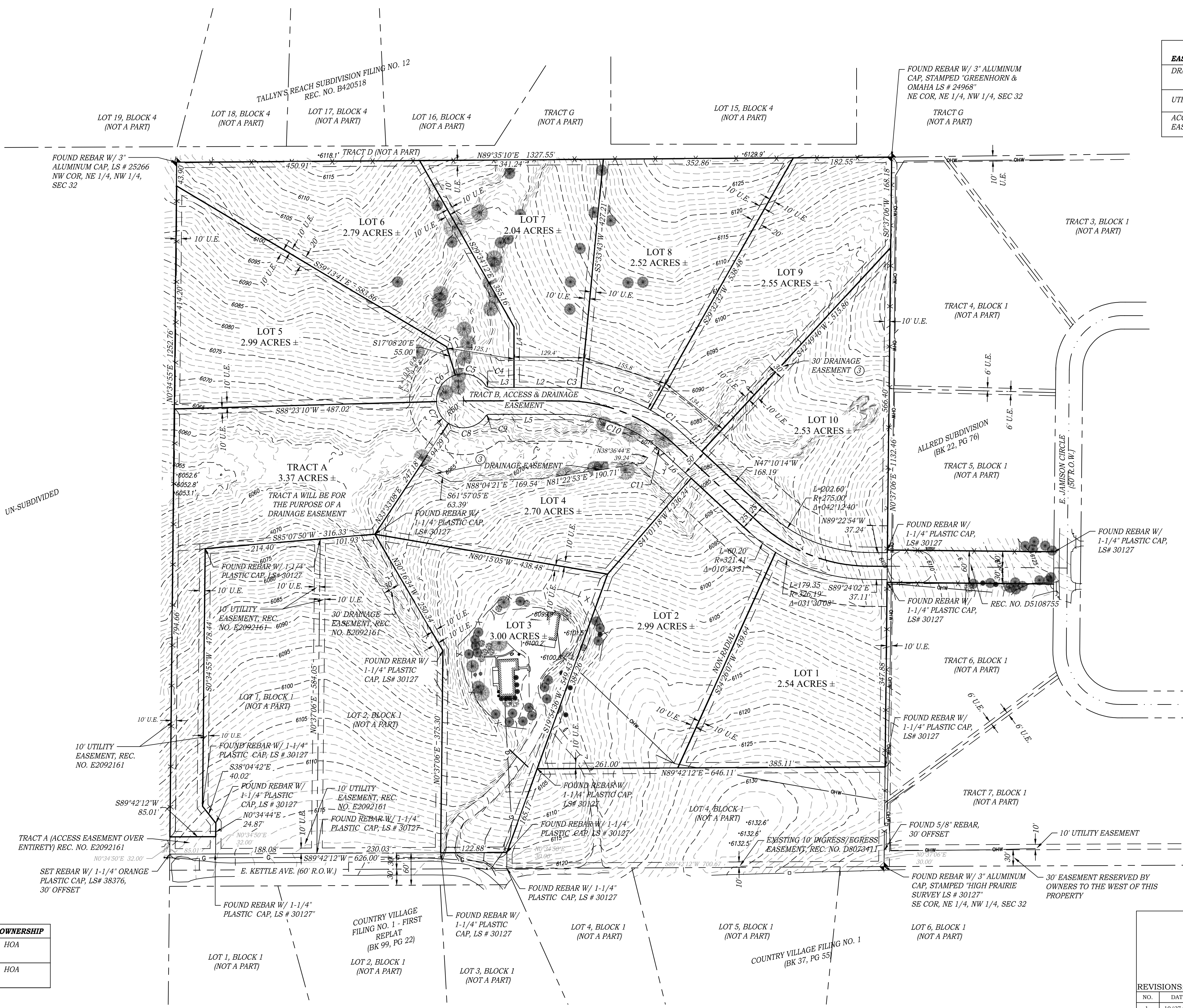
CURVE #	LENGTH	RADIUS	DELTA
C1	75.37	325.00	013°17'14"
C2	136.02	325.00	023°58'49"
C3	31.55	325.00	005°33'43"
C4	9.48	10.00	054°18'53"
C5	62.36	50.00	071°27'13"
C6	64.99	50.00	074°28'30"
C7	47.85	50.00	054°50'05"
C8	76.68	50.00	087°51'56"
C9	9.48	10.00	054°18'53"
C10	205.57	275.00	042°49'46"
C11	20.24	275.00	004°13'03"

LINE #	DIRECTION	LENGTH
L1	N47°10'14"W	47.52
L2	N90°00'00"E	93.05
L3	N90°00'00"E	45.28
L4	S00°00'00"E	112.30
L5	N90°00'00"W	138.34
L6	N47°10'14"W	66.72
L7	N47°10'14"W	149.02



	SUBJECT BOUNDARY LINE
	SUBJECT LOT LINE
	ADJOINER PROPERTY LINE
	EASEMENT LINE
	ROAD RIGHT OF WAY
	SET 5/8\"/>

TRACT NAME	AREA	USE	MAINTENANCE	FINAL OWNERSHIP
TRACT A	3.37 ACRES	DRAINAGE AND EMERGENCY ACCESS	HOA	HOA
TRACT B	1.14 ACRES	ACCESS, DRAINAGE, AND UTILITIES	HOA	HOA



BENCHMARK:

- ALL ELEVATIONS SHOWN HEREON ARE NAVD88 ORTHOMETRIC/ GROUND ELEVATIONS RELATIVE TO CITY OF AURORA BENCHMARK ID# 586529SE001, BEING A 3" BRASS CAP ON SOUTHEASTERLY CORNER OF A CURB INLET, HAVING A PUBLISHED ELEVATION OF 6,145.93 FT.

NOTE:

- THE HISTORIC FLOW PATHS AND PATTERNS WILL BE MAINTAINED WITH THE DEVELOPMENT OF THE SITE.
- 30' BY 30' SIGHT TRIANGLE EASEMENTS AT THE ACCESS POINT ONTO EAST JAMISON CIRCLE WILL BE DEDICATED TO THE COUNTY PRIOR TO OR CONCURRENT WITH THE FINAL PLATTING PROCESS. THESE EASEMENTS SHOULD BE SUBMITTED TO THE COUNTY FOR REVIEW AND APPROVAL PRIOR TO RECORDING.
- DRAINAGE EASEMENTS ARE SHOWN CONCEPTUALLY AND SHALL BE FINALIZED WITH FINAL PLAT.

PLAT

NO.	DATE	DESCRIPTION
1	10/27/23	CITY COMMENTS
2	1/11/24	CITY COMMENTS
3	4/16/24	CITY COMMENTS
4	7/08/24	CITY COMMENTS

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DENVER, COLORADO 80227
303-955-6080
WWW.ENCOMPASSSERVICES.COM

DRAWN BY: MB	PROJECT NO. 64695	SCALE: 1" = 100'
CHECKED BY: BF	DATE: 6/30/2023	SHEET 3 OF 3
FIELD WORK COMPLETED: 7/14/2023		

23-001-003-0000 - CIVIL PROJECTS \64695 - FOREST RIM ESTATES \04 - DRAWINGS\04 - WORKING \64695 - PRELIMINARY PLATTING



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

Forest Rim Estates Subdivision Filing No 2. Preliminary Plat PP23-001

Planning Commission Public Hearing

August 6, 2024





ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

Applicant: The Roderic N. and Jane E.
Guilford Revocable Trust

Project Proposal: Subdivide 31.21 acres
into 10 lots and two tracts

Project Location: 25501 E. Kettle Avenue,
Forest Rim Estates Subdivision, Lot 3

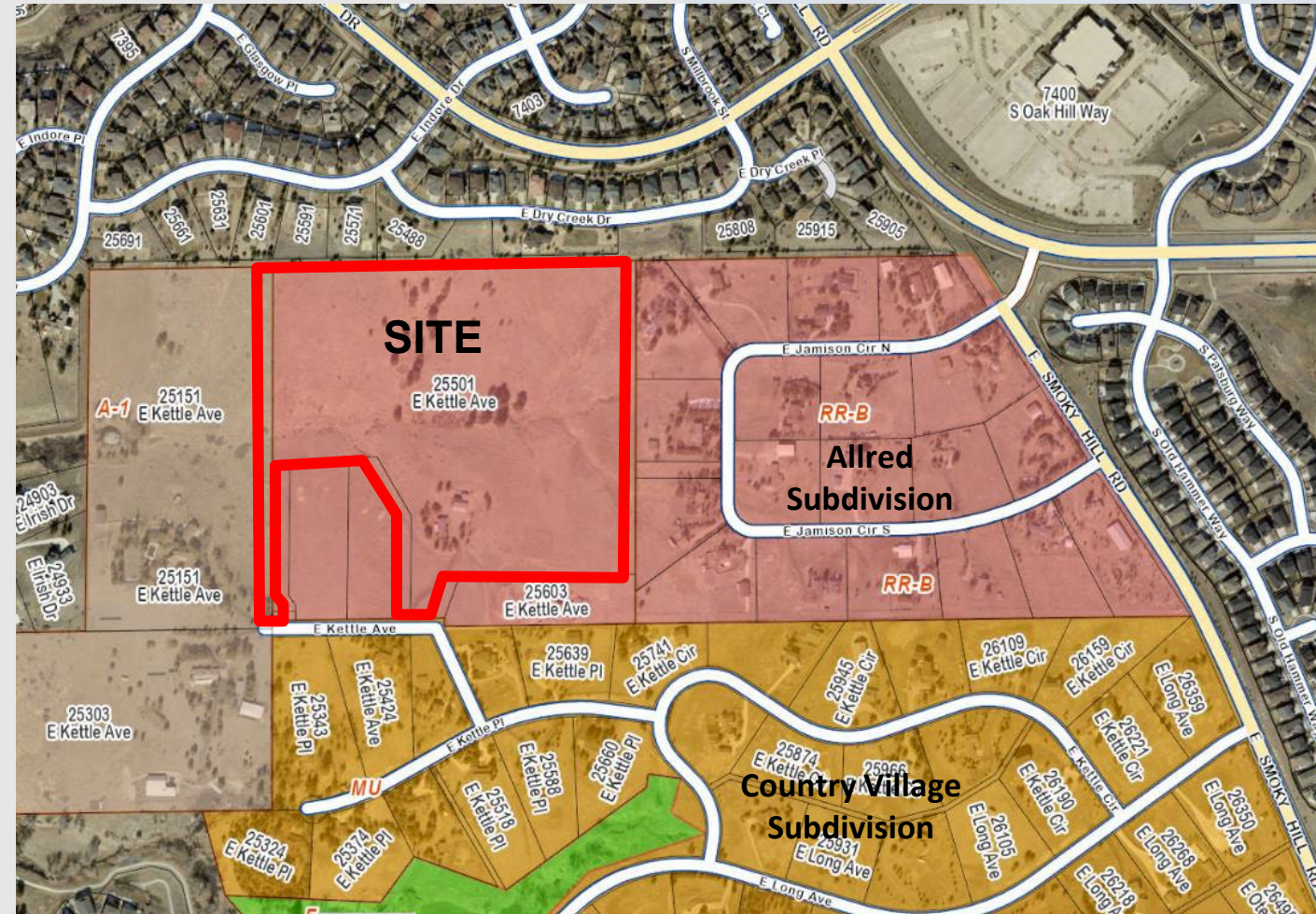


Vicinity & Zoning Map



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

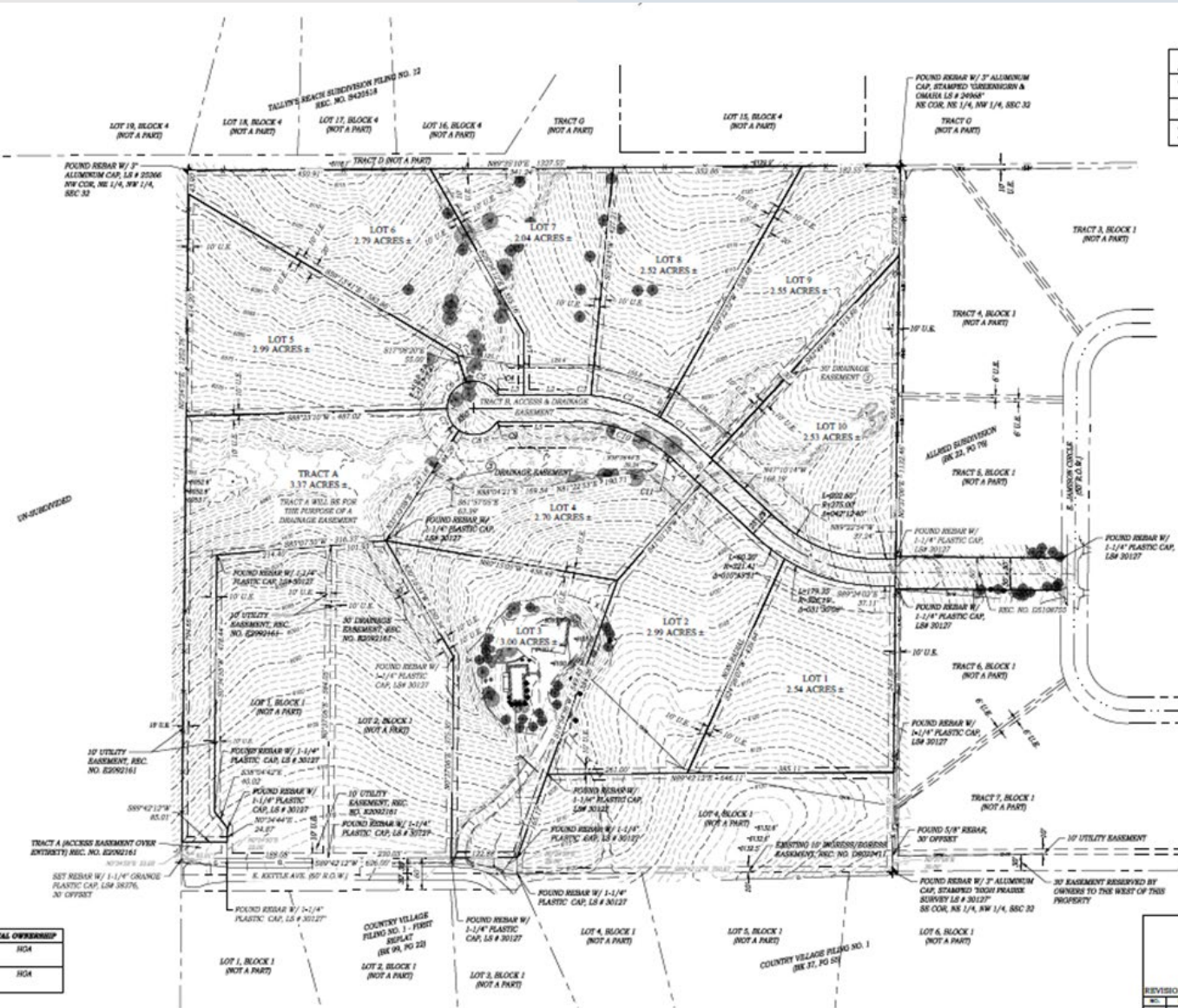
- Zoned: RR-B, Rural Residential-B)
- Surrounding properties: Allred subdivision (RR-B), Country Village Subdivision (MU), single-family residential (A-1), single-family residential – City of Aurora.



Preliminary Plat



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT



- 31.21 acres
- 10 SFR lots, 2 tracts – Tract A for drainage, utilities, and emergency access and Tract B for a private roadway, drainage, and utilities.
- Access from E. Jamison Circle – located in the Allred Subdivision 60-foot width with a 50-foot access road would be built.



Comprehensive Plan & Land Development Code



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

- The subject site is located in the land use category of Urban Residential/Single-Family Detached and Attached.
- Development density is from 1 to 8 dwelling units per gross acre. The project's proposed density is 0.32 du/ac which doesn't align with the SF detached designation.
- Long Range division recognizes the difference in density but since the zoning is in place this division would not object.
- Consistent with LDC:
 - Meets minimum lot size, minimum lot widths
 - Adequate access to the parcel.
 - Development can be served (well water, on-site septic, utilities)
 - Development can be served by sheriff, fire, schools)
 - Compatible with the surrounding area.



Referral and Public Comment



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

- Referral comments received.

State Water Engineer - determined that the water supply is adequate and can be provided without causing injury.

Arapahoe County Health Department - no concerns of the use of On-Site Wastewater Treatment System (OWTS) for the proposed lots

Cherry Creek School District: Cash-in-lieu of land dedication for public school sites value is \$31,837.00. This will be addressed at the time of the final plat.

South Metro Fire District: Wants a water cistern on-site, residential structures to have sprinkler systems, and minimum slopes in the development to be 6%.

Colorado Parks and Wildlife: Requested surveys to occur before construction or between March 15 – August in consideration of nesting raptors and burrowing owls. Requesting Weed Management Plan and wildlife-friendly fencing.



Public Comment/Neighborhood Meeting



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

- Public Comments
 - Access
 - Road maintenance
 - Water supply
 - Notification
 - Wildlife and trees
- Neighborhood Meeting
 - Held on October 26, 2023, 14 people attended.



Conditions of Approval



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

1. Prior to signature of the final copy of these plans, the applicant will address all Public Works and Development Staff comments.
2. Prior to the signature of the final plat, the 30' x 30' sight triangle at the entrance of E. Jamison shall be dedicated by the property owners of Tract 5 and Tract 6 of the Allred Subdivision.
3. Prior to the signature of the final plat, the property owner shall grant the five-foot easements of the access road to the property owners of Tract 5 and Tract 6 of the Allred Subdivision.
4. Prior to the signature of the final plat, the Applicant shall address the South Metro Fire Rescue and Xcel Energy's requirements.
5. Prior to the signature of the final plat, a weed management plan shall be provided for review and approval by the County Planning Division.
6. If prairie dog towns are present within the subject property, a burrowing owl survey shall be conducted if any earthmoving is to occur between March 15 and August 31. This survey shall be submitted to the County Planning Division and Colorado Parks and Wildlife for review and approval.
7. If the start of construction occurs during the raptor nesting season, a nesting raptor surveys shall be conducted prior to the start of construction to identify active nests within 0.25 miles of the project workspace. In the event that an active raptor nest is discovered at the time of construction, the Applicant shall notify the Colorado Parks and Wildlife and identify appropriate measures in order to minimize impacts. This survey shall be submitted to the County Planning Division and the Colorado Parks and Wildlife for review and approval.
8. The subdivision shall use Colorado Parks and Wildlife's recommended wildlife-friendly fencing.



Conclusion



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

- Based on the findings in the staff report, staff is recommending approval for the Preliminary Plat.

