

December 9, 2020

Cesarina Dancy, Project Manager
City of Aurora Office of Development Assistance
15151 E. Alameda Pkwy.
Aurora, CO 80012
303-739-7044
cdancy@auroragov.org

Re: Kingston Place Filing No. 1 (DA-1387-04) - Introduction and Justification of Site Plan Amendment

Dear Cesarina,

This letter is regarding the proposed first amendment to the Site Plan for Kingston Place Filing No. 1 and includes our justification for the requested amendment. The original Site Plan was approved by the City of Aurora in August 2005.

Kingston Place is located in Aurora west of S. Kingston St. and southerly adjacent to Westerly Creek. The Construction Drawings for the site were approved by the City of Aurora in November 2004 under EDN #204252 and has been partially constructed. Since the approval of the Construction Documents and the Site Plan, the following changes have been made to the site and surrounding areas:

- Four of the eleven duplex buildings have been constructed,
- The detention pond, overflow weir, outlet structure, and other drainage infrastructures have been constructed,
- S. Kenton Way rights-of-way have been vacated,
- The Centro Apartment Complex (Buckingham Square Subdivision Filing No. 8) has been constructed immediately west of the site where S. Kenton Way previously resided,
- And the fire lane access from the south via the Ridermark Subdivision Filing No. 1 is no longer accessible.

The detention pond overflow weir was designed, approved, and constructed to direct emergency overflow into S. Kingston Way. However, with the vacation of S. Kingston Way and the construction of the Centro Complex the weir is now blocked by a fence and retaining wall, leaving the pond without an emergency flow path.



This proposed Site Plan amendment is intended to:

- Provide a new overflow weir routing emergency flows north and directly into Westerly Creek,
- Provide new maintenance access for the new overflow weir,
- Provide updated grading for the detention pond facility,
- Remove approximately 30 linear feet of the fire lane access easement via the easement vacation process,
- Provide revised grading for the new termination of the fire lane and Motor Court,
- Provide updated signage for the revised fire lane,
- Provide building elevations for the remaining seven duplex buildings that have not been constructed on site,
- And provide an updated landscaping design for the site.

The above amendments were per our understanding following conversations with the City of Aurora from May 2020 to Oct 2020. With this submittal, we are providing revisions to 5 of the approved sheets and the addition of two more sheets to address the above changes.

Please let us know if we can be of assistance. You may reach me by phone at 303-339-6272 or by email at bmurphy@calibre-engineering.com.

Sincerely,

CALIBRE ENGINEERING, Inc.

Benjamin Murphy, P.E.

Project Manager

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