



Planning Division
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Aurora, Colorado 80012
303.739.7217

AuroraGov.org

May 8, 2025

Kent Pedersen
Lennar Homes
9190 S Jamaica Street, 4th Floor
Englewood, CO 80112

Re: Initial Submission Review: Kings Point South | East Side – Zoning Map Amendment, Master Plan Amendment, Site Plan, and Plat
Application Number: DA-1628-10
Case Numbers: 2000-2014-04, 2001-7017-04, 2025-4006-00, 2025-3018-00

Dear Kent Pedersen:

Thank you for your initial submission, which we started to process on April 17, 2025. 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 May 30, 2025, in order to maintain your estimated Planning Commission and Administrative Decision dates. Please also note that development review fees totaling \$91,904.60 are due prior to acceptance of the next resubmission.

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 (site plan, master plan amendment) is tentatively set for July 9, 2025, and your estimated Planning Commission Hearing date (zoning map amendment) is tentatively set for July 23, 2025. Please remember that all abutter notices and site notices must be posted at least 10 days prior to each decision date. These notifications are your responsibility, and the lack of proper notification will cause your decision dates 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.

Please note, projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

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.

Sincerely,

Erik Gates
Planner II

cc: Grace Batey, THK Associates INC
Lorianne Thennes, ODA
Filed: K:\SDA\1600-1699\1628-10rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Development review fees totaling **\$91,904.60** are due prior to acceptance of the next resubmission.
- Several lots do not meet the 2 turns from a collector or arterial street rule. The layout will need to be adjusted to avoid this. [Planning]
- Motor courts adjacent to a street need to front onto the street. [Planning]
- The applicant shall work with the E-470 Authority when developing their site layout to determine where the 25' special landscape buffer may be provided within the multi-use easement or whether it shall be located outside the easement on the applicant's property. See the full Landscape comments for required elements of this special landscape buffer. [Landscaping]
- The section of Aurora Parkway from its western terminus up to its eastern terminus, including a bridge over E-470 (half-section at a minimum), and associated utilities, will need to be constructed prior to the development of PA-6A. [Civil Engineering]
- Verify sight triangles. There was a couple that were not in the right place or were not long enough. [Traffic Engineering]
- Please show the Fire Hydrants in the Street Sections. [Fire/Life Safety]
- Drainage development fees totaling \$186,550.88 are due prior to recordation of the site plan. [TAPS]
- A picnic facility must be provided. An inclusive play feature must be included. Bike racks must be provided on site. Provide a detail for the shade structure. [PROS]
- The TPP is required to be the first document that is approved, and the approval of the site plan and civil plan will follow. [Forestry]
- Numerous labeling and easement corrections. See the site plan and plat for full details. [Land Development Review]
- Please see the outside agency review comments from E-470.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. No neighborhood comments were received on this review cycle.

2. Application Completeness and Clarity (Erik Gates / 303.739.7132 / egates@auroragov.org / comments in teal)

2A. Advisory comment: The site plan and plat cannot be recorded prior to the approval of the zoning map amendment and master plan amendment. If site plan approval comes before these approvals, a condition of approval will be added to the site plan decision stating that it cannot be recorded until these other approvals are complete.

[Letter of Introduction]

2B. The referenced site plan criteria section should be 146-5.4.3.B.2.c.

2C. You will also need to provide responses for the review criteria of a zoning map amendment found in Section 146-5.4.1.C.3.

[Master Plan Amendment Page 1]

2D. Previously approved amendments should be exclusively in black & white so that it is clear what is being proposed with this current amendment only.

[Site Plan Page 1]

2E. Add the following notes:

- Notwithstanding any surface improvements, landscaping, planting or changes shown in these site or construction plans, or actually constructed or put in place, all utility easements must remain unobstructed and fully accessible along their entire length to allow for adequate maintenance equipment. Additionally, no installation, planting, change in the surface, etc., shall interfere with the operation of the utility lines placed within the easement. By submitting these site or construction plans for approval, the



landowner recognizes and accepts the terms, conditions and requirements of this note.

- Final grade shall be at least six (6) inches below any exterior wood siding on the premises.
- All interested parties are hereby alerted that this Site Plan is subject to administrative changes and as shown on the original Site Plan on file in the Aurora City Planning Office at the Municipal Building. A copy of the official current plan may be purchased there. Likewise, Site Plans are required to agree with the approved subdivision plat of record at the time of a building permit; and if not, must be amended to agree with the plat as needed, or vice versa.
- All representations and commitments made by applicants and property owners at public hearings regarding this plan are binding upon the applicant, property owner, and its heirs, successors, and assigns.
- Fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations shall be approved with the civil plans, "signage and striping" package.

3. Zoning and Land Use Comments (Erik Gates)

[Zoning Map Amendment]

- 3A. Please submit an exhibit showing the proposed zoning overlaid over the proposed site plan. A map showing the existing zoning over the proposed plan can also be helpful for demonstrating justification for the rezone.
- 3B. Please explore more consolidated zone district boundaries that generally follow roadways. The snaking R-1 zoning that is currently proposed risks being seen as spot zoning. (Note: open space, drainage and street infrastructure are permitted within both zones, so zoning boundaries are not intended to follow lot by lot areas/shapes.

[Master Plan Amendment Page 8]

- 3C. Update Parks and Open Space calcs as necessary for this amendment's changes.

4. Pedestrian and Connectivity Issues (Erik Gates)

[Site Plan Page 6]

- 4A. Each individual lot must be able to be accessed by traveling over no more than two local streets after leaving an arterial or collector street. The highlighted areas of Street 6 and Street 8 do not meet this requirement. Please adjust the street and block layout or look into making Street 1 a collector to resolve this.

5. Parking Issues (Erik Gates)

- 5A. There were no parking issues identified on this review.

6. Architectural and Urban Design Issues (Erik Gates)

[Site Plan Page 1]

- 6A. Advisory Comment: At least 50% of the homes throughout the development must include recessed or alternative-loaded garages.

[Site Plan Page 3]

- 6B. Include the typical lot setbacks and easements drawing for motor courts in addition to the standard lots shown. Motor courts have different setbacks including a front porch setback.

[Site Plan Page 6]

- 6C. There are 15 double fronted lots along collector and local streets. Code prohibits this configuration. These lots will need to be moved/removed or an adjustment from Section 146-4.3.10.C will need to be requested. Mitigation measures must be provided to address any adjustment request.
- 6D. There is a row of motor courts that back up onto Street 1 and a few more that back up onto Street 4. Motor-court lots adjacent to a street shall front onto the street rather than the shared access drive. Alternatively, a large (20ft minimum) landscaping buffer should be used between these homes and the street. Please clarify what is proposed through an additional lot typical for these lot configurations.

[Site Plan Page 7]

- 6E. Motor courts shall have a minimum 50 ft frontage as measured from the center of the shared driveline. Lot 128, Block 5 does not meet this requirement.

[Site Plan Page 12]

- 6F. Lots in R-1 along a cul-de-sac shall have a minimum 35 ft frontage. Lots 20 and 21, Block 3 do not meet this



requirement.

[Site Plan Page 52]

6G. For the 7 acre neighborhood park, we would like to see a larger proportion of this area be turf or otherwise usable space. 3 acres minimum.

[Site Plan Page 53]

6H. The front homes of a motor court pack must front onto the street with a porch and pedestrian access to that street.

6I. Include another landscaping lot typical for those 'interior' motor courts that are adjacent to a street as discussed on sheet 6. These lots need to be shown as fronting onto the street unless a large landscape buffer is provided.

6J. For all motor court typicals, show the required minimum 180 sf of private open space areas with a minimum dimension of 10ft.

7. Signage Issues (Erik Gates)

7A. There were no signage issues identified on this review.

8. Landscaping (Tammy Cook / 954.266.6488 / tdcook@auroragov.org / Comments in bright teal)

[Site Plan Page 2]

8A. On the Two-Lane Connector Section- Note the landscape dimension 8.0'.

[Site Plan Page 32]

8B. Per the FDP- Primary entries are formal in nature with large groves of evergreen trees serving as the backdrop to a colorful, manicured landscape. Annuals and perennials serve as the foreground to the entry walls and a formal grove of deciduous trees to be included as a strong entry to the community. Secondary entrances remain formal in nature. Several primary and secondary entry monuments have been identified for inclusion with this filing. Identify the locations of these entry features.

8C. General comment on all sheets that abut E470 - Label and dimension the 25' wide special landscape buffer when adjacent to the E-470 Multi-Use Easement. The applicant shall work with the E-470 Authority when developing their site layout to determine where the buffer may be provided within the multi-use easement or whether it shall be located outside the easement on the applicant's property. The buffer shall contain one tree and ten shrubs per 30 lineal feet of buffer. Fifty percent of the tree species shall be evergreen. Like tree species may be grouped with spacing not less than 25 feet on center for small deciduous trees, 35 feet on center for large deciduous trees and 15 feet on center for evergreen trees. The maximum distance between groups may not exceed 45 feet on center. Planting a single row of trees the full length of the buffer is discouraged. Shrubs should be massed and planted between tree groups. All required buffer landscaping shall be placed on the outside of any proposed fencing or walls. Berms may be used along the exterior of the site to assist the screening of the site. If any portion of this development is to be phased and that phasing is anticipated to impact the installation of the buffer, the site plan shall provide timing for the installation.

8D. Label and dimension the Multi-Use Easement and label the sound attenuation wall.

8E. Show the property line with two short dashes and a longer line. Adjust the linetype so it shows at this scale.

8F. Label E-470 and Label and dimension all easements.

8G. General Comment for all sheets that abut Aurora Parkway - show roadway linework as is shown on the Civil Engineering plans. Label Aurora Parkway and show planting screened back, include the project name and CN#.

8H. Label and dimension the 20' street frontage buffer.

8I. In the Legend: Revise the property line to include two short dashes and one long one. Adjust the linetype so it reads at this scale.

8J. Street trees should be included in this area.

8K. Label Tract A.

8L. This tree is too close to the water meter banks adjust trees to the left in order to keep this tree.

[Site Plan Page 33]

8M. Label and dimension the street frontage buffer.

[Site Plan Page 34]

8N. Show the footprint for the sign feature.

8O. Update this area to match sheet 22 walk locations and stop sign.



- 8P. The sidewalk corner curb ramp linework appears to be missing throughout the plan set.
- 8Q. Note the retaining wall heights and reference the sheet and detail no.
- 8R. What is this line on Street 4?
[Site Plan Page 35]
- 8S. Note the retaining wall heights and reference the sheet and detail no.
[Site Plan Page 38]
- 8T. Label Street 4.
[Site Plan Page 40]
- 8U. Label Street 1 & Tract A.
[Site Plan Page 41]
- 8V. There is space for another street tree here.
- 8W. Label Tract A and Tract D.
[Site Plan Page 43]
- 8X. Label Street 1.
- 8Y. On all sheets that abut the south property line Sheet 43, 44, 45 and 46 - Label the south property line 100' landscape buffer and recreation easement as shown on Sheet SP-10.
[Site Plan Page 45]
- 8Z. Label Street 9.
[Site Plan Page 46]
- 8AA. Label the south property line 100' landscape buffer and recreation easement as shown on Sheet SP-10. This 100' buffer shall be an informal layout with a primary mixture of pines and spruces intermixed with deciduous trees. It does not appear that there are many pines and spruces in this area
[Site Plan Page 48]
- 8BB. Label E-470 and Aurora Parkway.
[Site Plan Page 49]
- 8CC. Put the plant quantities in the third column.
- 8DD. Remove reference to previous landscape code.
[Site Plan Page 50]
- 8EE. Include Landscape Requirement Table for 25' wide special landscape buffer along E-470. Section 146-4.7.5.H. Special Landscape Buffers for Development Adjacent to I-70, I-225, E-470, Public Parks, Open Space and Trails.
- 8FF. A 25' wide special landscape buffer is required when adjacent to the E-470 Multi-Use Easement. The applicant shall work with the E-470 Authority when developing their site layout to determine whether the buffer may be provided within the multi-use easement or whether it shall be located outside the easement on the applicant's property. The buffer shall contain one tree and 10 shrubs per 30 linear feet of buffer. Fifty percent of the tree species shall be evergreen.
- 8GG. For the E-470 Landscape Buffer: Add a column that identifies the number of required/provided evergreen trees and provide the percentages.
- 8HH. In the Curbside Landscape Table: the shrub requirement should state 1 shrub per 40 square feet.
- 8II. Include the Landscape Requirement Tables for Pond B-1, B-2 & C. Refer to Section 146-4.7.3 M. Detention and Water Quality Ponds.
- 8JJ. Include Landscape Requirement Table for Street Frontage Buffer along Aurora Parkway. Section 146-4.7.5 D. Street Frontage Landscape Buffers.
- 8KK. Where the rear lots of single-family residential homes back to an arterial or collector street, a 20' wide street frontage landscape buffer shall be provided as measured from the back of walk. A reduction in the buffer width is not permitted. Landscaping shall consist of one tree and 10 shrubs per 40 linear feet with 50% of the tree species being evergreen. Landscaping shall be installed along the exterior sides of proposed fencing or walls.
[Site Plan Page 53]
- 8LL. For each typical unit planting, the property line and easements should be shown darker.
- 8MM. Reference the landscape plan sheets for the curbside landscaping.
- 8NN. See sample diagram on the sheet: each unit shall include a plant list below each typical with the numbers of trees and shrubs for the front yards, side yards and rear yards noted. The Curbside landscape trees should be



included but screened back.

800. The numbers described below each unit should accurately reflect the numbers shown on the plan. Fences, hatch patterns for rock and wood mulch and the landscape feature such as two boulders should also be shown. Property lines should be shown with two short dashes and a long dash.

9. Addressing (Phil Turner / 303.739.7357 / pcturner@auroragov.org)

- 9A. Please submit preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing, and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version.

Please eliminate any line work outside of the target area. More information can be found at:

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

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Civil Engineering (Julie Bingham / 303.739.7403 / jbingham@auroragov.org / Comments in green)

[Site Plan Page 1]

- 10A. This site plan will not be approved until the Aurora Parkway ISP and bridge site plans are approved.

[Site Plan Page 2]

- 10B. Public streets shall have public streetlights in conformance with COA standards. For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual: - Roadway Classification (typical section name) - Adjacent Land Use Category (i.e., TOD), as applicable - Number of lanes - Back-to-back curb width - Pedestrian Activity Level - Pavement Type: R3, for all lighting calculations This information (if its not already shown) can be added to the street sections provided if desired.

[Site Plan Page 5]

- 10C. The section of Aurora Parkway from its western terminus (S Parker Road) up to its eastern terminus (Gartrell Road), including a bridge over E-470 (half-section at a minimum), and associated utilities, will need to be constructed prior to the development of PA-6A.

[Site Plan Page 8]

- 10D. A sidewalk easement is required for the portion of sidewalk outside of the ROW. (typical)

[Site Plan Page 12]

- 10E. A turnaround is required for dead end streets.

[Site Plan Page 20]

- 10F. Label longitudinal grades in alleys (typical).

- 10G. Please add the following notes:

- "The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building."
- "The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1."
- "The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent."
- "The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent."



- "Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans."
- "The minimum slope on asphalt is 1%, the minimum slope concrete is 0.5%, and the minimum slope on unpaved surfaces is 2%."

[Site Plan Page 22]

10H. Minimum 2' clearance between the wall and the property line per section 13.B.7.c of the 2025 Roadway Manual.

10I. Provide the max height or height range for the proposed retaining wall. Provide a typical section for the wall.

10J. Max 3:1 slopes for grading allowed, typical.

[Site Plan Page 25]

10K. Max 4:1 slopes in ROW.

[Site Plan Pages 22 – 31]

10L. Max 3% slope down to an intersecting street.

11. Traffic Engineering (Jason Igo / 303.739.1792 / jigo@auroragov.org / Comments in amber)

[Site Plan Throughout]

11A. Need to show mailboxes

11B. Additional information is needed for typical sections.

11C. Minimum spacing for alleys is 75'. Several alleys don't have this separation.

11D. Verify sight triangles. There was a couple that were not in the right place or were not long enough.

11E. It would be helpful to see curb ramp locations.

11F. Sight distance easements are needed at several locations.

11G. Some of the alleys don't intersect at a 90 degree angle plus or minus 5 degrees.

11H. Several advisory comments about roads and pathways intersect at cul de sac's or at curved roadways.

11I. There are a number of minor corrections. See redlined plans for **all** comments.

[Plat]

11J. Coordinate with the Site plan designer for the location of all the sight distance easements that will be needed.

[Traffic Impact Study]

11K. Need more information to understand how the 2050 background traffic was derived.

11L. The signal warrant volumes for mainline were those also taken using 210. The volumes could have more than just homes due to the regional connectivity of the roadway.

11M. See report for minor typo's.

12. Fire / Life Safety (Erick Bumpass / 303.739.7627 / ebumpass@auroragov.org / Comments in blue)

[Site Plan Page 1]

12A. Please correct the code cycle and construction type to the 2021 IRC VB.

[Site Plan Page 2]

12B. Please show the Fire Hydrants in the Street Sections.

[Site Plan Page 7]

12C. Please provide a mailbox kiosk detail.

12D. Please verify with the USPS the delivery method, type of kiosk and location is acceptable.

[Site Plan Pages 7 – 18]

12E. Please show a minimum of 7 feet to the bottom of the lowest sign as indicated in the example given on the sheet.

[Site Plan Pages 32 – 47]

12F. The Fire Hydrant appears to be labeled as a Dog Waste Station in the legend.

13. Aurora Water (Travis Haugen / thaugen@auroragov.org / Comments in red)

[Site Plan Throughout]

13A. Label and provide dimensions for all easements.

[Site Plan Page 20]

13B. Be aware of clearance between utility service and signs



- 13C. Ensure plat and site plan easements match (Typical)
- 13D. Why are meters banked here instead of running services directly from main?
- 13E. Service lines are to be perpendicular to water main
- 13F. Tract N needs to be a fire and water easement (Typical)
- 13G. Cleanout recommended at end of private sanitary line (Typical)
- 13H. Sanitary and storm lines must be in an sanitary and storm easement
- 13I. Maintenance access required to all sanitary and storm manholes (Typical)
- 13J. Label 6" sanitary line as private
- 13K. Utility Easement does not mean Storm, Sanitary, or Water Easement
- 13L. Any private lines in a public easement requires a license agreement.
[Site Plan Page 21]
- 13M. Service lines are to be perpendicular to water main
- 13N. Service lines are to be perpendicular to water main (Typical)
- 13O. Ensure 10' horizontal clearance between storm line and water line
- 13P. Service connections to be 3' horizontal separation (Typical)
- 13Q. Clear text from service connections
- 13R. 12 service line maximum on dead end water line (typical).
[Site Plan Page 22]
- 13S. Note: Civil Plan will require calculations proving dead end hydrant on 150 line will maintain minimum of 20 psi
- 13T. Cannot connect a service line to a manhole (typical)
- 13U. Move valve near the intersection of Street 4 and 2.
[Site Plan Page 23]
- 13V. Service lines are to be perpendicular to water main (Typical)
- 13W. Missing sanitary manhole (Typical)
- 13X. Minimum 90 degrees between invert in and invert out
- 13Y. Coordinate storm sewer ownership with Preliminary Drainage Report and identify appropriate easements accordingly (Typical)
- 13Z. Distance between sanitary manholes will follow AW specs
- 13AA. Proposed swale to be coordinated with Preliminary Drainage Report and identify appropriate easements accordingly (Typical)
[Site Plan Page 24]
- 13BB. Services to be 3' from bends.
[Site Plan Page 25]
- 13CC. Note: Civil Plan will require calculations proving dead end hydrant on 150 line will maintain minimum of 20 psi (typical)
- 13DD. 6" sanitary line connecting to an 8" sanitary line requires a manhole
[Site Plan Page 27]
- 13EE. Note: Civil Plan will require calculations proving dead end hydrant on 150 line will maintain minimum of 20 psi
- 13FF. 90 degree turn needs to be 2x 45 degree bends
- 13GG. Service cannot connect to manhole (typical)
- 13HH. 10' horizontal separation from hydrant (Typical)
- 13II. Service line must be 3' away from bend (typical)
[Site Plan Page 28]
- 13JJ. Maximum 1 fire hydrant on dead end water line
- 13KK. 12 service line maximum on dead end water line (typical)
- 13LL. MUS indicates a water main in this easement.
[Site Plan Page 29]
- 13MM. Confirm this water main is necessary. AW believes this line may not be needed.
[Site Plan Page 30]
- 13NN. What is the indicated hatching?



[Utility Conformance Letter]

13OO. Provide narrative regarding the additional flows and how it would impact the design of the proposed Lift Station design.

13PP. Include calculations through the proposed Lift Station - DP 18.

Provide comment regarding modification to Lift Station design to account for the additional flows.

14. TAPS (Melody Oestmann / 303.739.7244 / moestman@auroragov.org)

14A. Drainage development fees totaling \$186,550.88 are due prior to recordation of the site plan.

15. PROS (Abigail Scheuermann / 303.739.71691 / ahscheue@auroragov.org / Comments in purple)

[Master Plan Amendment]

15A. ADVISORY COMMENT: Increases in the overall density of the project will impact the total required PROS fees. Please coordinate with PROS regarding fee requirements.

[Site Plan Page 1]

15B. Provide a tracking table for PROS land dedication requirements.

[Site Plan Page 21]

15C. Please label the longitudinal grade and widths of all sidewalks, trails and paths on all grading sheets. Cross slopes shall not exceed 2% and longitudinal slopes shall not exceed 5%. Where 5% is exceeded, ensure compliance with ADA standards.

[Site Plan Page 47]

15D. Include bike racks on site. Provide an associated detail.

15E. Can the open turf area be included in the playground enlargement? Please specify the dimensions of the turf area. The PROS Dedication and Development Criteria Manual requires a 300' x 225' open turf area be provided.

15F. Provide details for park furnishings.

15G. A picnic facility must be provided. Please provide location of picnic table and an associated detail. This table should be ADA accessible.

[Site Plan Page 51]

15H. Please provide an Inclusive play feature on site. A stand-alone feature for both age groups is recommended. Please provide a detail for this feature or specify which aspect of the provided play structures are considered ADA accessible.

15I. Provide a detail for the shade structure. For neighborhood parks, this structure should be 600 square feet with seating for 15 people

[Plat]

15J. ADVISORY COMMENT: PROS Land Dedication for Community Parks will be satisfied through Cash-in-lieu payment. This will be paid prior to plat recordation. Contact PROS for additional information on fees.

16. Forestry (Becky Lamphear / 303.739.7177 / rlamphea@auroragov.org)

[Site Plan Page 5]

16A. This is a property that is within the Black Forest. The TPP is required to be the first document that is approved, and the approval of the site plan and civil plan will follow. All documents must line up with the TPP.

Black Forest Ordinance

- Please refer to the Black Forest Ordinance for complete requirements. Its purpose is to maintain a sustainable tree cover and to protect existing trees during development. This document, as well as the Tree Preservation Policy, can be found in the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The link for the manual can be found at: <https://www.auroragov.org/cms/one.aspx?pageId=16394080>
- The Tree Preservation Policy is still in effect for this property, so if other species besides ponderosa pine are found on the site and will be impacted, they will require mitigation as well. Please show these species on the TPP in a separate table.

Tree Protection Plan (TPP)

- The TPP should be a stand-alone document, but submitted in conjunction with the Development Application, and should include a signature block for Forestry – an example can be viewed on previous



TPP's for other Black Forest areas.

- This document includes an inventory of trees (which should be surveyed, and a Consulting Arborist hired to complete the inventory and appraisal), including candidates for preservation, removal, and relocation. This will also include the mitigation requirements for those trees removed– the dollar value and the inches required to be planted back onto the site. In the case of Ponderosa pine removal, it is required that Ponderosa pine are replaced back onto the site.
- If there are trees to be preserved within the construction limits, then an escrow account will need to be set up. This amount is based upon The Guide to Plant Appraisal published by the International Society of Arboriculture. This will be provided to you by the entity that will perform the inventory. Forestry will need to meet with the Consulting Arborist who conducts the inventory to collaborate on the appraisal.

Plan Approval

- The TPP must be approved before the commencement of any development activities. The TPP also must be approved before the Civil Plans and Site Plans are approved.
- Nearly 100% of the Black Forest areas have been able to preserve 70% of the existing trees. It will be the same expectation in this case.
- Please be aware that the neighbors in this area of Aurora are very sensitive to the surrounding trees during development. Forestry regularly receives calls from neighbors when development begins and trees are removed.
- The TPP will be recorded at the County level once it is approved. This is binding on the property owner, and the owner's heirs, successors, and assigns.
- The penalties set forth, if the plan is not followed and trees are injured or removed, include imprisonment not to exceed one year or fined an amount not to exceed one thousand dollars, or both.

17. Land Development Review (Maurice Brooks / 303.739.7294 / mbrooks@auroragov.org / Comments in magenta)

[Plat Page Throughout]

17A. On several pages: the distances of the lines do not add up to the total distance for the same line.

[Plat Page 1]

- 17B. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)
- 17C. (Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)
- 17D. (Advisory Comment) Be advised – sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.
- 17E. Send in the closure sheet for the description.
- 17F. Send in the State Monument Records for the aliquot corners used in the plat.
- 17G. (Typical) Delete the company Logo in North Arrow. (All pages)
- 17H. Are the Tracts correct as noted in the Dedicatory language.
- 17I. Send the Statement of Authority for the signatory.
- 17J. In the Covenants: add and change the words as indicated therein.
- 17K. In the Notes: #7: If there are Tracts, then label them. If not, remove this Note.
- 17L. In the Notes: #8: Update the Title Commitment.
- 17M. Add the fence note for the streets that apply.
- 17N. In the City of Approvals: Label the Tracts.
- 17O. Delete the company Logo on the plat.

[Plat Pages 2 & 3]



- 17P. Add the County designations on each side of the (Section line) County line.
- 17Q. Advisory - the Street names and widths will need to be added (Typ.)
- 17R. Fix the text overlaps in several spots on the page.
- 17S. Add line distance between the monuments as indicated.
- 17T. No distance over 1400' on the Subdivision boundary line.
- 17U. Add the direction of the Streets as needed.
- 17V. Add the items needed in two Details on the page.
- 17W. Add the "Township" designations on both sides of the Section line.
- 17X. Is there a Sidewalk near the R.O.W. of the Aurora Parkway? Confirm with Aurora Engineering Dept. if there should be an easement for the sidewalk. (Typ.)
- 17Y. Label Tract and Area as indicated. (Typ.) (all pages)
- [Plat Pages 6 & 7]
- 17Z. Add the easement line distance on each side of a Lot or Tract line. (per plat Checklist)
- [Plat Page 13]
- 17AA. Add the easement name.
- [Plat Page 15]
- 17BB. Tract P: please confirm with Fire/Life Safety if there should be a Fire Lane easement here?
- 17CC. The Gas Easement. is exclusive, so this easement. will only be 2' wide - change size of the 8' easement.
- [Site Plan Throughout]
- 17DD. Label the easements.
- 17EE. All Lot lines, R.O.W. lines and Tract lines should be solid/continuous lines (Typ.) .
- 17FF. On several pages: the distances of the lines do not add up to the total distance for the same line.
- [Site Plan Pages 7 & 8]
- 17GG. Add the County designations on each side of the (Section line) County line.
- 17HH. Is there a Sidewalk near the R.O.W. of the Aurora Parkway? Confirm with Aurora Engineering Dept. if there should be an easement for the sidewalk. (Typ.)
- 17II. Change the line type in the Legend.
- 17JJ. Show and label the 6' Gas easement here - see plat – revise the 8' easement – see Plat.
- 17KK. Fix the text overlaps in several spots on the page.
- [Site Plan Page 12]
- 17LL. Label this easement - It is not shown on the plat.

18. Xcel Energy (Donna George / 303.571.3306 / donna.l.george@xcelenergy.com)

- 18A. Comments from Xcel Energy have not yet been received on this review.

19. E-470 Public Highway Authority (Brandi Kemper / 303-537-3727 / bkemper@e-470.com)

- 19A. Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) 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 \$750.00 and \$75,000 per acre for construction. An E-470 permit shall be issued before any work commences.
- 19B. A permit issued from the local jurisdiction does not remove the requirement to secure a permit from E-470.
- 19C. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.
- 19D. Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>
- 19E. Clearly identify the E-470 ROW and MUE on all applicable drawings.
- 19F. E-470 discourages residential uses adjacent to the roadway.
- 19G. E-470 is not responsible for noise mitigation.
- 19H. The E-470 TBMS (fiber) line running along the east side of E-470 in the MUE, this line shall be protected in place.
- 19I. A dig watch shall be required whenever there are construction activities near the TBMS line.
- 19J. A minimum 4' of cover is required over the fiber.



- 19K. E-470 will be widened to 4 lanes in each direction in the future.
- 19L. A 10' wide concrete regional trail will be constructed along E-470 in the future. Please coordinate with the City of Aurora, Adams County, and E-470 for trail improvements which may connect to the regional trail system. The trail shall have the following typical section:
 - 19M. No structures are allowed in the MUE.
 - 19N. Developed flows from the site will need to be treated and discharged at or below historic rates.
 - 19O. The contractor will be responsible for stormwater permitting through the City, County, or E-470 for this project.
 - 19P. An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE.
 - 19Q. The WISE Waterline is located within the northbound MUE along this project and has a Common Use Agreement (CUA) with the Authority. This will limit any proposed landscaping in the MUE.
 - 19R. Any disturbance to existing utilities as part of this project will be the responsibility of the contractor to replace/reset.
 - 19S. Provide pavement and utility deflection monitoring plan for the proposed utility bore.
 - 19T. Provide the limits of disturbance, including the bore pits, on the plans.
 - 19U. Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.
 - 19V. Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.
 - 19W. Landscaping is only allowed in the outer 25' of the MUE and shall not interfere with any existing utilities. Add existing utilities to all landscaping sheets.
 - 19X. Any fencing disturbed will need to be replaced/reset meeting E-470 specifications.
 - 19Y. A comment/response document would be helpful to track the revisions to each submittal.
 - 19Z. Additional comments will be issued as design progresses