

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



October 14, 2022

Kent Petersen  
Lennar  
9193 S Jamaica St 4<sup>th</sup> Fr  
Englewood, CO 80112

**Re: Second Submission Review – Kings Point South PAS 1-4 – Site Plan and Plat**

Application Number: **DA-1628-06**

Case Numbers: **2022-4037-00, 2022-3063-00**

Dear Mr. Petersen.

Thank you for your second submission, which we started to process on September 22<sup>nd</sup>, 2022. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before October 28<sup>th</sup>, 2022.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Your estimated Administrative Decision date is set for November 30<sup>th</sup>, 2022. Please remember that all abutter notices and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause your administrative decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7132 or [egates@auroragov.org](mailto:egates@auroragov.org).

Sincerely,

Erik Gates  
Planner

cc: Julie Gamec, THK Associates Inc.  
Scott Campbell, Neighborhood Liaison  
Cesarina Dancy, ODA  
Filed: K:\SDA\1600-1699\1628-06rev2



## *Second Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- If a rezone is needed, an application will need to be submitted before the site plan can be approved. [Planning]
- The site plan will not be approved by public works until the master drainage report, master plan, and preliminary drainage letter/report are approved. [Civil Engineering]
- Be sure mature plant heights do not exceed COA 4.04.2.10 height requirements. [Traffic Engineering]
- expand on the phasing notes to describe which streets will be constructed, identifying how the required access requirements will be met. [Fire/Life Safety]
- Site plan cannot be approved until MUS approvals. [Aurora Water]
- New PROS comments focusing on other applicable requirements could come into play as the Master Plan progresses through a concurrent review process and decisions are made regarding areas to be dedicated to satisfy land dedication requirements and the disposition of such land. [PROS]
- It appears there's a fence proposed in the MUE, this isn't allowed without E-470 approval. Additional detail will be required to determine if this is allowed. [E-470]

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. There were no community comments during this review cycle.

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

[Site Plan Page 1]

- 2A. The 2,800 ft number is for block perimeter, not block length. Regardless, is this true? If so, where? Also, the letter of introduction will need to be updated to directly address the approval criteria found in Section 146-5.4.4.D.3.  
If not, remove this language and no update is needed for the LOI.
- 2B. This approval is anticipated to be administrative, remove the PC and CC signatures as they are not needed unless an adjustment is requested or it is called up.
- 2C. Add: "Site Plan".

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

[Site Plan Page 1]

- 3A. Include private space in this area calculation. We will need to know (generally) the total proportion of hardscape vs landscape for the entire site area.

[Site Plan Page 6]

- 3B. Repeat comment for tracking purposes: Show the R-1 and R-2 zone district boundary on this map that also shows individual parcels. If it is not possible to adjust the site layout to show no individual parcels is split by zone district boundaries, a rezone application will be required to make this change. Resolution of this potential issue or a rezone application will need to be submitted before the site plan can be approved.

#### **4. Streets and Pedestrian Issues**

[Site Plan Page 20]

- 4A. Side yard fencing must be set back 4 ft from the back of the sidewalk.

#### **5. Parking Issues**

- 5A. There were no parking comments on this review.

#### **6. Architectural and Urban Design Issues**

[Site Plan Page 3]

- 6A. Front porch area still appears to be facing internal to the motor court for street adjacent dwellings. Needs to be shown facing the street.



[Site Plan Page 22]

6B. Be sure to show the 8ft fence here, not the 6' privacy fencing.

[Site Plan Page 24]

6C. Be sure to show the 8ft fence here, not the 6' privacy fencing.

[Site Plan Page 26]

6D. Be sure to show the 8ft fence here, not the 6' privacy fencing.

[Site Plan Page 27]

6E. Be sure to show the 8ft fence here, not the 6' privacy fencing.

## **7. Signage Issues**

7A. There were no signage comments on this review.

## **8. Landscaping Issues** (Tammy Cook / 954-684-0532 / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in bright teal)

8A. There were no more landscaping comments on this review.

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

### **9. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

[Site Plan Page 1]

9A. The site plan will not be approved by public works until the master drainage report and the master plan are approved.

9B. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

[Site Plan Page 2]

9C. Two statements are crossed out.

[Site Plan Page 6]

9D. The ISP plans for Aurora Parkway should be approved prior to the approval of this site plan.

9E. From the most recent (7/29) MP amendment submittal: "The section of Aurora Parkway from its western terminus up to E-470, along with associated utilities, will need to be constructed prior to the development of PA-1. Internal roadways constructed in PA-1 will provide two points of access, one to Kings Point Way and another to Aurora Parkway." The Kings Point North PIP only includes the obligation of the north half of the street. This development would be responsible for the south half of the street.

[Site Plan Page 7]

9F. Provide streetlights along Kings Point Way if they are not provided with the Kings Point Way construction plans.

[Site Plan Page 8]

9G. Per the master plan review, this is classified as a collector according to other documents. Please clarify.

9H. Minimum 25' lot corner radius.

9I. Flows cannot cross the sidewalk. Which of the three treatments included in the last comment are being used for the alleys? If it's option 3, please show the truncated domes at all alleys.

9J. Revise the leader arrow.

9K. Label the chase drain, typical.

[Site Plan Page 11]

9L. Remove the hatch from the sidewalk.

9M. The utility easement is not required for private storm.

[Site Plan Page 14]

9N. Label the chase drain.

9O. Cross pans are not allowed on roadways with storm sewer systems.

9P. Typical all sheets: remove the storm sewer sizing.

9Q. Label swales as private, typical.

9R. Is the swale being directed over the sidewalk? Please provide a chase to prevent the concentrated flow from crossing the sidewalk.



[Site Plan Page 15]

9S. Max 3% slope for 95' from the flowline for a local street intersecting a local through street.

[Site Plan Page 16]

9T. Label the easement, typical.

9U. Indicate who will be responsible for maintenance of private storm, typical all grading sheets.

[Site Plan Page 18]

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

9W. It is acknowledged that you are working with MHFD regarding the channel improvements. Please show the improvements on the site plan set once available.

9X. Show the contours tying in.

[Site Plan Page 22]

9Y. Ensure landscaping will not interfere with the function of the swale, typical.

[Site Plan Page 23]

9Z. Ensure plantings will not interfere with the function of the swale.

[Site Plan Page 25]

9AA. Ensure trees will not interfere with the tiebacks of the proposed retaining walls.

**10. Traffic Engineering** (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

[Site Plan Page 1]

10A. This Site Plan will not be approved until the Kings Point South Master Plan AMDT and MTIS has been reviewed and approved. Additional comments may be forthcoming as a result.

[Site Plan Page 7]

10B. Previous comment not addressed: STOP signs and sight triangles required at all alley/motor court driveway approaches with public ROW.

[Site Plan Page 10]

10C. Previous comment not addressed: Intersection should be perpendicular +/- 5 degrees.

[Site Plan Page 20]

10D. 1. Provide sight triangles at all alley and motor court driveway approaches with public ROW  
2. Several mature plant heights within sight triangles exceed COA 4.04.2.10 height requirements, verify all plant heights and replace as necessary.

10E. S-HLL not in plant legend. S-BMS mature plant height exceeds COA 4.04.2.10 height requirements.

[Site Plan Page 25]

10F. Mature plant height exceeds COA 4.04.2.10 height requirements, replace.

**11. Fire / Life Safety** (William Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

[Site Plan Page 6]

11A. Advisory comment: The two points of approved access must meet the remoteness requirement mentioned in phase note 5.

11B. Please expand on the phasing notes to describe which streets will be constructed, identifying how the required access requirements will be met.

[Site Plan Page 13]

11C. This fire hydrant is within close proximity to other fire hydrants and can be eliminated. It seems that Aurora Pkwy is required to be partially or completely constructed to provide minimum access to this site. With that being said, the highlighted fire hydrant can be removed.

**12. Aurora Water** (Nina Khanzadeh / 720-859-4365 / [rkhanzad@auroragov.org](mailto:rkhanzad@auroragov.org) / Comments in red)

[Site Plan Page 1]

12A. Site plan cannot be approved until MUS approvals.

[Site Plan Page 3]

12B. Is this dashed line meant to show the limits of the easement?

12C. Cannot have a branch off. Need to have each individual service connect to the main separately.



12D. Sanitary sewer cleanouts are private- if this were to reside in the UE, a license agreement would be needed.

12E. Note that manholes cannot reside in crosspans-typ all sheets.

[Site Plan Page 13]

12F. Need to identify who owns these "existing" lines.

12G. Are these supposed to be proposed UEs?

12H. By who?

12I. Please elaborate on these connections. Are these existing or part of the King's Point North development?

12J. What does this UE Serve? Dimensions?

12K. Label as private.

12L. Label the pond as private.

12M. Provide EDN number for connections to existing utilities.

[Site Plan Page 14]

12N. Maintenance staff will need to access the forcemains and the water main in this area- to ensure slopes are adequate.

12O. Provide slope information here. Can't have anything greater than 4:1.

12P. See the comment on the previous page.

12Q. Need more information on this UE.. what is this serving? What are the dims?

12R. Provide a note as to who will maintain the swales- typical all sheets.

12S. Ensure no manholes in the curb and gutter.

12T. Ensure swale as a min 2% slope.

12U. Callout sampling station.

[Site Plan Page 15]

12V. Manholes cannot encroach on curb and gutter sections-typical all.

12W. See comment on overall utility plan.

12X. Ensure that the water main is a min of 5 ft from the edge of concrete gutters at all times.

12Y. Indicate who will maintain swales.

12Z. Provide EDNs for all existing lines that will be used for connections, or indicate whether this will be a proposed King's Point North connection-typical all.

12AA. Provide calculations that this last unit can be met with adequate pressures- the length from main to home is over 150 ft. -typical.

[Site Plan Page 16]

12BB. This storm will have to be a private asset. The 30 ft easement is to encompass the two forcemains.

12CC. Cannot have manholes in swales-typ.

[Site Plan Page 17]

12DD. See previous pages for comments.

12EE. Please be consistent if calling out manhole numbers. Include on all pages.

12FF. Please label as "Dry Creek Lift station".

[Site Plan Page 18]

12GG. Label as Dry Creek Lift station.

12HH. Need to extend a water service here for the lift station. Include hydrant.

12II. As previously mentioned label either the EDN or the entity that owns assets.

12JJ. Rod iron fencing instead of a wall.

12KK. Label as private.

12LL. Sizes have not been confirmed as MUS has not been approved.

12MM. Show 470 boundary-include a note that sanitary and water to cross 470-Ensure that approvals/any necessary easements have been provided.

12NN. Adjust the arrow to point to sanitary.

[Site Plan Page 19]

12OO. Label E-470 limits/boundaries.

12PP. Who is this owned and maintained by? Indicate.



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

[Site Plan Page 1]

- 13A. In general, PROS' comments for this Site Plan have been based on limited information available at this time. New comments focusing on other applicable requirements could come into play as the Master Plan progresses through a concurrent review process and decisions are made regarding areas to be dedicated to satisfy land dedication requirements and the disposition of such land.

[Site Plan Page 15]

- 13B. Special design considerations for this crossing, such as signs, pavement markings, and active warning beacons, may be warranted for trail user safety. Consult with PROS and Public Works to address the need.
- 13C. As the project evolves into civil construction drawings, a temporary trail detour should be contemplated in case the regional trail is developed before the construction of this street.
- 13D. Adjust proposed contours for compatibility with the High Plains Trail.
- 13E. Show proposed grading for the connector trail. Label slope.
- 13F. Provide swale to intercept runoff and eliminate nuisance flows across the trail. Culvert or sidewalk chase to convey water to the opposite (south) side of the trail.
- 13G. CAD files have yet to be shared and compared to ensure compatibility of grading where the regional trail construction and this development interface.
- 13H. Coordinate with PROS on a new proposed property line in this vicinity, which will be associated with a tract to be dedicated to the city by the plat or conveyed by a separate document for the High Plains Trail project.

[Site Plan Page 17]

- 13I. Label the slope of trail.
- 13J. What is this proposed access road for? Temporary or permanent? It conflicts with the connector trail.
- 13K. Show proposed grading for connector trail. Label slope.

[Site Plan Page 19]

- 13L. Provide swale to intercept runoff and eliminate nuisance flows across the trail.

[Site Plan Page 21]

- 13M. To comply with PROS' policy for inclusive access, what playground feature is intended to provide meaningful opportunities for children of different abilities to interact, play and learn together? A specialized piece of play equipment should be provided which goes beyond basic ADA accessibility.
- 13N. Is this the primary inclusive play feature for this playground?
- 13O. Add details for playground structures/equipment to the Landscape Detail sheet(s). Typical.
- 13P. Benches should be setback from the trail, perhaps placed on their own concrete pad.
- 13Q. Pet waste stations are needed in the park and along the connector trails. Provide where appropriate and add detail to the Landscape Detail sheet.
- 13R. Label the slope of paths/trails in the park. Typical.
- 13S. This bold pattern/symbology makes it difficult to read much of the plan.
- 13T. A concrete pattern defined by legend does not appear for paths/trails.
- 13U. Difficult to discern on the plan where trash receptacles are provided. Typical.

[Site Plan Page 22]

- 13V. This is identified as an open-style fence. Where is the 8' height fence be installed? Seems like it would be here.
- 13W. Landscape planting within the open space and trail corridor has yet to be reviewed by PROS. Comments for trees and shrubs will be provided during the next submittal/review.

[Site Plan Page 30]

- 13X. Where an open-style fence is adjacent to park and open space areas, it must comply with PROS standards. Refer to PROS standard detail F-1.0. Replace the 2-rail detail with the 3-rail. Or add another detail for the 3-rail and specify this type where applicable.

[Plat Page 1]

- 13Y. Related to this Real Property Services comment, a note should be added to dedicate to the city a tract located in the northeastern corner of the development. The new tract will be defined in coordination with PROS and the construction drawings for the High Plains Trail.





[Plat Page 2]

- 13Z. In support of the High Plains Trail project, a tract similar to this but based on the site plan and grading associated with the trail should be created. Said tract should be dedicated to the city by this plat. Its acreage/square footage will be credited toward satisfying the open space land dedication requirements of Kings Point South.

**14. Real Property** (Valerie Bartell / 303-318-6342 / [vbartell@auroragov.org](mailto:vbartell@auroragov.org) / Comments in magenta)

[Site Plan Page 1]

- 14A. Add to notes section:

“All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agree to remove, repair, replace, relocate, modify or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.”

[Plat Page 1]

- 14B. Every plat requires a Title Commitment or title policy, current within 12- days of the approval date of this plat. If the property is being purchased or has a mortgage:

Using title work (not over 120 days old from the plat approval date), create signature blocks for the owner (shown as fee simple interest in the title work); contract purchases (shown as the proposed insured in the title work), and the mortgage holder (any entity having a Deed of Trust shown in Schedule B of the title work) Add notary blocks for all owners and contract purchasers. The signatures must be notarized

- 14C. Marinating, wrong word.

- 14D. Are Tracts A-P to be privately owned and maintained? Or will they be granted to the City?

Please specify and include:

When tracts of land are granted to the City of Aurora for any purpose, add: "\_\_\_\_ (ex. Tract A) is granted to the City of Aurora for \_\_\_\_ (ex. Public Land Purposes) and will be constructed by the developer to the City of Aurora Specifications."

or

When tracts are to be privately owned:

"\_\_\_\_(ex. Tract A) is to be privately owned and maintained.

[Plat Page 2]

- 14E. If these streets will be public: Show all public street rights-of-way, alleys, and their widths and street names.

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

- 15A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk acknowledges the comment responses and addressing of the 8-foot-wide utility easement between Lots 4 and 5 in Block 1 for **Kings Point South PAs 1-4**. PSCo requests that the Designer assigned to the project is made aware of this alignment and that electric facilities will not cross Tract C as per normal practice.

**16. Mile High Flood District** (Laura Hinds / 303-455-6277 / [submittals@udfcd.org](mailto:submittals@udfcd.org))

- 16A. There were no comments received from the Mile High Flood District on this review cycle.

**17. Town of Parker** (Brett Collins / 303-805-3276 / [bcollins@parkeronline.org](mailto:bcollins@parkeronline.org))

- 17A. There were no comments received from the Town of Parker on this review cycle.



**18. E-470 Public Highway Authority (Chuck Weiss / 303-537-3420 / [cweiss@e-470.com](mailto:cweiss@e-470.com))**

- 18A. In addition to previous comments, E-470 has the following additional comments:
- 18B. It's unclear by the plans who is building this segment of the High Plains Trail.
- 18C. It appears there's a fence proposed in the MUE, this isn't allowed without E-470 approval. Additional detail will be required to determine if this is allowed.

**[Previous Comments]**

- 18D. Occupying space for utility work, access, and any construction within the E-470 ROW, Multi-Use Easement (MUE), and property owned in fee is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit. The administration fee is \$75,000 per acre for construction and \$750 for permitting.
- 18E. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.
- 18F. Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>
- 18G. Clearly identify the E-470 ROW, MUE, and E-470 property on all applicable drawings.
- 18H. E-470 discourages residential uses adjacent to the roadway.
- 18I. E-470 is not responsible for noise mitigation.
- 18J. The E-470 TBMS (fiber) line running along the east side of E-470, this line shall be protected in place.
- 18K. A dig watch shall be required whenever there is construction activities near the TBMS line.
- 18L. A minimum 4' of cover is required over the fiber
- 18M. Connections to the High Point Trail will need to be approved by E-470.
- 18N. Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.
- 18O. Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.
- 18P. Landscaping in the E-470 MUE shall be limited to E-470 native seed unless approved by E-470.
- 18Q. Any fencing disturbed will need to be reset meeting E-470 specifications.
- 18R. The highway will be widened to 4 lanes in each direction the future.
- 18S. Provide pavement and utility deflection monitoring plan for the proposed utility bore.
- 18T. All runoff into the E-470 ROW shall be at or below historic rates and treated.
- 18U. Please coordinate with the City of Aurora on the design adjacent to the Aurora Parkway bridge.
- 18V. Who will be responsible for maintaining the improvements constructed within the E-470 ROW/MUE?
- 18W. Please provide a comment response letter to confirm comments are addressed.
- 18X. Additional comments will be issued as design progresses.