



November 17, 2021

City of Aurora  
Planning and Development Services Dept  
15151 E. Alameda Parkway, Suite 2300  
Aurora, CO 80012

**RE: Kings Point ISP Pre-Application response to comments**

Dear Ms. Dancy,

On behalf of Clayton Properties Group LLC, Core Consultants Inc., EMK Consultants Inc., Fox Tuttle Transportation Group, and Terracina Design, we have reviewed the comments from the Master Plan Amendment #3 for Kings Point North. The following is a response to comments:

**Cesarina Dancy Project Manager Comments**

*Key Issues:*

A Master Plan Amendment is required. The corresponding master studies- PublicImprovement Plan, Traffic Impact Study, Drainage, etc. will also need to be updated. Once the Master Plan Amendment is uploaded and accepted, you may submit application for the Infrastructure Site Plan (ISP).

**RESPONSE: A master plan amendment has been submitted and went through 1 review. The second submittal is going in concurrently with these ISP's.**

High Plains Trail: The High Plains Trail which runs along E470 within the region is planned through this site . As part of the ISP application, the portion of the sidewalk along Aurora Parkway needs to be built and designed per regional trail standards to connect the trail through the development. This includes a 10' walk and design coordination with the Public Highway Authority and Parks, Recreation and Open Space (PROS). Please see additional PROS comments on page 11 for information on other required updates.

**RESPONSE: The trail is shown as part of the ISP West plans. We are proposing that the trail connection from the roundabout on Aurora Parkway to the existing High Plains trail be constructed as a temporary 10' soft surface trail until the eastern portion of Aurora Parkway and the bridge over E-470 are constructed.**

Water Tank: Please continue to work with Aurora Water regarding the sizing and location of the water tank. If possible, it is encouraged that amenities be provided at the edges of the water tank property such as those found at the Blackstone tank site.

**RESPONSE: The water tank site was reviewed with Aurora Water. There is the potential for some passive grass areas on top of the tank.**

Connectivity: The proposed ISP will be reviewed to comply with the Unified Development Ordinance (UDO) standards that call for a well-connected system of streets, blocks, alleys, and

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pedestrian connections which creates a hierarchy and provides adequate access points. This includes maximum block lengths, which the maximum block length and width shall be 700 feet, and the perimeter shall not exceed 2,800 feet. In addition, please see Planning and Traffic comments throughout these notes for more detail on access and connectivity requirements and responsibilities of this development.

**RESPONSE: Noted. This ISP is only for the major infrastructure. Additional street, block, alley, pedestrian connectivity, etc. will be provided with individual filing site plans.**

### **Planning Department Comments-**

The Planning comments are numbered. When submitting an application, please include a letter of introduction responding to each of the numbered comments, including key issues from other departments.

#### **Key Issues:**

1. Please organize the blocks in a manner so that the UDO Access and Connectivity standards can be met.

**RESPONSE: The ISP application is only for primary infrastructure. Blocks will be submitted as separate site plans.**

2. Please update the Public Improvement Plan to reflect the updated phasing.

**RESPONSE: A revised PIP has been provided in the Master Plan Amendment #3 submittal.**

3. A larger site is required for the water tank. Additional meetings/discussion is required regarding the location and size of the tank. It is encouraged that amenities be provided at the edges of the water tank property, such as that which is found on the Blackstone tank site.

**RESPONSE: The water tank site was reviewed with Aurora Water. There is the potential for some passive grass areas on top of the tank.**

4. Include connection through High Plains trail.

**RESPONSE: Connection Provided.**

5. Include sidewalk parallel to Parker Road and High Plains pedestrian bridge.

**RESPONSE: A walk connection will be provided on the western edge of PA-7. Per discussions with staff it was determined this would be the most local connection point to keep pedestrians away from S. Parker Road where no walks exist, or are planned.**

6. Please be aware that the Master Plan Amendment will be sent to Douglas County, the Town of Parker, Arapahoe County, and the City of Centennial. The resolution made by the Centennial City Council regarding the S Ireland Way connection has been provided for your information.

**RESPONSE: Noted**

#### **Project Overview:**

- Zoning: R-1 and R-2 (Residential Low Density & Medium Density)
- Character Area: Subarea C
- Proposed Use: Public Improvement Plan for Residential Development (King's Point North)

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- Permitted Use: Yes

**Type of Application:**

- Master Plan Amendment (Subarea C)
- Infrastructure Site Plan

**Procedures:**

- A Summary Table of Procedures can be found in Section 146-5.2, Table 5.2-1.

The application can be reviewed and approved administratively by the Planning Director. Please note that if any Major Adjustments are requested as part of the application, a public hearing before the Planning and Zoning Commission will be required. The application will be reviewed in a 12-13 week timeframe and will be processed electronically through our development review website, found in the links below.

**RESPONSE: Noted**

**Standards and Issues:**

**Zoning and Placetype**

*Zoning*

The Master Plan area includes two zoning districts, R-1 and R-2. In addition, Liberty Middle School is zoned Mixed-Use Office Institutional (MU-OI).

The purpose of the R-1 district is to promote and preserve safe and attractive low-density, single-family residences. This district is intended to prohibit all commercial activities except for permitted home occupations. The R-1 district is generally comprised of medium to large suburban single-family lots, but development pursuant to a Small Residential Lot option is allowed in Subarea C. Some limited recreational, educational, gardening, and other uses are also permitted, as shown in Table 3.2-1 (Permitted Use Table).

**RESPONSE: Land uses have been designated in the Master Plan Amendment #3.**

The purpose of the R-2 district is to promote and preserve various types of medium density housing with adequate amounts of usable common space and amenities. Development pursuant to a Small Residential Lot option is allowed in Subarea C. This district is intended for use close to collector streets and public transit facilities. The primary use in this district is single-family residences, but several types of attached dwellings are also permitted. The district generally prohibits commercial activity except for home occupations and typical neighborhood services.

Other uses are as shown in Table 3.2-1 (Permitted Use Table).

**RESPONSE: Land uses have been designated in the Master Plan Amendment #3.**

*Overlay Districts*

*Avigation Easements*

Because the western portion of this property is within the Airport Influence District surrounding Centennial Airport, an avigation easement with the city and the airport shall be conveyed by the person subdividing lands or initiating construction of any structure on already subdivided lands. Such avigation easement shall be an easement for right-of-way for unobstructed passage of aircraft above

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the property and shall waive any right of cause of action against the city of associated airport arising from noise, vibrations, fumes, dust, fuel particles, and other effects caused by aircraft and airport operations. The avigation easement shall be in a form approved by the city and shall be recorded in the office of Clerk and Recorder for the county where the property is located before permit or plat approval is granted. The avigation easement form can be found here. Please contact Karen Hancock at 303-739-7107 or khancock@auroragov.org with any questions you may have.

**RESPONSE: An avigation easement for the property was recorded on June 7, 2018 at Reception No. D8055051.**

#### *Placetype*

The King's Point Master Plan area is located within the Emerging Neighborhood Placetype. An Emerging Neighborhood placetype is a newer largely residential neighborhood in previously undeveloped areas. They are neighborhoods that have typically been built in the past 25 years and represent an opportunity to further diversify neighborhood choices. This placetype is more than just an isolated residential subdivision but is instead a complete neighborhood with mixed residential housing types and pedestrian and bicycle infrastructure. This makes it walkable and well-connected throughout the neighborhood and to adjacent placetypes, with highly accessible parks and open space integrated into the neighborhood.

**RESPONSE: Land uses have been designated in the Master Plan Amendment #3.**

#### *King's Point Master Plan*

As stated in the FDP, "Kings Point is a unique parcel of 944 acres located between Parker Road and Gartrell Road. The steep rolling terrain sets a backdrop for stunning views of the Front Range. The property neighbors some of Colorado's finest executive housing set in peaceful patterns reminiscent of rural America. The King's Point property naturally falls into three distinct neighborhoods, each drawing on an inspiration based on the concepts of recreation, compatibility with neighboring properties, respect for the natural environment and a sensitivity to preserving view corridors through the community for generations to come." The neighborhoods include the Golf Country Neighborhood, the Homestead Neighborhood, and the Family Sports neighborhoods. Each neighborhood has unique characteristics, and the changes to the ISP and Master Plan must conform with the King's Point design concept.

**RESPONSE: The ISP landscape plan creates a cohesive connection through the site which blends into the natural landscape by limiting the amount of SOD and emphasizing native water wise plantings.**

#### *Land Use*

Historic Land Use

The property is vacant.

#### *Proposed Land Use*

Single-Family Residential

#### *Development Standards*

Subdivision Standards

The proposed ISP will be reviewed to comply with the UDO standards that call for a well-connected system of streets, blocks, alleys, and pedestrian connections which creates a hierarchy and provide adequate access points. This includes maximum block lengths, which the maximum block length and width shall be 700 feet, and the perimeter shall not exceed 2,800 feet.

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**RESPONSE: Block lengths will be proposed at the time of individual filing site plans.**

*Common Space and Amenities*

The King's Point Master Plan lays out a network of park and open spaces in the different neighborhoods. Please refer also to the Pedestrian/Vehicular Circulation exhibit to see the expected trail connections throughout the site. With the changes to the street network, the Parks & Open Space Map/Form J should be updated to reflect the degree of change and total area of open spaces and parks. You will find acreages of parks and open space Land Use and Density Map in the King's Point Master Plan.

**RESPONSE: Open space has been addressed in Master Plan Amendment #3.**

*Access and Connectivity*

As mentioned previously, care should be taken to ensure that the subdivision block size and access standards are being met. In addition to vehicle connectivity, pedestrian trail/sidewalk connectivity should also be considered. A commitment was made to provide a connection through the southern portion of the site for the High Plains trail. This should be reflected in the Public Improvement Plan. Another commitment that was made was that a sidewalk/trail parallel to Parker Road between Aurora Parkway and the planned High Plains pedestrian bridge that would be constructed concurrent to the bridge construction (whether or not the adjacent sites have been developed).

**RESPONSE: Trail connection to High Plains Trail adjacent to PA-7 shown on plans.**

Please note that the Aurora Parkway connection from the King's Point Way roundabout to E-470 is an obligation of King's Point in conjunction with King's Point South. A primary right in/right out access is required for the King's Point South Development. Roadway improvements are required and should be coordinated as a Site Plan has been submitted for Planning Areas 1-4 for King's Point South and is currently under review. It will be important to coordinate with South Aurora Regional Improvement Authority (SARIA) regarding the planned crossing of Aurora Parkway over E-470. Additional information regarding SARIA can be found here:

[https://www.auroragov.org/business\\_services/planning/projects\\_plans\\_studies/transportation\\_planning/south\\_aurora\\_regional\\_improvement\\_authority](https://www.auroragov.org/business_services/planning/projects_plans_studies/transportation_planning/south_aurora_regional_improvement_authority)

**RESPONSE: Detailed improvements have been included in the Master Plan Amendment #3 PIP.**

*Landscape, Water Conservation, Stormwater Management*

The infrastructure Site Plan (ISP) shall include landscaping for the curbside landscape area along all streets. Landscape plans shall be prepared in accordance with the Framework Development Plan for Kings Point (FDP) and the Unified Development Ordinance (UDO). The landscape comments provided herein are based upon the following code section 146-4.7 Landscape, Water Conservation, Stormwater Management. Please ensure that your landscape architect or designer has a copy of these documents as well as our project specific comments.

*- Landscape Plan Preparation*

Please label all landscape sheets "Not for Construction". Landscape construction drawings are not required and therefore do not necessitate the signature, stamp and seal of a licensed landscape architect upon final approval by the City of Aurora. Landscape plans are used by the city to determine compliance with the landscape standards and for code enforcement purposes.

**RESPONSE: NOT FOR CONSTRUCTION added to the sheets**

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Landscape plans must be prepared on 24" x 36" sheets. Plans shall have plant symbols, plant labels with quantities, and a plant schedule upon first submission or a complete review will not be possible. Landscape plans shall include the necessary landscape tables for each of the required landscape treatments (i.e. standard right-of-way landscaping, street and non-street frontage buffers, building perimeter landscape tables etc.) to demonstrate compliance with code requirements. Should any of the above information be missing, it may result in additional submittals and ultimately delays in approval of the plan set.

**RESPONSE: Information provided on 24x36 sheets.**

- *Sight Triangles*

Include sight distance triangles per the Roadway Design and Construction Specifications document. All landscaping within the designated triangles shall not exceed 26" in height as measured from the roadway surface.

**RESPONSE: Sight lines included.**

- *Kings Point FDP*

Follow the standards for tree spacing and theming as identified for collector and arterial streets.

**RESPONSE: Standards followed**

- *Section 146-4.7 Landscape, Water Conservation, Stormwater Management Requirements*

The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within Section 146-4.7. The applicant is responsible for reviewing this section of the UDO and determining all applicable landscape conditions.

**RESPONSE: Noted**

- *Section 146-4.7.5 Required Landscaping (C) Curbside Landscaping 2a.*

Unless an alternative spacing has been identified within the Kings Point FDP, street trees shall be provided at a ratio of one (1) tree per 40 linear feet along all public and private street frontages. Trees shall be provided in the curbside landscape when a detached sidewalk is installed or 4'-5' from the back of walk when an attached sidewalk is installed. Street trees shall be located 50' from the face of a stop sign to maintain regulatory sign visibility. Refer to Figure 4.7-2.

**RESPONSE: Ratios were followed, and curbside landscape standards were followed.**

The UDO requires plantings within the curbside landscape to vary depending upon the width required by the street cross section. Refer to the UDO for specific curbside planting requirements. Only curbside landscapes that are 10' in width or greater, may be sod if desired. If an entity other than the designated metro district is responsible for the future installation and maintenance of the curbside areas, that should be identified with a note on the ISP.

**RESPONSE: Some curbside landscapes along Kings Point Dr. exceeded 10' in these locations a native seed mix is proposed to reduce water consumption. The metro district will be maintaining all of the landscape.**

- *Section 146-4.7.3. C. (Irrigation)*

All developments shall install an automatic irrigation system for landscape areas. To assess irrigation tap fees, Aurora Water will require the applicant to divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the landscape submittal. A table summarizing these areas shall also be provided. Contact Timothy York at (303) 326- 8819 regarding irrigation plan

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requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system.

**RESPONSE: Noted**

#### *Building Design Standards*

- Section 146-4.8 of the UDO contains specific standards for the design of buildings. These standards include requirements for building orientation and spacing, breaking up the massing of building facades with articulation elements, four-sided building design, and permitted materials, among other things. Furthermore, design standards and themes for each neighborhood type can be found in the King's Point Master Plan.

**RESPONSE: No Buildings are proposed with this ISP.**

Code requires that you incorporate material changes and architectural features such as glazing, textured surfaces, projections, color, overhangs, and changes in parapet height to improve the façade and create an inviting and attractive street presence. applicable building design standards and ensure that the building elevations meet all applicable requirements.

- If the application will include specific single-family detached home models, the models will need to follow the styles and level of quality and detail shown in the approved Master Plans. Please be aware that code has specific requirements for design variety and durability, and that the building elevations must meet a minimum score of 17 points in Section 146-4.8.3.F, Table 4.8-2 in order to receive building permits.

**RESPONSE: No Buildings are proposed with this ISP.**

#### *Exterior Lighting*

- Standards for exterior lighting are found in Section 146-4.9. Show typical details of lighting on the plan and on building elevations. Please note that there are special pedestrian lighting standard design that is specific to the King's Point development.

**RESPONSE: Steet lights have been designed to meet Aurora Standards**

#### *Signs*

- Section 146-4.10 governs signage standards. Please review this section for complete details. Show the location of any monument signs on the plans.

**RESPONSE: No monument signs are proposed with this ISP. Monuments will be designed with future filings adjacent to the monuments.**

#### *Adjustments*

- Section 146-5.4.4 details the definitions, applicability, procedures, and criteria of approval for all adjustments to development standards. If any adjustments are requested, they must clearly be listed and justified in the Letter of Introduction. They must also be listed on the cover sheet of the Site Plan and any other sheets on which they are applicable. Approvals of adjustment requests are not guaranteed. Adjustment requests should identify the reason for the adjustment, efforts to minimize the adjustment, and design elements proposed to mitigate the standards proposed for reduction. Typically, mitigation techniques should go above and beyond requirements from other code sections. If an adjustment does not meet the limits for administrative approval under Section 146-5.4.4.F, then the adjustment will require approval from the Planning and Zoning Commission.

**RESPONSE: No adjustments are proposed.**

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### *Submittal Reminders*

#### CAD Data Submittal Standards

- The city has developed CAD Data Submittal Standards for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. A digital submission meeting the CAD Data Submittal Standards is required before final mylars can be routed for signatures or recorded for all applications. Please review these standards and ensure that files are in the correct format to avoid future delays.

**RESPONSE: Noted**

#### PDF Requirements

- The application will be uploaded through the city's development review website as separate PDFs. Please ensure that all AutoCAD SHX text items are removed from the "Comment" section during the PDF creation process and that the sheets are flattened to reduce ability to select items. PDFs will be rejected during pre-acceptance reviews if they do not comply with this requirement, which could result in delays.

**RESPONSE: Noted**

#### Mineral Rights Notification

- Please fill out the Mineral Rights Affidavit and supply this document to your Case Manager with the application submittal.

**RESPONSE: Form Provided**

#### Pre-Submittal Meeting:

Contact the assigned Case Manager to schedule a pre-submittal meeting at least one week prior to submitting an application. At the pre-submittal meeting, staff will review the submittal requirements, discuss the review timeline, provide a fee estimate, and review the process for uploading files and inputting adjacent property owners.

Please note that a separate pre-submittal meeting is required with Real Property for the Subdivision Plat prior to application submittal. Please contact Real Property directly to schedule this meeting.

#### Community Participation:

Please work proactively with registered neighborhood organizations and adjacent property owners. Registered neighborhood organizations within a one-mile radius and adjacent property owners will formally be notified of the application when a submittal has been made to the Planning and Development Services Department.

**RESPONSE: As part of the Master Plan process a neighborhood meeting is being held on 11/15.**

#### Neighborhood Services Liaison:

- Scott Campbell is the neighborhood liaison for the project. He has put together a report attached to these notes listing the registered neighborhood organizations within one-mile of your proposed project and can assist in scheduling and facilitating meetings with community members. Please work with the organizations that express interest in your project to address comments and mitigate concerns

**RESPONSE: Noted**

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- All meetings with registered neighborhood organizations should also include the Planning and Development Services Department Case Manager so that questions concerning the UDO and procedures can be properly addressed. The Case Manager will record any project-related commitments that are made to the community at these meetings.

**RESPONSE: Noted**

- Additional information about the Neighborhood Liaison Program can be found on the Housing and Community Services page of the city website.

**RESPONSE: Noted**

### **Oil and Gas Development Comments**

We have reviewed the area of your development. There are no known plugged and abandoned (P&A) wells within your site and no existing or planned oil and gas surface facilities on your site.

**RESPONSE: Agreed**

There may be existing underground pipelines in rights-of-ways. If you have questions or concerns about this, the Oil & Gas Division can assist with providing additional information.

**RESPONSE: Noted**

### **Parks, Recreation & Open Space Department (PROS)**

#### *Project Characterization*

Based on your proposal, the following information has relevance to the determination of PROS' requirements for this project:

- Your proposal includes build out of several roadways and associated infrastructure within the Kings Point FDP.
- Several updates to the Master Plan are still needed.

**RESPONSE: The updates to the master plan have been through one round of comments. The resubmittal has been submitted with this ISP.**

#### *Master Plan Updates*

The following updates to the Master Plan are still outstanding:

- The Open Space Circulation Map should be updated to reflect the changes in location of parks and open space throughout the site, specifically adding the High Plains Trail alignment and connectivity to the regional trail.

**RESPONSE: Information provided with the master plan.**

- Form J needs to be provided in which all parks and open space are listed with the detail in each space, acreage dedication, ownership and maintenance, and construction trigger.

**RESPONSE: Information provided with the master plan.**

- Medians need to be included within the master plan, specifically outlining the arterial roadways within Kings Point and the intended maintenance entity.

**RESPONSE: Medians shown on these plans.**

#### *High Plains Trail*

The High Plains Trail which runs along E470 within the region is planned through Kings Point. As part of this ISP, the portion of the Aurora Parkway sidewalk which will double as the regional trail should be coordinated with PROS to ensure that the proposed trail interface points match the construction drawings for the trail.

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**RESPONSE: The trail is shown as part of the ISP West plans. We are proposing that the trail connection from the roundabout on Aurora Parkway to the existing High Plains trail be constructed as a temporary 10' soft surface trail until the eastern portion of Aurora Parkway and the bridge over E-470 are constructed.**

#### *Medians*

South Aurora Parkway is identified as an arterial roadway which will require standard 26' medians and landscaping within the median. Although PROS does maintain several arterial medians within the City, it is recommended that these medians be Metro District owned and maintained to provide more flexibility in the design for the developer. Please coordinate with PROS on the intended maintenance for any arterial roadway medians on site and list this clearly in the Master Plan update. Note that if these are to be PROS maintained, irrigation and trees are not permitted and all medians must meet the xeric design standard outlined in the PROS Dedication and Development Criteria Manual. A maintenance warranty period is required for three years to include hand (truck) watering, establishment of plant material, and must be formally accepted by PROS before it is turned over.

**RESPONSE: The medians proposed in these plans are intended to be metro district maintained.**

#### **Forestry Division Comments**

This site is subject to the Black Forest Ordinance. There is an existing Tree Protection Plan (TPP) for this property that must be updated regarding tree sizes and conditions, but also since the infrastructure is moving there may be more trees impacted. It was last updated in 2004 by Steve Day; Estes Park, CO; 720-934-6427.

**RESPONSE: TPP has been updated and included.**

#### *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?pagelid=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.

**RESPONSE: All existing trees are identified on the plan and will be mitigated on the site.**

#### *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.

**RESPONSE: The TPP is a standalone document for the entire project and submitted with each ISP. The cover sheet of the TPP has the signature block for Forestry.**

- This document includes an inventory of trees (which should be surveyed), 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.

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**RESPONSE: All mitigation measures are identified on the plan and dollar amounts are provided within the tables.**

- 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.

**RESPONSE: All trees are with the construction limit and those that are preserved has an escrow table associated with the filings.**

#### *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.

**RESPONSE: Noted**

- 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.

**RESPONSE: 70% of the viable Black Forest trees will be preserved or relocated.**

- 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.

**RESPONSE: Noted**

- 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.

**RESPONSE: Noted**

#### *Ash Trees Prohibited*

- Due to the invasive Emerald Ash Borer that has been infesting trees along the Front Range, all species of Ash are prohibited from planting within the City of Aurora. Please be sure that your Landscape Architect is aware of this new requirement.

**RESPONSE: No Ash Trees are proposed.**

#### **Aurora Water Comments**

Aurora Water will receive a referral of the Site Plan and Subdivision Plat for review and comment. Please respond to all Water Department comments with your initial submittal.

#### Key Issues:

- ▶ Amendments to Master Utility Study
- ▶ Tank Site Plan-please make adjustments based on call that was held on 6/10/21
- ▶ A domestic allocation agreement will be required for connections 2" and larger.

#### *Utility Services Available:*

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- Water service may be provided from: Based on MUS
- Sanitary sewer service may be provided from: Based on MUS
- Project is located on the following Map Pages: 27Q

*Utility Service Requirements:*

- ▶ A Site Plan is required for this project and must show existing and proposed utilities including:
  - Public/Private Mains
  - Service Lines
  - Water Meters
  - Fire Suppression Lines
  - Fire Hydrants necessary to service your development
  - All utility connections in the arterial roadway are required to be bores.

**RESPONSE: Noted**

- General utility design criteria can be found in Section 5 of the Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure (Utility Manual).

**RESPONSE: Noted**

- Aurora Water does not require a Site Plan for this project.

**RESPONSE: Noted**

*Utility Development Fees:*

- A partial Storm Drainage Development fee is required prior to the recording of the Subdivision Plat or at the time of building permit approval if a Plat is not required. Additional Storm Drainage fees may be charged and are based on the amount of impervious surface created by this project.

**RESPONSE: Noted**

- The Water Transmission Development Fee and the Sanitary Sewer Interceptor Fee have been combined into the water connection fee and are required to be paid after issuance of building permit and prior to issuance of the Certificate of Occupancy.

**RESPONSE: Noted**

- For a full listing of Utility Fees, please see the Aurora Water Fee Schedules.

**RESPONSE: Noted**

- Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

**RESPONSE: Noted.**

**Public Works Department Comments**

Traffic Engineering will receive a referral of the Site Plan, Subdivision Plat, and Civils for review and comment.

*Key Issues:*

- An update to the Master Traffic Impact Study will be required with the change in roadway network.

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- Same intersection/roadway network scope – include the access points along PA-5 & PA- 8 & roundabout configuration.
- Discussion of the application of elements from the Traffic Calming Toolbox and countermeasures applicable from the FHA Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations (July 2018) to address any concerns for speeding, pedestrian crossings, etc. Techniques in the Traffic Calming Toolbox include: Advanced Yield Lines, Enhanced Crosswalk, High-Visibility Signs and Markings, In-Street Pedestrian Crossing Signs, Enhanced Pedestrian Crossing Sign Devices (HAWK or RFB), Mid-Block Lane Narrowing, Curb Extension, Angled Parking, Pedestrian Safety Island, Staggered Pedestrian Safety Island, Lane Narrowing, Mini Roundabout, Speed Cushions and Chicane. Details of Enhanced Crosswalk, compact roundabout, speed cushions and chicane may be made available if requested.

**RESPONSE: An updated Master Traffic Impact Study has been submitted with the Master Plan Amendment associated with this project. Traffic calming left turn pockets with travel lane shifts have been implemented; locations were coordinated with Aurora traffic prior to submittal.**

- Continue to work to complete all the criteria identified in the CDOT access permit to allow connection to Parker Road.

**RESPONSE: EMK Consultants and Atkins are working on completing the requirements of the access permit.**

- Traffic Signal installation at Parker Road & Aurora Parkway is a requirement of this development and so no Traffic Signal Escrow will apply at this location. Traffic Signal Escrow may apply to future signalized locations, if applicable.

**RESPONSE: Acknowledged.**

- Applicant shall install two 2" conduits and pull boxes to be owned/maintained by the City of Aurora, for future fiber optic interconnect of traffic signals along Aurora Parkway & Parker Road.

- Conduit

- o Conduit material shall be Schedule 80 HDPE (or similar).
- o A # 14 AWG stranded copper conductor shall be installed for city underground locating purposes.
- o A nylon pull tape with a minimum 1,250 lb tensile strength shall be installed in all new conduit.

- Pull Box

- o Pull boxes shall be 30"x48"x24", with two-piece interlocking lids.
- o City conduit shall be installed into City Pull Boxes.

**RESPONSE: The above required items will be shown on the construction documents.**

- Parker Road is a state highway. Approval and access permits will need to be obtained from the Colorado Department of Transportation (CDOT). Please contact Marilyn Cross at CDOT, phone number 303.512.4266. The Access Permit & Notice to Proceed process has been started and the access permit has certain requirements/modification that need to be met prior to proceeding.

**RESPONSE: The City recently request an extension of the access permit; all requirements identified in the access permit will be complied with and approval obtained from CDOT.**

- Show all adjacent and opposing access points on the Site Plan.

**RESPONSE: All existing and future access points have been indicated on the Site Plan.**

- Label the access movements on the Site Plan.

**RESPONSE: The proposed striping indicated on the Site Plan shows the access movements.**

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- Objects and structures shall not impede vision within the sight triangles. Landscaping shall be restricted to less than 26-inches in the sight triangles. Show sight triangles on the site plan and landscaping plan at all access points in accordance with City of Aurora Standard Traffic Detail TE- 13 In addition, street trees shall be set back from Stop signs and other Regulatory signs as detailed in City of Aurora Standard Traffic Detail TE-13.3.

- Add the following note landscape plans: 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'

**RESPONSE: Note Included**

- •Homes and drives are allowed to front collector roadways if the average daily traffic volume is less than 4,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan. See Section 4.04.2.02.4 of the Roadway Design & Construction Specifications, October 2016 edition.

**RESPONSE: Home and drive locations are not proposed with this application.**

- Homes are allowed to front a local street within 75-feet of an arterial street if the average daily traffic volume is less than 2,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan/Contextual Site Plan. See Section 4.07.7.02.5.04 of the Roadway Design & Construction Specifications, October 2016 edition.

**RESPONSE: Home and drive locations are not proposed with this application.**

- Show existing stop signs and street name signs or the installation of new stop signs and street name signs by developer at the site access points onto public streets. Add the following note to the Site Plan:  
o The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards and shown on the signing and striping plan for the development.

**RESPONSE: The requested note has been provided, stop signs and street name signs have been identified.**

### **Engineering Division Comments**

The Engineering Division reviews the drainage and public improvement components of your project plans. Engineering reviews referrals of the Site Plan and Subdivision Plat from the Planning Department.

Key Issues:

- The master drainage study and other master documents including the Public Improvement Plan (PIP) shall be updated prior to the submittal of the infrastructure site plan.

**RESPONSE: 1<sup>st</sup> Review of the documents has occurred. The 2<sup>nd</sup> submittal is being made concurrently with this application.**

- A preliminary drainage report shall be submitted with the site plan. On-site detention and water quality/EURV is required.

**RESPONSE: A preliminary drainage report has been provided for review.**

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- Previously approved plans and reports can be found on the City's website. Instructions can be found here: Getting to Engineering Documents Online. Older documents can be provided upon request.
- This application will be referred to Mile High Flood District (MHFD) for review and comment. It is advised that coordination with MHFD is started as soon as possible.

**RESPONSE: Noted, coordination with MHFD is ongoing.**

*Improvements:*

- Sections and details referenced in the Improvements section refer to the City's Roadway Design and Construction Specifications (Roadway Manual).

- Typical roadway sections are specified in the City Code and summarized in Section 4.08 with details shown in the Standard Detail S1.

**RESPONSE: Noted, roadway sections are referenced from City standards.**

- Mountable curb and gutter shall be used on all Type 1 and 2 streets. All other streets, including those within the Urban Centers and TODs shall use 6" vertical curb and gutter.

**RESPONSE: Noted, the site plans reflect the appropriate use of curb and gutter.**

- Curb ramps must be shown (located) on the plans at all curb returns, "T" intersections, residential mail kiosks or clustered mailboxes, and any other location of public necessity. Refer to Standard Detail S9. Any street grades in excess of three percent will require detailed grading of the curb ramps.

**RESPONSE: Noted, detailed grading for ramps will be provided in future construction document submittals**

- Flared curb cuts, Standard Detail S7.4, are not permitted for commercial/industrial or residential driveways where traffic movements would be substantial. When the number of parking spaces exceeds 20, curb returns are required, and the curb return radii shall be labeled on the plan.

**RESPONSE: Notes, flared curb cuts are proposed where traffic movements are substantial.**

- Pedestrian Bicycle Railings will be required at and continuous along vertical separations of 30 inches, or greater, or on slopes greater than or equal to 3:1 adjacent to pedestrian areas. See Standard Detail S18.

**RESPONSE: Noted, no railings are anticipated on this project.**

- Retaining walls shown on plans shall indicate material type and a height range or indicate a maximum height. Where appropriate, guard or hand rails may be required.

**RESPONSE: Required retaining walls are shown.**

- Homes and drives are allowed to front collector streets if the average daily traffic volume is less than 4,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan. See Section 4.04.2.02.4 of the Roadway Design & Construction Specifications, October 2016 edition.

**RESPONSE: Home and drive locations are not proposed with this application.**

- Homes are allowed to front a local street within 75-feet of an arterial street if the average daily traffic volume is less than 2,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan/Contextual Site Plan. See Section 4.07.7.02.5.04 of the Roadway Design & Construction Specifications, October 2016 edition.

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**RESPONSE: This does not apply to this submittal.**

- If gates are incorporated into the design of the development, they are required to be setback from the street flow line a minimum of 35-feet or one truck length, whichever is greater.

**RESPONSE: No Gates are proposed with this ISP**

- Street lights are required along adjacent roadways. Please refer to the Draft Lighting Standards for street light spacing, location, wattage, etc., information. Street lights along public right-of-way shall become City owned and maintained once they have been installed and the final acceptance letter for the lights has been issued. Street light locations shown on the site plan are conceptual. The street lighting plan shall be included with the Civil Plan submittal and will determine final street light locations based on a photometric analysis.

**RESPONSE: Street lights have been designed per Aurora Code.**

- The street standards require the construction of an entry island where local streets intersect arterial streets as shown in Standard Detail S14. Show this island on the plan. The island shall be constructed, and the interior of the island shall be maintained by the developer/owner/metro district. Add a note to the site plan and civil plans indicating this responsibility. A license agreement will be required for construction/maintenance of the island within the ROW.

**RESPONSE: Note on Landscape Plans.**

*ROW/Easements/Plat:*

- ROW dedication is required for public streets.

- The dedication of a 25-foot lot corner radius is required at the intersection of arterial roadways, a 20-foot lot corner radius is required at the intersection of collector roadways and a 15-foot lot corner radius is required at the intersection of local roadways.

**RESPONSE: Noted. ROW dedications are proposed accordingly.**

- Please coordinate with the Real Property Division of Public Works for the dedication of any required easements. If a plat will be prepared for this development, the plat can cover the required easements.

o Sidewalk easements may be required for new sidewalk installed.

o A drainage easement shall be required for any detention/water quality facilities on site. This drainage easement shall tie to a public way.

o Utility easements shall be required for any proposed water/sanitary sewer/public storm sewer located outside of public right-of-way.

o Public access/fire lane easement shall be required for fire lanes outside of public right-of-way.

Please coordinate with Life Safety for their alignment.

**RESPONSE: Noted**

*Drainage:*

Drainage design standards can be found in the City's "Storm Drainage Design and Technical Criteria".

- Per Section 138-367 of the Aurora Municipal Code, a Preliminary Drainage plan and report is required prior to Site Plan or Plat approval. A Preliminary Drainage Plan and Report shall be submitted at the

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time of Planning Department application submittal. A review fee shall be paid to the City prior to acceptance of the preliminary drainage report. The site plan will not be approved until the preliminary drainage report is approved.

**RESPONSE: A preliminary drainage report is included with this submittal.**

- The engineer is responsible for researching and determining if there has been a study by Mile High Flood District (MHFD) proposing improvements within or adjacent to said development. Any such improvements may be required to be constructed with the subject development. Coordination with MHFD and the City shall be initiated in such case at the master plan level or as soon as determined with any proposed development.

**RESPONSE: Noted. Coordination with MHFD is ongoing. Primary regional improvement associated with this development is the box culvert extensions at Antelope Creek.**

- Under the provisions of Colorado Revised Statute 37-92-602(8), any detention or infiltration facility that becomes operational after August 5, 2015, is required to notify downstream water rights holders prior to operation. Mile High Flood District (MHFD) has created a spreadsheet form (called SDI Design Data) for determining compliance with the statute and a web portal that will send a weekly e-mail notification to downstream water rights holders, satisfying the notification requirements. The developer will be responsible for having a professional engineer, licensed in the State of Colorado, complete the SDI Design Data and uploading to the web portal. Public Works Engineering will verify the information matches the final drainage report. Notification must be made before Civil Plans will be approved or Stormwater Permits will be issued.

**RESPONSE: Noted. Required information will be provided with at the appropriate time during final design.**

- Detention of storm drainage is required for this site and shall be incorporated on the site, unless other accommodations are approved by the City Engineer.

**RESPONSE: Detention has been incorporated.**

- Release rate for the detention pond shall be based upon the "Storm Drainage Design and Technical Criteria" Manual, latest revision.

**RESPONSE: Release rates per the criteria are provided.**

- Storm water from concentrated points of discharge from a minor storm event shall not be allowed to flow over sidewalks but shall drain to the roadway by the use of sidewalk chase sections. Sidewalk chase sections shall not be located within a curb cut, driveway, curb ramp, or curb return.

**RESPONSE: Noted, this has been incorporated into the ISP as needed.**

- Extend storm sewer through the site, including inlets, pipes, manholes, etc., as needed.

**RESPONSE: Noted, this has been incorporated into the ISP as needed.**

- Storm sewer system does not extend to this site.

o Extend storm sewer to this site; or

o Discharge onto the street through a chase; or

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o Discharge onto the adjacent property in accordance with the approved master drainage study/preliminary drainage study for this development.

**RESPONSE: Noted, this has been incorporated into the ISP as needed.**

### **Fire/Life Safety Comments - Building Division**

The Building Division will receive a referral of the Site Plan and Subdivision Plat for review and comment. They will review these documents for Life Safety (Fire Code) and Building Code issues.

Key Issue:

- Fire/Life Safety comments will be focused on maintaining the requirements within the existing master utility, master traffic study, and forthcoming PIP and master plan submittals. The continuing focus of our groups review will be the establishment of two points of emergency access, off-site infrastructure, internal site connectivity and a looped water supply to the overall site. More specific on-site comments will follow at the time of CSP and Civil plan submittals.

**RESPONSE: Noted**

### **Real Property Division Comments**

The Real Property Division reviews the Site Plan and processes Subdivision Plats, Easements, and License Agreements that may be necessary for development of property.

*Subdivision Plats:*

- The property has never been platted/approved and shall need to be resubmitted for review

**RESPONSE: Legal Descriptions of the ROW are provided with this submittal**

*Site Plans:*

- A Site Plan will be required by the Planning Department. Real Property has items that need to appear on that site plan above and beyond what other departments may require. These items are listed on the Real Property Subdivision Plat Checklist.

**RESPONSE: Noted**

*Separate Documents:*

- A separate document refers to a process to describe and record an encumbrance (easement, license etc.) or release of such on property when a subdivision plat already exists. The document usually consists of a legal description and drawing. Each are reviewed and approved by the city, signed by the property owner as well as the appropriate city officials and recorded with the county.

**RESPONSE: Documents included**

- During the pre-application meeting no requirement for separate documents were specifically identified for your site as proposed. However, review of your actual Site Plan when submitted may identify additional conditions which will require a separate document. Following are the links to additional information if needed later in your formal review process:

o Dedications Packet

o Easement Release

o License Agreement Packet

**RESPONSE: Noted**

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- Offsite easement dedications may be required to make your project work. It's up to the developer to obtain these easements for the city, pay compensation, etc. Dedication documents must be prepared using Real Property specifications which can be found in the Dedications Packet. Once complete and accurate easement dedication information is submitted to Real Property, it takes about 8-10 weeks to complete the process. They must be complete and ready to record before Real Property will record the Plat and/or Site Plan.

**RESPONSE: Noted**

- If there are existing easements that are no longer needed, the city will require the developer to make application to the city to release those easements. Easement release documents must be prepared using Real Property specifications and are available in the Easement Release Packet. Once complete and accurate easement release information is submitted to Real Property, it takes about 8-10 weeks to complete the process. They must be complete and ready to record before Real Property will record the Plat and/or Site Plan.

**RESPONSE: Noted**

- You may have items that encroach into city-owned property or easements (i.e. retaining walls, medians, stairs, etc.). If allowed, these types of encroachments require a License Agreement. Requirements can be found in the License Agreement Packet. It takes 8-10 weeks to complete the process after submittal. The License Agreement must be completed before the Site Plan is recorded.

**RESPONSE: Noted**

- If a requirement for new street lighting is identified during the review process, this may be an opportunity to partner with cell carrier providers. New technology allows these providers to incorporate their technology with street lighting. These carriers are willing to take on the cost of purchasing and installing a light with qualifying projects. Please contact Leslie Gaylord at 303.739.7901 for additional details and contact information.

**RESPONSE: Noted**

## STEP II – CONSTRUCTION DOCUMENT PHASE

*The Construction Document Phase is when Engineering and Building plans are reviewed against City Codes for compliance. It is an administrative process and usually occurs after Planning Commission or Planning Director. **ALL CONSTRUCTION PLAN DOCUMENT COMMENTS NOTED.***

## STEP III – CONSTRUCTION PHASE

*Before any construction may commence, a contractor licensed in the City of Aurora must be issued the appropriate **permits** for all work to be performed. [Licensing](#) information is available on the City's website. **ALL CONSTRUCTION PHASE COMMENTS NOTED.***

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