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August 26, 2022

Kent Petersen
Lennar
9193 S Jamaica St 4th Fr
Englewood, CO 80112

Re: Initial Submission Review – Kings Point South PAS 1-4 – Site Plan and Plat
Application Number: **DA-1628-06**
Case Numbers: **2022-4037-00, 2022-3063-00**

Dear Kent Petersen.

Thank you for your initial submission, which we started to process on July 28th, 2022. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before September 9th, 2022.

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

Your estimated Administrative Decision date is set for October 19th, 2022. Please remember that all abutter notices and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause your administrative decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

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

Sincerely,

Erik Gates
Planner

cc: Julie Gamec, THK Associates Inc.
Scott Campbell, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\SDA\1600-1699\1628-06rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Motor court homes adjacent to the street need to have the front porch and door orienting onto the street. [Planning]
- A rezoning application will be required to ensure no individual lots are split by zone districts unless the site layout can be made to accommodate existing zone district boundaries. [Planning]
- Sod cannot be used for curbside landscaping 6'-10' ft in width. [Landscaping]
- Trees must be 50 ft away from any stop sign. [Landscaping]
- The site plan will not be approved by public works until the preliminary drainage letter/report and the master drainage report is approved. [Civil Engineering]
- Intersection legs must be aligned or offset 75 ft. [Traffic Engineering]
- Any proposed use of alternative surfacing materials (e.g. concrete paver, etc.) for fire lanes must be submitted for approval in writing to the City Engineer of Public Works. [Fire/Life Safety]
- Land dedications for a temporary and a permanent fire station should be identified within the Kings Point South planning areas. Have the locations of the land dedications been identified yet? [Fire/Life Safety]
- Site plan will not be approved until MUS is approved. [Aurora Water]
- A number of measurements need adjustment on the plat. [Real Property]
- Please see the reviews from outside agencies including Xcel Energy, MHFD, E-470, and the Town of Parker.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

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

2. Completeness and Clarity of the Application

[Site Plan Page 1]

- 2A. Include all site plan notes on the same page. Delete duplicate notes.

[Site Plan Page 2]

- 2B. Include all site plan notes on the same page. Delete duplicate notes.

3. Zoning and Land Use Comments

[Site Plan Page 1]

- 3A. These areas do not appear to add up to the 61.02 acres of land area, what is the remaining space?

- 3B. Separate regular single family lot counts from small residential lot (motor court) counts.

[Site Plan Page 7]

- 3C. Show the R-1 and R-2 zone district boundary on this map that also shows individual parcels. If it is not possible to adjust the site layout to show no individual parcel is split by zone district boundaries, a rezone application will be required to make this happen.

4. Streets and Pedestrian Issues

[Site Plan Page 21]

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

[Site Plan Page 22]

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

- 4C. As the street side motor court homes must have their entrance oriented toward the street, the fence will need to comply with front yard fencing requirements. This includes a max height of 42 in and being set back 18 in from the back of the sidewalk.

- 4D. Rear yard fencing should be set back 4ft from the back of the sidewalk.



[Site Plan Page 23]

4E. As the street side motor court homes must have their entrance oriented toward the street, the fence will need to comply with front yard fencing requirements. This includes a max height of 42 in and being set back 18 in from the back of the sidewalk.

4F. Rear yard fencing should be set back 4ft from the back of the sidewalk.

[Site Plan Page 25]

4G. Rear yard fencing should be set back 4ft from the back of the sidewalk.

[Site Plan Page 26]

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

5. Parking Issues

[Site Plan Page 3]

5A. Show guest parking dimensions.

6. Architectural and Urban Design Issues

[Site Plan Page 3]

6A. Front door and porch for motor court homes adjacent to the street need to face the street.

6B. This appears to be showing the porch width, not the setback. Adjust.

[Site Plan Page 5]

6C. Lot frontage as required by the UDO is measured from the front lot line, not the setback line. In the R-1 district only, standard lots may have a 35 ft min. lot frontage when located on a curve or cul-de-sac. Adjust the tables on this page as needed.

[Site Plan Page 7]

6D. Consider adjusting the site layout to provide more direct park street frontage across from the motor courts.

[Site Plan Page 8]

6E. The tract width must be 30 ft to break up the block length.

[Site Plan Page 9]

6F. What is the maximum height of the retaining wall? Provide a general cross-section detail with the proposed material as well.

6G. In residential developments adjacent to E-470, a minimum eight-foot-high solid sound attenuation wall must be constructed along the development's E-470 frontage. This wall should match what is proposed in the KPS Master Plan.

[Site Plan Page 10]

6H. Show tract width measurements at 30 ft to break up the block length.

[Site Plan Page 11]

6I. The tract width must be 30 ft to break up the block length.

6J. The minimum lot frontage in the R-2 district is 50 ft.

6K. In residential developments adjacent to E-470, a minimum eight-foot-high solid sound attenuation wall must be constructed along the development's E-470 frontage. This wall should match what is proposed in the KPS Master Plan.

[Site Plan Page 12]

6L. What is the maximum height of the retaining wall?

[Site Plan Page 13]

6M. In residential developments adjacent to E-470, a minimum eight-foot-high solid sound attenuation wall must be constructed along the development's E-470 frontage. This wall should match what is proposed in the KPS Master Plan.

[Site Plan Page 31]

6N. The maximum fence height for residential districts is 6 ft.

6O. Wood fencing must have a top rail.



7. Signage Issues

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

8. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

[Site Plan Page 21]

- 8A. There is a force main here. It seems that the trees are being planted on top of the main?
- 8B. Sod cannot be placed in curbside landscape areas less than 10'.
- 8C. Note the 50' tree setback from the stop signs.
- 8D. Dimension and label the street frontage buffer.
- 8E. Please identify the limit of work line for the right of way.
- 8F. Please darken the utilities.
- 8G. This line is really just the hatch outline. Is this bed kind of floating in the open space area? Perhaps adjust the location adjacent to the fence?
- 8H. Please label stop signs as they do not read well.
- 8I. Shift tree beyond the 50' distance from stop sign.
- 8J. For curbside landscapes 6'-10' in width, a combination of shrubs/grasses with native seed may be provided or all shrubs and grasses. No sod can be used.
- 8K. Note stop sign & 50' to tree. [2 instances]
- 8L. This area is all one tract/open space. Why two different hatches/ground plane treatments?
- 8M. Remove tree within 50' of stop sign & update street tree table.
- 8N. While the hatch scales area different, use a different hatch to better differentiate between the sod and native seed.

[Site Plan Page 22]

- 8O. For curbside landscapes 6'-10' in width, a combination of shrubs/grasses with native seed may be provided or all shrubs and grasses. No sod can be used.
- 8P. Sod cannot be placed in curbside landscape areas less than 10'. [2 instances]
- 8Q. Note stop sign & 50' to tree.
- 8R. Adjust street trees as they are not centered in the curbside landscape area.
- 8S. Note stop sign & 50' to tree.

[Site Plan Page 23]

- 8T. Note stop sign & 50' to tree.
- 8U. Sod cannot be placed in curbside landscape areas less than 10'.
- 8V. This plant material should be contained in edger otherwise maintenance will be problematic given the native seed.
- 8W. For curbside landscapes 6'-10' in width, a combination of shrubs/grasses with native seed may be provided or all shrubs and grasses. No sod can be used.
- 8X. Dimension and label the buffer.

[Site Plan Page 24]

- 8Y. Include all the utilities. There is a storm line here that is not shown.
- 8Z. For curbside landscapes 6'-10' in width, a combination of shrubs/grasses with native seed may be provided or all shrubs and grasses. No sod can be used.
- 8AA. Shift tree, too close to utility line.
- 8BB. Sod cannot be placed in curbside landscape areas less than 10'. [2 instances]

[Site Plan Page 25]

- 8CC. For curbside landscapes 6'-10' in width, a combination of shrubs/grasses with native seed may be provided or all shrubs and grasses. No sod can be used.
- 8DD. Sod cannot be placed in curbside landscape areas less than 10'. [2 instances]
- 8EE. Dimension and label the buffer.

[Site Plan Page 26]

- 8FF. For curbside landscapes 6'-10' in width, a combination of shrubs/grasses with native seed may be provided or all shrubs and grasses. No sod can be used.



- 8GG. Note stop sign & 50' to the tree. [2 instances]
- 8HH. Sod cannot be placed in curbside landscape areas less than 10'. [3 instances]
[Site Plan Page 27]
- 8II. For curbside landscapes 6'-10' in width, a combination of shrubs/grasses with native see may be provided or all shrubs and grasses. No sod can be used.
- 8JJ. Dimension and label the buffer.
[Site Plan Page 28]
- 8KK. Please explain why no curbside landscaping is shown in this area since there are street trees shown.
[Site Plan Page 29]
- 8LL. Move the Redbud to the Ornamental tree section.
[Site Plan Page 30]
- 8MM. Remove the heading landscape buffer and just list Tract A, Tract B, etc.
- 8NN. If there are trees and shrubs being provided on two sides of the same street, then the streets themselves need to be broken down by north and south sides and/or east and west sides, but it is not cumulative.
- 8OO. Provide a separate tract landscape graphic that clearly delineates the tract boundaries. No landscaping should be included
- 8PP. Provide the requirements for H-Q. If an easement precludes the installation of trees, then shrub equivalents can be provided OR provide the trees and shrubs in another location and document where they have been provided.
- 8QQ. Shrub requirements are 1 shrub per 40 SF of the curbside landscape.
- 8RR. For curbside landscapes 6'-10' in width, a combination of shrubs/grasses with native see may be provided, or all shrubs and grasses. No sod can be used.
- 8SS. Update to include the buffer width required/provided
- 8TT. Add the width- required/provided
- 8UU. Add a table documenting the square footages and percentages of high, medium, and low landscape areas as a total of the entire landscape area.
[Site Plan Page 31]
- 8VV. Please provide height of light pole and fixture and enlarge the text as it is too small to read.
[Site Plan Page 32]
- 8WW. The lot typicals should be to a scale. See examples from another project provided. The examples provided are what is being expected for these lot typicals.
- 8XX. Provide a specific plant list. City staff needs to verify that the plant material being selected will work given the size of the lots.
- 8YY. Include a legend for the planting.
- 8ZZ. Include the approximate location of the utilities and driveways going to each lot and any easements. If fencing is proposed for any of the lots, include that on the typicals.
- 8AAA. Include the streets, sidewalks etc. with these lot typicals.
- 8BBB. Please provide typical planting for each unit type.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

- [Site Plan Page 1]
- 9A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
- 9B. The site plan will not be approved by public works until the master drainage report and the master plan are approved.
[Site Plan Page 2]
- 9C. Please add the following note: The Infrastructure Site Plan (ISP) and civil plans for the associated infrastructure must be approved prior to issuance of building permits. Construction shown on the civil plans for the ISP for the associated infrastructure must be initially accepted by the City prior to issuance of Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO) per the approved Public Improvement Plan.
- 9D. Some of these notes are included on the cover sheet as well?



[Site Plan Page 4]

9E. Include the fixture type and pole height for the required public streetlights.

[Site Plan Page 6]

9F. Add 'and Kings Point Way' [2 instances]

9G. Please revise these notes based on the required note from sheet 2.

[Site Plan Page 8]

9H. Per the PIP, Kings Point Way needs to be constructed prior to the development of planning areas 1-4. This site plan will not be approved until the plan set containing the design for the required portions of Kings Point Way is approved.

9I. Label proposed curb return radii, typical on all site plan sheets.

9J. A 25' lot corner radius is required.

9K. Typical all site plan sheets: dimension proposed streets from FL-FL.

9L. Per the PIP, Aurora Parkway needs to be constructed prior to the development of planning areas 1-4. This site plan will not be approved until the plan set containing the design for the required portions of Aurora Parkway is approved. Please include the RSN for the associated plan sets providing the required public improvements.

[Site Plan Page 9]

9M. Show curb ramps for the proposed crossing.

9N. Label the ROW here.

9O. Label the lot corner radius since it is not proposed as part of the plat.

9P. Typical all alleys: For alley loaded product areas with more than the equivalent of 2 lots draining to the private alley, flows cannot cross the sidewalk. One of the following treatments shall be utilized unless otherwise approved by the City Engineer: 1. The 2-year storm event shall be collected prior to the sidewalk crossing. 2. The alley v-pan shall be warped to curb returns which shall include curb ramps with truncated domes. 3. The v-pan of the alley shall be perpetuated to the connecting street with the sidewalk approaching the alley terminated with truncated domes just prior to the alley. Any warping of the v-pan shall occur downstream of a line parallel to the adjacent sidewalk.

9Q. The minimum flow line radius is 45' for a cul-de-sac.

9R. Are cross pans proposed anywhere?

[Site Plan Page 10]

9S. Why is a local type 2 proposed here? This not a destination street per section 4.04.2.01.2 in the Roadway Manual.

[Site Plan Page 11]

9T. Label what the hatch represents and if it is to remain or to be removed.

[Site Plan Page 12]

9U. Show/label the required drainage easement/tract for the pond.

[Site Plan Page 15]

9V. Max 3:1 slopes.

9W. Provide a typical section for the retaining walls with the material. Any walls over 30" require railing, any CIP walls and any walls over 4' require structural calcs.

9X. Call out the proposed swale.

9Y. Provide flow arrows across the site to show the general direction of flows.

9Z. Is there a swale proposed here? Label the slope if so.

[Site Plan Page 16]

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

9BB. Include the ROW width of public streets.

9CC. Max 3:1 slopes.

9DD. At a street intersection where two streets slope down to the intersection, an inlet shall be placed on the through street's uphill PCR and on the intersecting street's uphill PCR.



[Site Plan Page 17]

9EE. Include the ROW width of public streets.

9FF. Label as private. [2 instances]

[Site Plan Page 18]

9GG. Label as private. [2 instances]

[Site Plan Page 19]

9HH. What is this?

9II. Label the pond as private.

9JJ. Add slope label to the pond sides (max 4:1) and to the bottom of the pond (minimum 2%).

9KK. A drainage easement or tract is required to be dedicated for the proposed pond. Please show/label.

9LL. Label the slope, max 10%.

9MM. Show/label the 100-year WSEL in the pond.

9NN. Include the max height or height range for the retaining wall, typical all walls.

9OO. Check these contours.

9PP. Show connecting to existing.

9QQ. Please verify if channel improvements are required for this section of Cottonwood North. Please show the full extent of proposed improvements for the channel.

[Site Plan Page 21]

9RR. Typical all landscape sheets, show the underground storm sewer. Ensure that all trees are a minimum of 10' from storm sewer.

[Site Plan Page 22]

9SS. Pavers are not permitted in the public ROW, typical all alley entrances.

[Site Plan Page 26]

9TT. Show/label the 100-year WSEL in the pond. Plantings are not permitted below the 100-year WSEL.

[Plat Page 3]

9UU. A 25' lot corner radius is required.

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

[Site Plan Page 1]

10A. Relabel 'OF'.

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

[Site Plan Page 8]

10C. Provide STOP signs and sight triangles at all alley approaches with public ROW.

10D. Should be 30"x30".

10E. Should be 24"x30".

10F. Should be 24"x24".

[Site Plan Page 9]

10G. Align legs or offset a minimum 75".

10H. Align legs.

[Site Plan Page 10]

10I. Add 2A sign. [2 instances]

10J. Move kiosk.

10K. Add 2B sign. [4 instances]

[Site Plan Page 11]

10L. Add 2B sign. [2 instances]

10M. Add 2A sign.

10N. Move off STOP sign callout.

10O. Align legs or offset a minimum 75'. Intersection should be perpendicular +/- 5 degrees.



[Site Plan Page 21]

- 10P. Provide sight triangles at all alley approaches with public ROW.

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

[Site Plan Page 1]

- 11A. Please remove note 2.
- 11B. Please remove note 3.
- 11C. Please remove note 7.
- 11D. Please remove note 8.
- 11E. Will this site be gated? If this site is a gated then the installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. If gated, provide sections for the automatic and manual gates.
- 11F. Advisory comment: The developer is responsible for construction of all on-site and off-site infrastructure needed to establish two points of emergency access to the overall site. Prior to the issuance of the first certificate of occupancy, the project site must have the required number of emergency access points and approved water supply. This requirement includes, but not limited to, the construction of any emergency crossings improvements, looped water supply and fire hydrants as required by the adopted fire code and city ordinances.
- 11G. Will this site be phased? If so, provide a phasing plan. A phasing plan must be provided with the Planning Departments site plan and Public Works Departments civil plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.

[Site Plan Page 3]

- 11H. Design Consideration: The decorative concrete surface that is providing aesthetic appeal for the drive aisle can be problematic to those who access it by the means of a mobility devices. It has been noted that pavers can cause unnecessary jolts and discomfort for those who travel over with the use of mobility aids. Also, the multiple joint lines located within the aisle can be challenging to navigate for individuals with visual impairments, agility issues, and small children. It is recommended this sidewalk is revised to consist of a smooth flat surface making it a friendlier accessible path.
- 11I. Call out fire lane signs. Typical.
- 11J. Please coordinate with the Plat document to ensure that all fire lane easements are reflected.
- 11K. Only one fire lane sign is required to be posted at the entrance of the fire lane. The remaining portion of the fire lane will require one additional sign at the end of the fire lane. These signs shall be posted on the opposite side of the entrance sign. See Example. Typical.
- 11L. Any proposed use of alternative surfacing materials (e.g. concrete paver, etc.) for fire lanes must be submitted for approval in writing to the City Engineer of Public Works. A license agreement must be obtained through Real Property (Public Works Department) for the installation of any alternative surfacing material used within dedicated fire lane easements. Submitted plans must be wet stamped by a Colorado licensed Professional Engineer and accompanied by an Alternative Surface Fire Apparatus report. Please work with City Engineer to address all other Alternative Fire Lane Surfaces requirements identified in the COA Roadway Design and Specifications Manual.
- 11M. Please verify with Aurora Water that banking of these meters are acceptable.
- 11N. "SIGNAGE AND STRIPING" package shall be included for approval with the Site Plan, and shall include fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations for all. Sign package shall include all signs as required by other City of Aurora departments. See example below.



[Site Plan Page 6]

- 11O. Please verify with COA Engineering that Kings Point Way meets the city's minimum roadway standard.
- 11P. Are these existing or proposed areas? Please label and identify how these areas relate to the project.
- 11Q. Public or private streets in excess of 150 ft. resulting from a phased project are provided an approved temporary turnaround, 2015 IFC, Section 503.2.5.
- 11R. This access point is required to be established as an approved second point of access.
- 11S. The COA requires approved turnaround elements for dead-end roads. Work with Engineering to determine what type of turnaround will be required.
- 11T. Does this improvement dead-end at E470, not allowing access to E470? It appears that a crossing will be required to connect east of E470.
- 11U. Prior to the issuance of the first certificate of occupancy each phase of construction must have the required number of emergency access points and approved water supply. Developments of one- or two-family dwelling where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. The approved roads must meet the 2015 IFC Appendix D "Remoteness" requirement.
- 11V. Please clarify the location of the planning areas.
- 11W. Please revise to include approved water supply.
- 11X. What type of crossing is shown here? What is the status of this crossing? What is the timeline of this crossing? Are there any preliminary plans for this crossing? Has 470 been contacted about this project?
- 11Y. Two points separate and approved points of access will be needed to support this site. It has been intended that East Aurora Parkway would be constructed to meet these requirements.
- 11Z. As discussed in previous meetings, land dedications for a temporary and a permanent fire station should be identified within the Kings Point South planning areas. Have the locations of the land dedications been identified yet? Typically, the temporary fire station is a modified resident unit that is large enough to accommodate fire apparatus and staffing. Whereas the permanent fire station requires a land dedication of 2.5 acres. If needed, a separate document can be submitted showing potential locations, which will be reviewed with appropriate city staff.
- 11AA. A looped water supply will be needed to support this site.

[Site Plan Page 7]

- 11BB. The phasing plan is inadequate. The phasing plan shall provide a narrative that clearly demonstrates and defines the construction of all on-site and off-site infrastructure needed to establish two separate and approved points of emergency access, looped water supply, fire hydrants, and any crossing improvements to the overall site and individual phases. The phasing plan must address how it will overcome uncertainties that may occur and delay the required infrastructure.
- 11CC. Not sure how this ingress/egress easement will function. Please identify how requested this easement and its intended purpose.
- 11DD. In order to ensure the timely implementation and a better understanding of the required 2 points of access and looped water supply during each phase, provide a brief narrative that identifies access and water line extensions that are needed for each phase to include adjacent filings.

[Site Plan Page 8]

- 11EE. Show the locations of the mail kiosks. Typical of Site Sheets.
- 11FF. Show all proposed and existing fire hydrants. Typical.
- 11GG. Show the locations of the fire lane signs. Typical of Site Sheets.

[Site Plan Page 14]

- 11HH. Relocate this fire hydrant to this location.
- 11II. Fire hydrant spacing is based on the travel path of a fire apparatus.
- 11JJ. What is the purpose of this dead-end water main?
- 11KK. How does this water main create a looped water supply? Where does it connect into?



[Site Plan Page 33]

11LL. Has the U.S.P.S. has approved the appropriate mode of delivery and kiosk locations? Please provide a note that identifies the location of the mail kiosks and states compliance with ADA and Postal regulations.

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

[Site Plan Page 1]

12A. Site plan will not be approved until MUS is approved.

[Site Plan Page 3]

12B. Note if dual utilities are needed in shared drives- a min 26' ft easement is required per Aurora Water requirements- Typical all sheets.

12C. Ensure there is a minimum of 30 -inches between meters per banked meter detail. Will these meters be located in a vault? Show and label easements. Typical.

12D. Sanitary cleanouts are private assets. It would be preferred if they are located on private property. If not, a license agreement will be required. Each sanitary service lateral to have cleanouts for the benefit of the user. Typical all sheets.

[Site Plan Page 4]

12E. 26' if parallel utilities per Section 5 of Aurora Water standards.

[Site Plan Page 6]

12F. MUS has not been approved as of 8/4. The site Plan will not be accepted until MUS and approved.

12G. Please do not include these notes, as they will duplicate approved documents (MUS and PIP).

[Site Plan Page 14]

12H. Needs to be dual forcemains.

12I. Call out the lift station.

12J. Dual forcemains. Need to provide adequate space between forcemains, and between storm sewer.

12K. Show and label ROW extents- typ. There are details for 4 pack and 6 packs. Please show and label dimensions for these homes that do not have details for water meter easement configurations, or provide one.

12L. Pond?

12M. If pocket utility easements are needed, document in plat-typical.

12N. Label as Private.

12O. Attain necessary approvals from E-470.

12P. Provide the reference details- Typical.

12Q. This still won't necessarily be true. Public storm will only convey ROW flows. Any commingled flows will cause storm system to become private.

12R. Subject to change until MUS is approved.

12S. Subject to MUS approvals.

12T. Include the following notes on utility pages:

- Piping downstream of water meter is private
- Sanitary sewer services are private, including cleanouts

[Site Plan Page 17]

12U. Provide EDN.

12V. Label as Private. [2 instances]

[Site Plan Page 19]

12W. Label as Private. [3 instances]

[Site Plan Page 20]

12X. Label as Private. [2 instances]

[Plat Page 3]

12Y. Is a private pond going in this area? If so, need to show and depict drainage easement.



13. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve)

13A. PROS Comments will be forthcoming from the case manager.

14. Real Property (Carlos Pietri / 303-318-6342 / cpietri@auroragov.org / Comments in magenta)

[Site Plan Page 8]

14A. Measurements around lots do not match plat on all sheets. Here are some examples.

[Plat Page 1]

14B. Need date.

14C. Add 'Lennar Colorado LLC, a Colorado limited liability company'.

14D. Title work is more than 120 days old.

14E. Need to complete this.

14F. Title Policy does not show a deed of trust on the property? Add mortgage holders name.

14G. Title Policy does not show a contract purchaser. Add contract purchaser name.

14H. Need statement defining the lineal units used.

[Plat Page 3]

14I. Total comes to 202.83.

14J. Total comes to 245.97.

[Plat Page 4]

14K. Total comes to 140.87.

14L. Total comes to 205.12.

14M. Total comes to 139.84.

[Plat Page 5]

14N. Total comes to 393.56.

[Plat Page 6]

14O. Total comes to 100.62.

14P. Total comes to 260.39.

14Q. Total comes to 152.74.

[Plat Page 7]

14R. Total comes to 263.04.

15. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

17A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan and plat for **Kings Point South PAs 1-4** and requests that the 8-foot rear lot utility easements within Lots 4 and 5 within Block 1 are made to connect through Tract C.

17B. The property owner/developer/contractor must complete the application process for any new natural gas service via xcelenergy.com/InstallandConnect It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

17C. If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.

16. Mile High Flood District (Laura Hinds / 303-455-6277 / submittals@udfcd.org)

16A. We look forward to reviewing the proposed channel improvements for the Cottonwood North Tributary. At this time the proposed grading through the Cottonwood North Tributary corridor seems extensive. In order to minimize earthwork through the channel, is it possible to work with the existing vegetation and topography and take a more surgical approach to providing vertical relief and erosion protection? Please feel free to set up a meeting with MHFD and the City if you would like to discuss potential design options.



17. Town of Parker (Brett Collins / 303-805-3276 / bcollins@parkeronline.org)

[Site Plan Page 7]

17A. Who will own tract a and be responsible for the High Plains Trail maintenance in this section of trail?

[Site Plan Page 11]

17B. Is this a private trail? The Town of Parker has plans to extend the trail from the south end to Cottonwood Drive.

[Site Plan Page 12]

17C. The Town of Parker plans to extend this trail to Cottonwood Drive.

[Site Plan Page 16]

17D. This grading for the High Plains Trail is too steep.

17E. This grading for the High Plains Trail connection may be too steep.

17F. There is an existing bench that the trail could follow.

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

18A. Occupying space for utility work, access, and any construction within the E-470 ROW, Multi Use Easement (MUE), and property owned in fee is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit. The administration fee is \$75,000 per acre for construction, and \$750 for permitting.

18B. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.

18C. Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>

18D. Clearly identify the E-470 ROW, MUE, and E-470 property on all applicable drawings.

18E. E-470 discourages residential uses adjacent to the roadway.

18F. E-470 is not responsible for noise mitigation.

18G. The E-470 TBMS (fiber) line running along the east side of E-470, this line shall be protected in place.

18H. A dig watch shall be required whenever there is construction activities near the TBMS line.

18I. A minimum 4' of cover is required over the fiber

18J. Connections to the High Point Trail will need to be approved by E-470.

18K. Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.

18L. Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.

18M. Landscaping in the E-470 MUE shall be limited to E-470 native seed unless approved by E-470.

18N. Any fencing disturbed will need to be reset meeting E-470 specifications.

18O. The highway will be widened to 4 lanes in each direction the future.

18P. Provide pavement and utility deflection monitoring plan for the proposed utility bore.

18Q. All runoff into the E-470 ROW shall be at or below historic rates and treated.

18R. Please coordinate with the City of Aurora on the design adjacent to the Aurora Parkway bridge.

18S. Who will be responsible for maintaining the improvements constructed within the E-470 ROW/MUE?

18T. Please provide a comment response letter to confirm comments are addressed.

18U. Additional comments will be issued as design progresses.

From: [Brandi Kemper](#)
To: [Gates, Erik](#)
Cc: [Chuck Weiss](#); [Kate Oberleas](#)
Subject: E-470 COMMENTS PROVIDED - KINGS POINT SOUTH 1614607
Date: Wednesday, August 17, 2022 7:26:36 AM

Thank you for allowing the E-470 Public Highway Authority the opportunity to review and respond to the KINGS POINT SOUTH 1614607 project.

For any question concerning our response to this projects request for comments, please contact the reviewing engineer Chuck Weiss at 303.537.3420 or cweiss@e-470.com.

Currently, E-470 has the following comments regarding this development referral:

- Occupying space for utility work, access, and any construction within the E-470 ROW, Multi Use Easement (MUE), and property owned in fee is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit. The administration fee is \$75,000 per acre for construction, and \$750 for permitting.
- A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.
- Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>
- Clearly identify the E-470 ROW, MUE, and E-470 property on all applicable drawings.
- E-470 discourages residential uses adjacent to the roadway.
- E-470 is not responsible for noise mitigation.
- The E-470 TBMS (fiber) line running along the east side of E-470, this line shall be protected in place.
- A dig watch shall be required whenever there is construction activities near the TBMS line.
- A minimum 4' of cover is required over the fiber
- Connections to the High Point Trail will need to be approved by E-470.
- Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.
- Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.
- Landscaping in the E-470 MUE shall be limited to E-470 native seed unless approved by E-470.

- Any fencing disturbed will need to be reset meeting E-470 specifications.
- The highway will be widened to 4 lanes in each direction the future.
- Provide pavement and utility deflection monitoring plan for the proposed utility bore.
- All runoff into the E-470 ROW shall be at or below historic rates and treated.
- Please coordinate with the City of Aurora on the design adjacent to the Aurora Parkway bridge.
- Who will be responsible for maintaining the improvements constructed within the E-470 ROW/MUE?
- Please provide a comment response letter to confirm comments are addressed.
- Additional comments will be issued as design progresses.

Thank you,

Brandi Kemper
Permitting Supervisor
Engineering and Roadway Maintenance
E-470 Public Highway Authority
22470 E. Stephen D. Hogan Parkway, Suite 100
Aurora, CO 80018
Cell: 303.907.8272
<http://www.e-470.com>

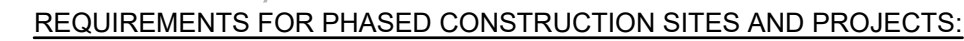


Office Hours: 7:00 am to 5:30 pm Tuesday – Thursday
Remote Hours: 6:30 am to 5:00 pm Friday

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1. PRIOR TO ANY ABOVE GROUND LEVEL DESTRUCTION OR ERECTION OF A STRUCTURE, WHETHER THE PRINCIPAL STRUCTURE MATERIALS ARE COMBUSTIBLE OR OF A NON-COMBUSTIBLE NATURE, THERE SHALL BE ADEQUATE ALL-WEATHER ACCESS ROADWAYS PROVIDED FOR USE BY EMERGENCY VEHICLE APPARATUS. FIRE ACCESS PROVIDED BY THE PROPERTY OWNER SHALL BE MAINTAINED TO ADEQUATELY SUPPORT FIRE APPARATUS UP TO 85,000 LBS. THESE TEMPORARY SITE ACCESS ROADWAYS SHALL NOT BE LESS THAN 23 FT. WIDTH WITH A STANDARD TURNING RADIUS OF 29 FT. INSIDE AND 52 FT. OUTSIDE. A HAMMER-HEAD OR THREE-POINT TURNAROUND WILL BE REQUIRED ON DEAD-END FIRE APPARATUS ROADS IN EXCESS OF 150 FT. THE MATERIAL USED TO CONSTRUCT THESE ROADWAYS MAY BE OF ANY, ONE OF, OR A COMBINATION OF, SEVERAL AGGREGATE MATERIALS AVAILABLE. APPROVED MATERIALS INCLUDE PREMIXED ROAD BASE MATERIAL, 1-1/2 INCH RIVER ROCK, CRUSHED GRANITE OR OTHER AGGREGATE WITH NOT LESS THAN ONE-INCH NOMINAL SIZE DESIGNATION OR CRUSHED CONCRETE. THE FIRE CHIEF OR DESIGNATED REPRESENTATIVE MAY APPROVE OTHER ROADWAY MATERIALS. IN NO WAY SHALL THE DESIGNATIONS IN THIS POLICY BE INTENDED OR CONSTRUED AS TO INTEND TO PROHIBIT ASPHALT PAVING OR ADDITIONAL REQUIREMENTS AS NECESSARY.
2. THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFF SITE ROADWAY OR EMERGENCY CROSSINGS IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS FOR THIS SITE.
3. EACH PORTION OF THE OVERALL SITE IS REQUIRED TO HAVE TWO DISTINCT POINTS OF ACCESS DURING EACH PHASE OF CONSTRUCTION. EACH PHASE MUST PROVIDE SUFFICIENT ROADWAYS TO ASSURE EMERGENCY VEHICLE ACCESS TO WITHIN 150 FT. OF ALL EXTERIOR PORTIONS OF ALL BUILDINGS WITH SUFFICIENT FIRE HYDRANTS ON A LOOPED WATER LINE SYSTEM TO PROVIDE THE REQUIRED FIRE FLOWS FOR EACH SITE.
4. ACCESS TO BUILDINGS FOR THE PURPOSE OF THE FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS OR FIRE APPLIANCES.
5. DEVELOPMENT OF ONE OR TWO-FAMILY DWELLINGS WHERE THE NUMBER OF DWELLINGS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ROADS (2015 IFC D107.1). THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE OVERALL MAXIMUM DIMENSION OF THE PROPERTY OF AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES (2015 IFC D107.2).

NOTE:
PROPOSED STREET LIGHT LOCATIONS ARE
CONCEPTUAL. FINAL LOCATIONS WILL BE
DETERMINED BY PHOTOMETRIC ANALYSIS
SUBMITTED WITH THE STREET LIGHTING PLANS
IN THE CIVIL PLAN SUBMITTAL.



LEGEND

ROW/PROPERTY LINE _____

PROPERTY BOUNDARY

EASEMENT _____

SETBACK _____

SIGHT TRIANGLE -----

LANDSCAPE TRIANGLE - - - - -

FIRE HYDRANT

BLOCK NUMBER 1

STREET LIGHT

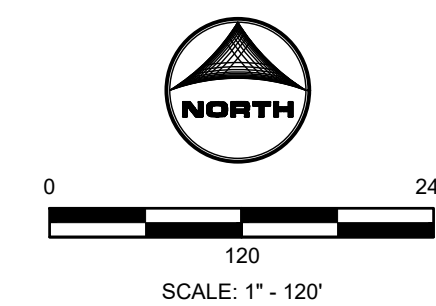
EXISTING STREET LIGHT

PHASE LINE 

PHASE 1

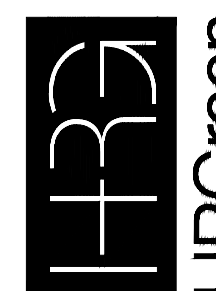
PHASE 2 

PHASE 3



PROJECT:	KINGS POINT SOUTH		#	DATE	REVISIONS
DRAWING:	OVERALL SITE PLAN		1		
			2		
			3		
			4		
CLIENT:	CITY OF AURORA		5		
DESIGNED BY:	A/JZ	HORIZ: 1"=40'	6		
DRAWN BY:	STM	SCALE:			
CHECKED BY:	A/JZ	VERT: NOT APPLICABLE			
		DATE:			
		6-7-2021			

CIVIL ENGINEER:
HR GREEN
ATTN: ALEX ZARA, PE
5619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
P: 720-602-4999
E: AZARA@HURGREEN.COM













SHEET NUMBER

OSP1

SHEET 07 OF 33
PROJECT NO. xxx

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ROW/PROPERTY LINE	
PROPERTY BOUNDARY	
EASEMENT	
SETBACK	
SIGHT TRIANGLE	
LANDSCAPE TRIANGLE	
FIRE HYDRANT	
BLOCK NUMBER	<div><div></div><div>1</div></div>
LOT NUMBER	1
STREET LIGHT	
EXISTING STREET LIGHT	
PHASE LINE	

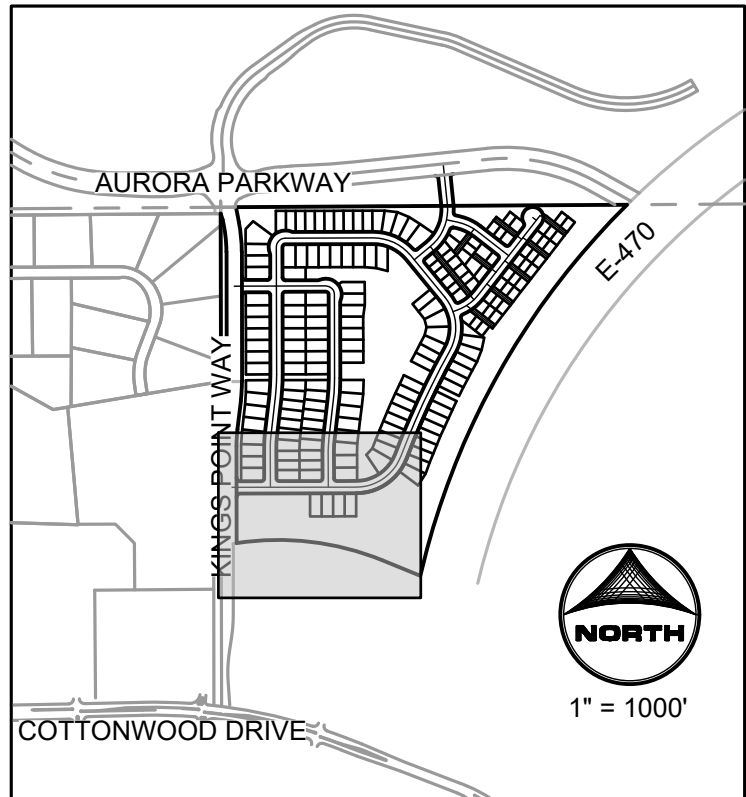
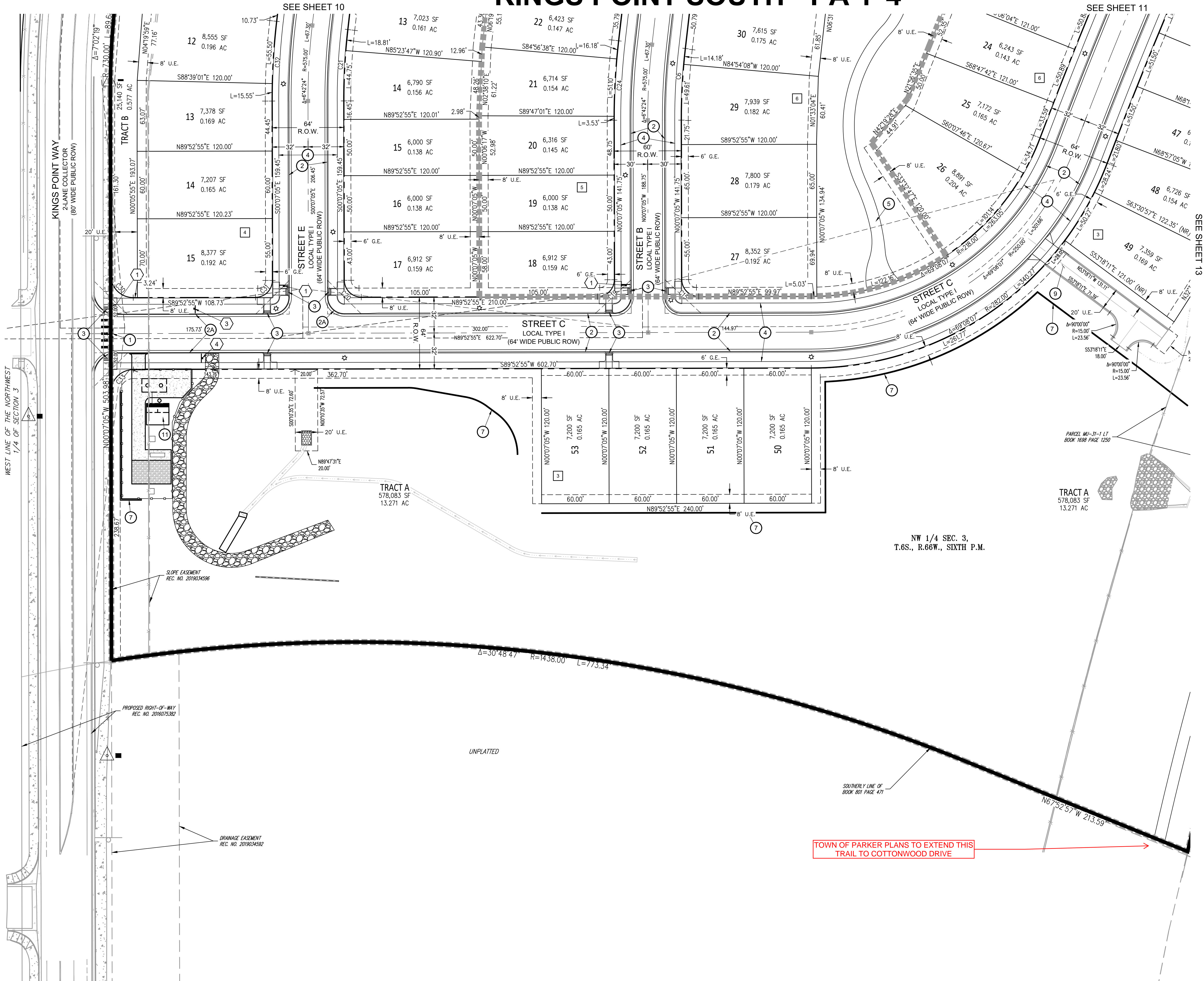
PROPOSED CROSSWALK	1
MOUNTABLE CURB AND GUTTER	2
VERTICAL CURB AND GUTTER	2A
PROPOSED RAMPS	3
PROPOSED SIDEWALK	4
PROPOSED PRIVATE 10' TRAIL/SIDEWALK	5
PROPOSED CROSSPAN	6
PROPOSED PRIVATE RETAINING WALL	7
PROPOSED MAIL KIOSK. SEE SHEET 33	8
PROPOSED GRASSCRETE APRON	9
PROPOSED SIDEWALK CHASE	10
PROPOSED LIFT STATION	11
PROPOSED SIDEWALK CHASE. RE COA STANDARD DETAIL S3	12

IVIL ENGINEER:
R GREEN
TTN: ALEX ZARA, PE
619 DTC PARKWAY, SUITE 1150
GREENWOOD VILLAGE, CO 80111
720-602-4999
: AZARA@HRRGREEN.COM



SHEET 11 OF 33
PROJECT NO. xxx

KINGS POINT SOUTH - PA 1-4

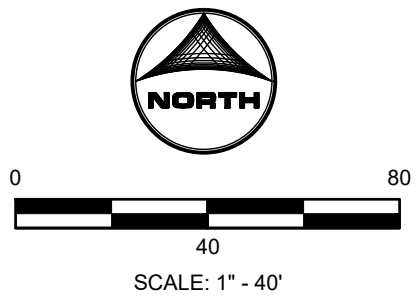


- LEGEND**
- ROW/PROPERTY LINE
 - PROPERTY BOUNDARY
 - EASEMENT
 - SETBACK
 - SIGHT TRIANGLE
 - LANDSCAPE TRIANGLE
 - FIRE HYDRANT
 - BLOCK NUMBER
 - LOT NUMBER
 - STREET LIGHT
 - EXISTING STREET LIGHT
 - PHASE LINE

- SIGNAGE LEGEND:**
- 1 STOP
 - 2A R-1 W/ STREET NAME SIGN
 - 2B W11-2 30"x30" W16-9p 24"x12"
 - 3 NO OUTLET
 - 4 SPEED LIMIT 25
 - 5 R2-1 30"x36"

- KEYNOTES**
- 1 PROPOSED CROSSWALK
 - 2 MOUNTABLE CURB AND GUTTER
 - 2A VERTICAL CURB AND GUTTER
 - 3 PROPOSED RAMPS
 - 4 PROPOSED SIDEWALK
 - 5 PROPOSED PRIVATE 10' TRAIL/SIDEWALK
 - 6 PROPOSED CROSSSPAN
 - 7 PROPOSED PRIVATE RETAINING WALL
 - 8 PROPOSED MAIL KIOSK. SEE SHEET 33
 - 9 PROPOSED GRASSCORE APRON
 - 10 PROPOSED SIDEWALK CHASE
 - 11 PROPOSED LIFT STATION
 - 12 PROPOSED SIDEWALK CHASE. RE COA STANDARD DETAIL S3

NOTE:
1. SEE SHEET 04 FOR LINE AND CURVE TABLES
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.



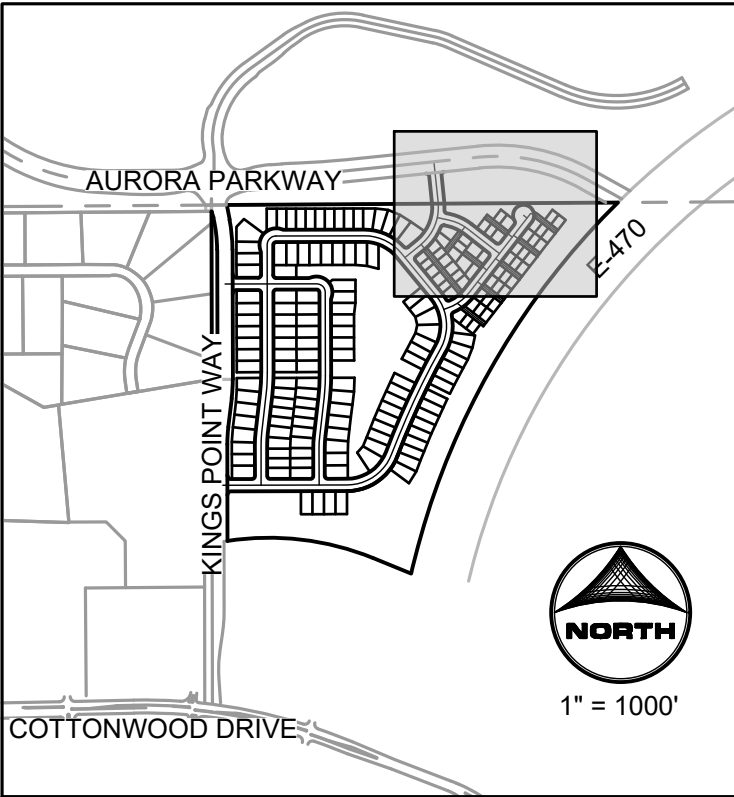
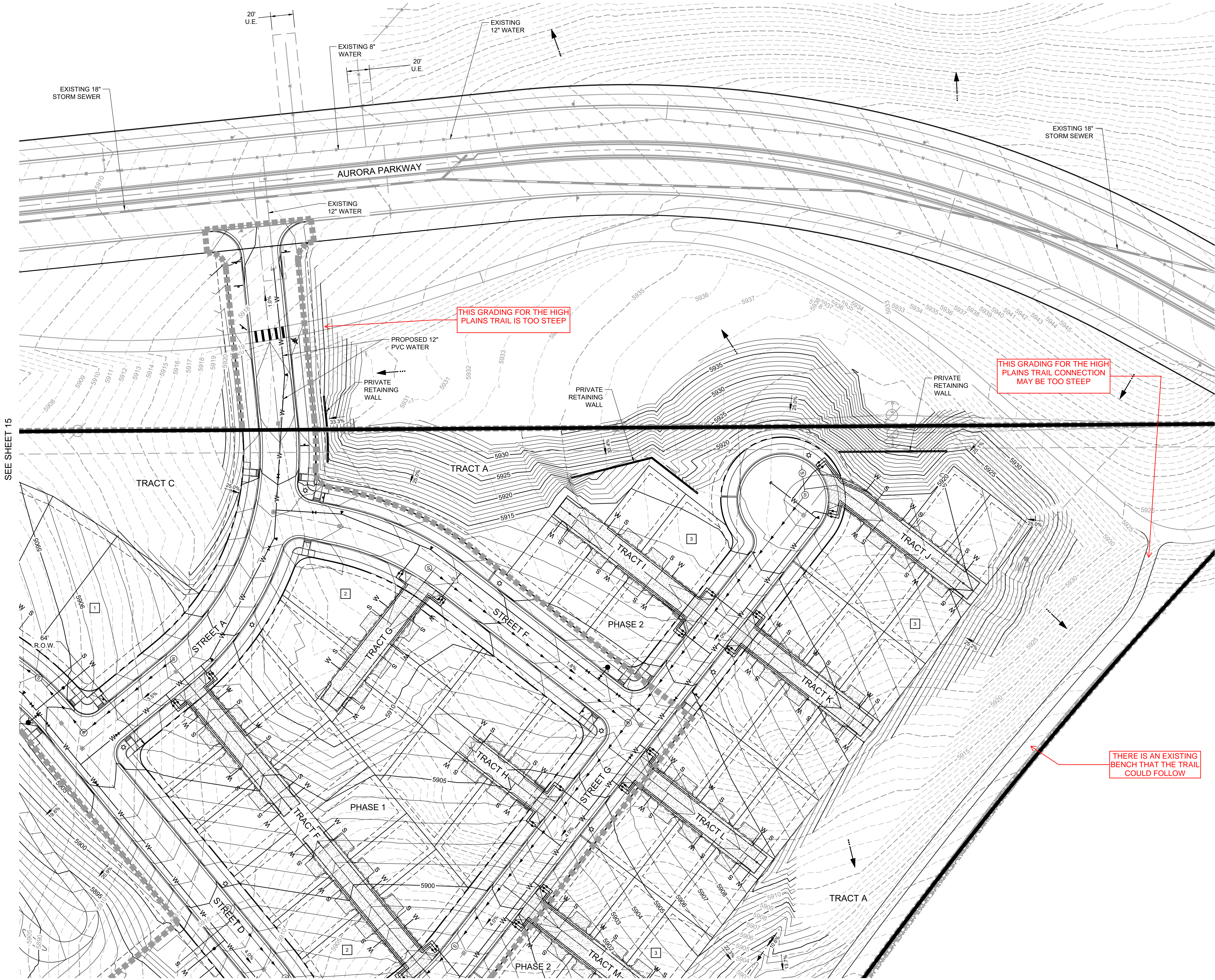
REVISIONS					
#	DATE	DESCRIPTION	BY	CHKD	APP'D
1					
2					
3					
4					
5					
6					

PROJECT:	KINGS POINT SOUTH				
	SITE PLAN				
	CITY OF AURORA				
	HORIZ: 1"=40'				
DRAWING:	A/JZ				
	STM				
	A/JZ				
	6-7-2021				

CIVIL ENGINEER:					
ATTN: ALEX ZARA, PE					
11505 GREENWOOD VILLAGE, CO 80111					
P: 720-602-4989 E: AZARA@HARGREEN.COM					

SHEET NUMBER	
SP5	
SHEET 12 OF 33	
PROJECT NO. xxx	

KINGS POINT SOUTH - PA 1-4



NOTES

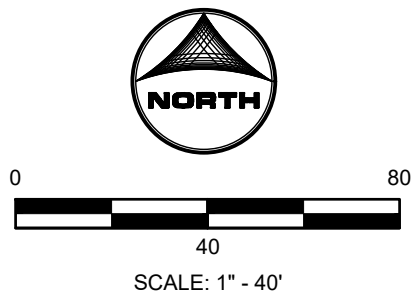
- 1. STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
- 2. ALL WATERLINE IS 8" UNLESS OTHERWISE NOTED.
- 3. ALL SANITARY SEWER IS 8" UNLESS OTHERWISE NOTED.
- 4. SEE SHEET 04 FOR TYPICAL SECTIONS.
- 5. ALL EXISTING FIRE HYDRANTS WITHIN 400' OF PROJECT SITE ARE SHOWN ON PLANS.

LEGEND

- PR. STORM MANHOLE
- PR. STORM INLET
- PR. STORM SEWER
- PR. SANITARY SEWER MANHOLE
- PR. SANITARY SEWER
- PR. FORCE MAIN
- PR. WATERMAIN
- EX. STORM MANHOLE
- EX. STORM INLET
- EX. STORM SEWER
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER
- EX. WATERMAIN
- EX. FIRE HYDRANT
- PR. SANITARY SERVICE
- PR. WATER SERVICE
- PR. FIRE HYDRANT
- PR. WATER VALVE
- BLOCK NUMBER
- PROPOSED ACCESS ROAD
- FLOW ARROW
- STORM MANHOLE CALLOUT
- PHASE LINE
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT

KEYNOTES

- 10" PVC SANITARY SEWER PIPE
- 12" PVC SANITARY SEWER PIPE
- 10" PVC WATERMAIN PIPE
- 12" PVC WATERMAIN PIPE
- LIFT STATION



REVISIONS

#	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

PROJECT:	KINGS POINT SOUTH
DRAWING:	GRADING & UTILITY PLAN
CLIENT:	CITY OF AURORA
DESIGNED BY:	AJZ
DRAWN BY:	STM
CHECKED BY:	AJZ
DATE:	6-7-2021

CIVIL ENGINEER:
HR GREEN
ATTN: ALEX ZARA, PE
1105 GREENWOOD VILLAGE, CO 80111
P: 720-602-4989
E: AZARA@HGREEN.COM



SHEET NUMBER
GUP2
SHEET 16 OF 33 PROJECT NO. xxx