

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



December 9, 2022

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

Re: Third 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 third submission, which we started to process on November 9, 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 December 23, 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 Planning Commission hearing date is tentatively set for January 25th, 2023. Please remember that all abutter notices and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause your hearing 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\1628-06rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Adjustment language needs to be added to the site plan. The adjustment request and justification need to be added to the Letter of Introduction. [Planning]
- The site plan will not be approved by public works until the master drainage report, master plan, and preliminary drainage letter/report are approved. [Civil Engineering]
- This Site Plan will not be approved until the MTIS has been reviewed and approved. Additional comments may be forthcoming as a result. A first review of the MTIS was made during the initial review of DA-1628-04. Whether a new MTIS is prepared and submitted with this application or the old one is amended is up to the applicant [Traffic Engineering]
- Site plan cannot be approved until MUS approvals. [Aurora Water]
- For a neighborhood park, a minimum shelter size of 600 square feet to accommodate seating for 15 people is required. [PROS]
- There were numerous minor corrections from Real Property. See the full red-line comments on the plat and site plan. [Real Property]
- A 10' wide concrete regional trail will be constructed along E-470 in the future. Please coordinate with the Aurora, Arapahoe County, and E-470 for trail improvements that may connect to the regional trail system. [E-470]

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. A brief description of any requested adjustments, including for rear motorcourt setbacks, should be included on this cover sheet along with a reference to the code section that relief is being requested from. You will also need to resubmit the letter of introduction to include this adjustment and its justification.

[Letter of Introduction]

2B. Update this letter to include the request and justification for the adjustment to Section 146-4.2.3.E.1.b to allow for a reduced rear setback on select motorcourts.

3. Zoning and Land Use Comments

[Site Plan Page 1]

3A. A rezone application for this area to adjust zone district boundaries is currently under review. Approval of the rezoning will be a condition of the site plan and plat approval and will need to be completed before building permits can be reviewed by Planning.

4. Streets and Pedestrian Issues

4A. There were no more streets or pedestrian issues on this review.

5. Parking Issues

5A. There were no parking comments on this review.

6. Architectural and Urban Design Issues

[Site Plan Page 22]

6A. Show the 8 ft sound wall extending for the full E-470 border. Identify the location of the reduced rear setback here or on the site plan sheets.

7. Signage Issues

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



8. Landscaping Issues (Tammy Cook / 954-684-0532 / tdcook@auroragov.org / Comments in bright teal)

8A. There were no more landscaping comments on this review.

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 master drainage report and the master plan are approved.

9B. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

9C. Ensure all of the required site plan notes are required. On the first submittal, they were included on the second page but I can't find them anywhere now. This should include the following notes:

"The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved Site Plan or Landscape Plan on file in the Planning Department. All landscaping will be installed prior to issuance of Certificate of Occupancy."

"The approval of this document does not constitute final approval of grading, drainage, utility, public improvements, and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits."

"Errors in approved Site Plans resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum Code requirements will apply at the time of building permit. Please be sure that all plan computations are correct."

[Site Plan Page 6]

9D. The Kings Point North PIP only includes the obligation of the north half of the street. This development would be responsible for the south half of the street.

[Site Plan Page 8]

9E. Tract A encompasses an area that is not part of a drainage system. The plat and site plan should be revised to either dedicate drainage easements to the appropriate areas or separate tracts for the appropriate areas.

[Site Plan Page 11]

9F. Tract A encompasses an area that is not part of a drainage system. The plat and site plan should be revised to either dedicate drainage easements to the appropriate areas or separate tracts for the appropriate areas.

[Site Plan Page 15]

9G. Please show the truncated domes that are required at the alleys, typical.

9H. Max 3:1 slopes, typical

[Site Plan Page 18]

9I. Max 4:1 in the pond side slopes, typical. It is acknowledged that coordination with MHFD will revise the grading in this area. Please show the revised grading once it is available on this plan set.

9J. It is acknowledged that you are working with MHFD regarding the channel improvements. Please show the improvements on the site plan set once available.

9K. Max 3:1 slopes. Max 30" walls adjacent to side lot lines (RM Section 4.02.7.01.2.02)I understand that this may change with the MHFD revisions.

[Plat Page 1]

9L. Tract A on the site plan is defined as a drainage easement.

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

[Site Plan Page Throughout]

10A. Label access as full movement, right in/right out, etc.

[Site Plan Page 1]

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



[Site Plan Page 7]

10C. Provide sight triangles, per COA TE-13, at all alley and motor court driveway approaches with public ROW.

[Site Plan Page 10]

10D. Maximum intersection angle +/- 20 degrees.

[Site Plan Page 25]

Sight distance easement required.

[Design Variance Summary]

10E. Maximum perpendicular angle variance +/- 20 degrees.

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

11A. There were no more comments from Fire/Life Safety on this review.

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

[Site Plan Page 1]

12A. Site plan cannot be approved prior to MUS approval.

[Site Plan Page 15]

12B. Seems the plat does not include a UE for these tracts- adjust plat as necessary - Typical all.

12C. Where is the sanitary sewer main through these tracts? Typical all pages.

[Site Plan Page 18]

12D. If life safety allows, a hydrant on the lift station side is preferred and for water service to come off the hydrant lateral.

12E. Clearly depict lift station boundary area- hard to see extents. Identify which tract as listed on plat.

12F. Label this as private.

[Site Plan Page 20]

12G. Ensure the water meters/banked systems are 5 ft minimum away from any shrubs/trees etc. Water meters to be 2 ft min away from any concrete.

[Plat Page 1]

12H. Some of these tracts include utility mains that need a UE for these.

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

[Site Plan Page 14]

13A. Contact PROS staff about how to supply the CAD grading files for purposes of High Plains Trail coordination.

[Site Plan Page 15]

13B. A 2' recovery zone (shoulder) with a cross slope similar to the trail and not exceeding 2% is required adjacent to the concrete trail.

13C. Remove the awkward crook in the trail. With the tight topography in this area, be sure 2' recovery zones (shoulders) on both sides of the trail are provided.

13D. Because the trail intersection is at the base of a hill, the provision of additional flat ground, such as a much wider shoulder would be preferred in this area. A safety railing may also be warranted based on the grades and length of downhill slope.

[Site Plan Page 17]

13E. A 2' recovery zone (shoulder) with a cross slope similar to the trail and not exceeding 2% is required adjacent to the concrete trail.

[Site Plan Page 18]

13F. A 2' recovery zone (shoulder) with a cross slope similar to the trail and not exceeding 2% is required adjacent to the concrete trail.

[Site Plan Page 19]

13G. A 2' recovery zone (shoulder) with a cross slope similar to the trail and not exceeding 2% is required adjacent to the concrete trail.



[Site Plan Page 21]

- 13H. Label the play equipment to correspond to the detail sheets. An enlargement of the playground would be beneficial.
- 13I. For a neighborhood park, a minimum shelter size of 600 square feet to accommodate seating for 15 people is required.
- 13J. What supplemental shade for the playground equipment can be provided through the use of sails or other means?
- 13K. Longitudinal slope should be designed to be less than 5% to ensure there aren't bumps in the grade that could prevent ADA compliance for built conditions. Suggest design for 4.8% maximum.

[Site Plan Page 22]

- 13L. Landscape treatment is to be defined following property owner discussions relative to regional trail right-of-way acquisition.

[Site Plan Page 24]

- 13M. Seating opportunities and other furnishings are needed around this play area.
- 13N. Longitudinal slope should be designed to be less than 5% to ensure there aren't bumps in the grade that could prevent ADA compliance for built conditions. Suggest design for 4.8% maximum.
- 13O. The playground area/equipment should be shaded by trees, sails, or other means.
- 13P. Label the play equipment to correspond to the detail sheets. An enlargement of the playground would be beneficial.
- 13Q. The absence of labels for these site furnishings elsewhere in the park and open space areas makes it difficult to determine their locations.

[Site Plan Page 32]

- 13R. Which pieces of playground equipment are intended to satisfy PROS' inclusive access requirement? Information, such as cut sheets, from the manufacturer would be helpful for PROS staff to assess suitability.
- 13S. Each piece of play equipment should be identifiable and correspond to detail callouts to be added to the Landscape Plan sheets.

[Plat Page 4]

- 13T. Tract O and the acquisition of trail right-of-way shall soon be a topic of discussion between the City and property owner. Agreement of ultimate configuration of Tract O should be reflected in the next submittal. An access easement through the tract will not be required as long as the tract is dedicated to the city via this plat.

14. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 14A. See the full red line comments on the plat and site plan.
- 14B. Send in the separate documents needed for further review as shown on the first page of the plat.
- 14C. Add all the street names as indicated.
- 14D. Some of the Utility easements will need to be renamed to Water easement to satisfy the use therein (as shown in the site plan).
- 14E. There are walls shown in Tract A that may need to be covered by a License Agreement. Please confirm this with Aurora Water Dept.
- 14F. There is a street R.O.W. between Aurora Parkway and the Subdivision line; does this R.O.W. need to be dedicated prior to the plat recording? If so, begin the dedication process by submitting the documents to dedicationproperty@auroragov.org.

[Site Plan Throughout]

- 14G. Add centerline monuments where indicated.
- 14H. Change the R.O.W. lines to be continuous.

[Site Plan Page 1]

- 14I. Add to notes:
"11. Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane."

[Site Plan Page 3]

- 14J. These distances equal 31'.



[Site Plan Page 7]

14K. Label the Section corner here.

[Plat Throughout]

14L. Numerous minor labeling comments are identified throughout the Plat.

14M. Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date.

14N. Send in the closure sheet for the description.

14O. Send in the State Monument Records for the aliquot corners used in the plat.

14P. Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office.

14Q. 1.6.H. Basis of Bearing Statements.

2. Composition. The basis of the bearing statement shall state the method used to derive the bearing (i.e., assumed, astronomic, geodetic, grid, reference to recorded or deposited survey, etc.) and the bearing between **fully described monuments** (i.e., monument material, diameter, length (if set), cap size and material, cap markings/stampings, etc.) at each end of a single line. When the monuments at each end of the reference line are fully described on the plat, they need only be referenced in the "Basis of Bearings" statement. A land survey plat shall show the graphic and mathematical relationship between the basis of bearing and the survey.

[Plat Page 4]

14R. No distance on the subdivision line is more than 1400'. set and label a monument to break up the distance.

14S. This will need to be renamed to "Access easement" with the maintenance responsibility being other than the City of Aurora. Confirm this with P.R.O.S. Dept.

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

15A. There were no comments received from Xcel Energy on this review cycle.

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

16A. There were no comments received from the Mile High Flood District on this review cycle.

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

17A. There were no comments received from the Town of Parker on this review cycle.

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

18A. In addition to previous comments, E-470 has the following additional comments:

18B. A 10' wide concrete regional trail will be constructed along E-470 in the future. Please coordinate with the City of Aurora, Arapahoe County, and E-470 for trail improvements which may connect to the regional trail system. The plans show a private 10' wide trail in an easement, this should be noted as the High Plains Trail.

[Previous Comments]

18C. It's unclear by the plans who is building this segment of the High Plains Trail.

18D. It appears there's a fence proposed in the MUE, this isn't allowed without E-470 approval. Additional detail will be required to determine if this is allowed

18E. 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.

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

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

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

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

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

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

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



- 18M. A minimum of 4' of cover is required over the fiber
- 18N. Connections to the High Point Trail will need to be approved by E-470.
- 18O. Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.
- 18P. Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.
- 18Q. Landscaping in the E-470 MUE shall be limited to E-470 native seed unless approved by E-470.
- 18R. Any fencing disturbed will need to be reset to meet E-470 specifications.
- 18S. The highway will be widened to 4 lanes in each direction in the future.
- 18T. Provide pavement and utility deflection monitoring plan for the proposed utility bore.
- 18U. All runoff into the E-470 ROW shall be at or below historic rates and treated.
- 18V. Please coordinate with the City of Aurora on the design adjacent to the Aurora Parkway bridge.
- 18W. Who will be responsible for maintaining the improvements constructed within the E-470 ROW/MUE?
- 18X. Please provide a comment response letter to confirm comments are addressed.
- 18Y. Additional comments will be issued as the design progresses.