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June 6, 2023

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

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

Dear Mr. Petersen:

Thank you for your technical submission, which we started to process on May 22<sup>nd</sup>, 2023. 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. 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.

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

Sincerely,

Erik Gates  
Planner

cc: Julie Gamec, THK Associates Inc.  
Scott Campbell, Neighborhood Liaison  
Cesarina Dancy, ODA  
Filed: K:\SDA\1600-1699\1628-06tech1



## Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Make sure all the lot/unit counts are consistent and accurate throughout the site plan. [Planning]
- Add the requested note and fill in who will maintain the access road in regard to Aurora Parkway. [Civil Engineering]
- This Site Plan will not be approved until the Kings Point South Master AMDT has been approved. Additional comments may be forthcoming as a result. [Traffic Engineering]
- Precautionary comment: No trees are allowed in public utility easement or within 8 ft of a utility. No shrubs or trees are allowed within pocket utility easements or within 5 ft of meter pit. [Aurora Water]
- Send in the Title Commitment updated within 30 calendar days of the plat recording date and the Certificate of Taxes Due. [Real Property]

### PLANNING DEPARTMENT COMMENTS

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

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

#### 2. Planning Issues

[Site Plan Page 1]

2A. These numbers do not quite match those shown on the context map sheet or what is shown in the site plan itself. Make sure all the lot/unit counts are consistent and accurate.

[Site Plan Page 5]

2B. These numbers do not quite match those shown on the cover sheet or what is shown in the site plan itself. Make sure all the lot/unit counts are consistent and accurate.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

[Site Plan Page 5]

3A. Revise to "Prior to the issuance of the 31st building permit and the first certificate of occupancy...".

[Site Plan Page 6]

3B. In correspondence with Life Safety with regards to Aurora Parkway being built by Prairie Point, please add the following note and fill in who will maintain the access road: "Prior to the issuance of the 31st building permit and before the first certificate of occupancy is issued for land use, a temporary secondary emergency access road shall be constructed within E. Aurora Pkwy that interconnects existing Kings Point Way to Parker Road. The emergency access road shall be at minimum a 23' wide fire lane easement utilizing an alternative all-weather road surfacing material capable of supporting a minimum 85,000 lb. imposed weight limit for fire apparatus. The maintenance responsibility of the temporary roadway shall be owned and maintained by \_\_\_\_\_ until a permanent roadway is accepted by the Public Works Department."

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

[Site Plan Page 1]

4A. This Site Plan will not be approved until the TIS for the Site has been approved. TIS is currently under review and comments have been provided.

4B. This intersection planned to be a roundabout.

[Traffic Impact Study Page 1]

4C. See City of Aurora TIS Guidelines, page 6, for list of required figures to be included in the body of the TIS.

4D. Review and reference recent traffic studies (i.e. Prairie Point MTIS) to develop trip distribution and background traffic volumes. Provide relevant pages from all referenced traffic studies in the Appendix.

4E. Provide separate graphic for 2025 trip distribution and assignment. Site traffic assignment doesn't correlate with trip generation, update.



- 4F. Provide CDOT Access coded auxiliary lane warrant analysis.
- 4G. Provide a diagram of existing and proposed laneage for each study intersection and analysis year.
- 4H. Provide discussion on proposed internal streets. Include, classifications, design speeds, etc.
- 4I. Provide internal site circulation plan that shows proposed intersection control. Provide discussion section for pedestrian safety and internal circulation. Provide enhancement recommendations, or comment on the omission, of enhanced crossings at uncontrolled legs of intersection. There are currently two uncontrolled crossings shown on the site plan at each Kings Point Way access. See comments throughout.
- [Traffic Impact Study Page 2]
- 4J. Review and reference Prairie Point (Kings Point North) MTIS.
- 4K. Update traffic counts to reflect current traffic volumes and development since 2020.
- [Traffic Impact Study Page 3]
- 4L. Update traffic counts to reflect current traffic volumes and development since 2020.
- [Traffic Impact Study Page 4]
- 4M. ~5-10%
- 4N. 30-35%
- 4O. ~10-15%
- 4P. ~40%
- 4Q. Add separate figure for 2025 site traffic distribution and assignment.
- 4R. Update trip distribution.
- 4S. Site traffic assignment doesn't correlate with trip generation, update.
- 4T. Add ADT volumes on ALL volume graphics.
- [Traffic Impact Study Page 5]
- 4U. Break section out into "Background Traffic" and "Future Total Traffic."
- 4V. For Background Traffic, review and reference Prairie Point MTIS and other recent TISs. Provide any adjacent study Trip Generations in the appendix. Additionally, coordinate with the Town of Parker to obtain adjacent TISs to be included in background traffic.
- [Traffic Impact Study Page 6]
- 4W. Add movement LOS and delay for all signalized movements.
- 4X. Add approach LOS and delay for all roundabout approaches.
- [Traffic Impact Study Page 7]
- 4Y. Label: Scenario.
- 4Z. Label: Feet.
- 4AA. Make a separate topic and move before queue evaluation.
- 4BB. Provide queue summary for all intersections including access points and roundabout approaches.
- 4CC. Recommended?
- [Traffic Impact Study Page 8]
- 4DD. Discuss uncontrolled pedestrian crossings shown on Site Plan.
- [Traffic Impact Study Page 10]
- 4EE. Update 2020 traffic counts to 2023.
- [Traffic Impact Study Page 13]
- 4FF. Update 2020 traffic counts to 2023.
- [Traffic Impact Study Page 22]
- 4GG. Label as total.
- [Traffic Impact Study Page 28]
- 4HH. Label as total.
- [Traffic Impact Study Page 41]
- 4II. Label as total.
- [Traffic Impact Study Page 48]
- 4JJ. Label as total.



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

[Site Plan Page 2]

5A. Show complete limits of ROW-Typical.

[Site Plan Page 13]

5B. Identify size of the sanitary- according to Prairie Point this is 10-inch. Confirm with them as these items are not existing on site at this time- Typical.

5C. Clarify this ownership- Town of Parker?

[Site Plan Page 13-15]

5D. Remove all EDNs as Prairie Point is uploading new civil plan sets. Confirm with Prairie Point.

[Site Plan Page 34]

5E. Precautionary comment: No trees are allowed in public utility easement or within 8 ft of a utility. No shrubs or trees are allowed within pocket utility easements or within 5 ft of meter pit.

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

6A. There were no more comments from PROS on this review.

**7. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

7A. Send in the separate documents shown on the first page of the plat.

7B. On sheets 4 & 6 of the plat (8 & 10 of the Site Plan) the highlighted text needs to be changed as indicated. There are a couple of distances that don't add up. These comments are represented on the Site Plan, also.

7C. Change the easement names on Sheet 2 & 3 of the Site Plan.

[Site Plan Page 2]

7D. This measurement is not scaled correctly.

[Site Plan Page 3]

7E. Label: "Water & Access Easement". [4 comments]

[Site Plan Page 8]

7F. Relabel the indicated U.E. identification to W.E.

[Site Plan Page 10]

7G. Relabel the indicated U.E. identification to W.E.

[Plat Page 1]

7H. Send in the Title Commitment updated within 30 calendar days of the plat recording date.

7I. Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office.

[Plat Page 3]

7J. Relabel to W.E.

[Plat Page 4]

7K. Relabel to W.E. [2 comments]

7L. Does this R.O.W. need to be shown?

[Plat Page 6]

7M. Relabel to W.E.

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

8A. No additional comments were received from E-470 on this review cycle.