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February 16, 2021

Jason Pock  
 Richmond American Homes of Colorado, Inc.  
 4350 S Monaco St, Suite 500  
 Denver, CO 80237

**Re: Initial Submission Review – King’s Point South PAs 1-4 – Site Plan and Plat**  
 Application Number: **DA-1628-04**  
 Case Numbers: **2021-4001-00**

Dear Mr. Pock:

Thank you for your initial submission, which we started to process on Monday, January 4, 2021. 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 March 8, 2021.

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. A plat must be submitted with the second submission of the Site Plan. *Development Review fees are due prior to the second submission. Your second submission will not be accepted until the \$29,998 fee is paid.*

Due to the very large number of comments, two additional submissions will be required to ensure that nearly all issues are addressed. Since an adjustment is required to the maximum block perimeter standard, this project will have to be reviewed and approved by the Planning Commission. Your estimated Planning Commission date is May 12, 2021. Please remember that all abutter notices for public hearings must be sent 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 the public 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) 739-7184 or [hlamboy@auroragov.org](mailto:hlamboy@auroragov.org).

Sincerely,

Heather L. Lamboy, AICP  
 Planning Supervisor  
 City of Aurora Planning Department

cc: Julie Gamec, THK Associates Inc 2953 Peoria St, Suite 101 Aurora, CO 80014  
 Scott Campbell, Neighborhood Liaison  
 Cesarina Dancy, ODA  
 Filed: K:\SDA\1628-04rev1



## Initial Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Due to the large number of comments, two additional submissions will be required to ensure that most comments are addressed.
- Please refer to the Master Plan’s topographic toolkit – it aims to have as minimal impact as possible on the topography when the site is developed.
- The Mile High Flood District has changed its standards in order to have a more natural character to drainages. Please coordinate with MHFD regarding the potential impacts to the design of the development.
- Please label street names. An exhibit with the street names will be provided under separate cover.
- Please provide more direct connection to the street for the open space and amenity areas. Eliminate noted lots.
- It is advised that the applicant review the Master Plan standards in detail for architecture and landscape design.
- An adjustment to the block length standard is required. As such, Planning Commission review and approval is required.

### PLANNING DEPARTMENT COMMENTS

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

1A. No community comments were received.

#### 2. Completeness and Clarity of the Application

- 2A. Development Review fees are due prior to the second submission. Your second submission will not be accepted until the \$29,998 fee is paid.
- 2B. Please include a plat with the second submission. Since there are a large number of comments, it is likely the currently-proposed lot layout and design will have to be changed.
- 2C. Comments from Mile High Flood District (MHFD) are forthcoming. The recently-updated standards that call for more natural drainageways may have an impact on the site design.
- 2D. Please complete the Site Plan Details lot matrix with the next submission.
- 2E. A photometric plan is not required.
- 2F. Elevation drawings which illustrate the different home models must be included with the next submission. Please provide a materials/sample exhibit with the next submission. Elevations must meet the UDO design standards for single-family detached development.
- 2G. In addition to sheet descriptions, please include “Sheet X of Y”.
- 2H. Please refer to the Site Plan Manual for required Site Plan notes. Many notes are not included or are out of date.
- 2I. Please provide a table on Sheet 2 that lists the planning areas, and the number and type of lots per area (you can use the labeling style on Sheet L-11 if you wish).

#### 3. Zoning and Land Use Comments

- 3A. It is suggested that you review the King’s Point South FDP for compliance with design standards, including standards relating to construction on slopes. A topographic tool kit, which requires homes to be constructed in a manner that minimizes the use of retaining walls, applies. The site plan must be redesigned to eliminate retaining walls and meet the urban design standards of the toolkit.
- 3B. Remove “Not for Construction” on all plans with the exception of the landscape plans.





- 3C. In addition to the topography toolkit, subdivision standards in the Unified Development Ordinance will be applicable to this development. Section 146-4.3.5.B requires that grading on or near ridgelines and swales shall maintain the approximate topographic Significant reconstruction of prominent topographic features shall be avoided.
- 3D. Section 146-4.3.17.A requires that parks and open space shall be located on prominent high points with significant views. The proposed park and open space at the heart of the development will advantage of the views of the Front Range meets this criterion.
- 3E. The Public Improvements Plan calls out required improvements for Phase 1 neighborhood. In this particular case, King’s Point South is required to provide a right-in, right-out connection to East Aurora Parkway when it is constructed.

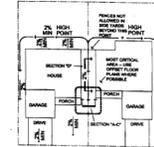
**ACCOMODATING SLOPES ALONG STREETS**

**ABSORBING GRADE ACROSS LOT**  
WHEN SLOPES ACROSS THE FRONT OF THE LOT APPROACH 0% (MOST HOME DESIGNS CANNOT ABSORB THE GRADE CHANGE, SITE DESIGN SHOULD MINIMIZE THIS CONDITION BY:

- \*RUNNING 31 INCHES PARALLEL TO THE CONTOURS AND STEPPING HOMESITES DOWN THE HILLSIDE.
- \*LOCATING THE GARAGE ON THE UP-HILL SIDE OF THE LOT ALSO MINIMIZES PROBLEMS WITH DRIVEWAY GRADE.

WHEN NECESSARY TO ABSORB GRADE ACROSS THE LOT, BUILDERS MAY CHOOSE ALTERNATIVES:

- \* FOUNDATION TREATMENT
- \* RETAINING WALLS
- \* EXTENDED SIDING
- \* INCREASED SIDE SETBACK



**\*A\* LOT HIGH POINT IN BACK YARD**  
THE \*A\* LOT CONDITIONS IS THE MOST DIFFICULT. SINCE THE SIDEYARD DRAINAGE SWALE IS THE LONGEST, IF LOTS (HIGH POINT AT MIDPOINT HOUSE) AND WALKOUTS (HIGH POINT AT FRONT OF HOUSE ARE EASE DIFFICULT, SINCE THE SIDEYARD SWALE IS SHORTER IN LENGTH.



**TYPICAL CONDITION**  
FINISHED GRADE IS A MINIMUM OF 8" BELOW FINISHED FLOOR ELEVATION, SLOPING ACROSS THE FRONT OF THE HOUSE TO A MAXIMUM OF 18" BELOW FINISHED FLOOR.

DRAINAGE BETWEEN HOUSES IS ALONG PROPERTY LINE AT 2% MINIMUM FROM HIGH POINT.

**STANDARDS FOR ACCOMMODATING SLOPES ALONG STREETS**

- \* NO TIERED RETAINING WALLS IN SIDE YARDS.
- \* EROSION CONTROL FROM FRONT TO REAR OF LOT REQUIRED, MINIMUM WIDTH 2'6". GRASS IS AN ACCEPTABLE SURFACE.
- \* THE CENTERLINE OF THE DRAINAGE SWALE BETWEEN LOTS SHALL BE 2 FT MIN FROM BASE OF RETAINING WALL.
- \* RETAINING WALLS MAY NOT BE LOCATED WITHIN 4 FEET OF HOUSE FOUNDATION.
- \* HEIGHT OF A RETAINING WALL IN SIDE YARD MAY NOT EXCEED 42 INCHES.
- \* DRAINAGE SWALE NOT BE PERMITTED TO DISCHARGE OVER THE TOP OF A RETAINING WALL SO AS TO CREATE EROSION OR DISCHARGE ONTO ANOTHER PROPERTY BEYOND THE SHARED DRAINAGE SWALE.
- \* FOR LOTS FRONTING ON STREETS WITH GRADUES OF 0% OR MORE, MINIMUM BUILDING SEPARATION IS 14 FT.

**TOPOGRAPHY TOOL KIT ACCOMMODATING SLOPES ALONG STREETS**

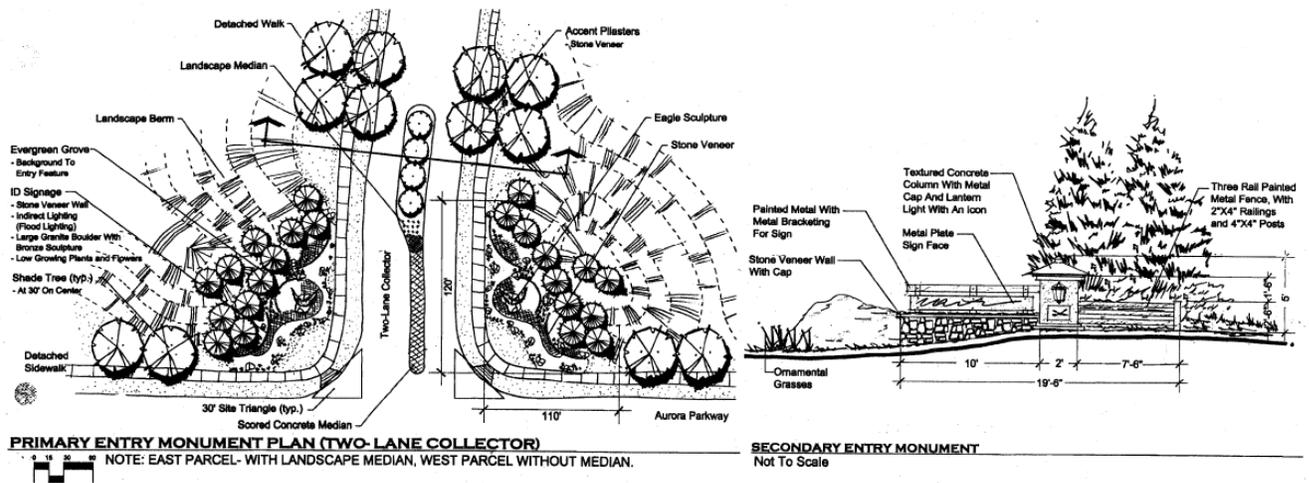
major form.  
take  
this

**4. Streets and Pedestrian Issues**

- 4A. In Subarea C, the maximum block length and width shall be 700 feet, and the perimeter of the blocks may not exceed 2,800 linear feet. There are topographic challenges with this site that prevent the execution of this standard in some places, such as the loop that goes around the ridge. An adjustment to Section 146-4.3.9 will need to be requested.
- 4B. Please update the Introduction Letter to include the adjustment request and corresponding justification.

**5. Architectural and Urban Design Issues**

- 5A. The proposed park as designed does not have sufficient access to the street. It is possible and likely that some residents will drive to the park to access the park amenities and so park visitors will likely park along the street to access the amenity.
- 5B. The park, as designed, will be surrounded by the backs of homes. This can become a security issue as there is less activity at the rear of homes and “eyes on the park.” Reduce the number of homes that back to the park to create stronger connections with the street. It is suggested that Block 7 Lots 11-14, Block 7 Lots 45-41, Block 7 Lots 36 and 37, and Block 7 lots 19 and 20 are eliminated to achieve a stronger connection with the street.
- 5C. This area is considered a “Recreational Neighborhood” for the purposes of the Master Plan. Four distinct architectural styles are expected in this area, which include American Vernacular, Mediterranean, Shingle and Prairie Styles. Please refer to the King’s Point South Master Plan for additional detail. For each lot type and size, there are a minimum number of architectural features required.
- 5D. Each architectural style illustrate a number of options for smaller, thinner homes that will be used on small lots as well as homes more suited for standard or large lots.
- 5E. The Site Plan does not call out the required split-rail fences that abut open space.
- 5F. Please note there are special lighting standards that apply to this development.
- 5G. A primary entry monument must be provided at the Aurora Parkway entrance. Master Plan standards call for a landscaped median at the entrance. Since the connection is the obligation of King’s Point South, the provided graphic should provide design guidance.



5H. Will a lift station be required? If so, please illustrate location and provide elevation drawings. A lift station adjacent to the southern pond is illustrated in the Master Plan.

## 6. Signage Issues

6A. Please label the location for neighborhood monument signs, and provide a detail to illustrate conformance to master plan standards.

## 7. Landscaping Issues (Chad Giron / 303-739-7189 / [cgiron@auroragov.org](mailto:cgiron@auroragov.org) / Comments in bright teal)

### Sheet S-1

7A. Please consider making these trail connections handicap accessible crossings with ramps to accommodate wheelchairs, strollers, etc.

### Sheet L-1

7B. Add street names, all sheet numbers, and north arrow to Key Map.

7C. Label contour elevations.

7D. Add more shrubs, perennials, and or ornamental grasses at the entrances to comply with the Site Entryway requirement to include distinctive landscaping consisting of specimen quality plants that provide visual interest during all seasons.

7E. Please make all stop sign symbols bolder on the plan.

7F. Street trees can be placed within the sight triangles if they are 50' away from stop signs. Please update all street tree placements to maximize the available curbside landscape areas.

7G. Please consider adding shade trees near benches throughout the site plan.

7H. Add Evergreen Trees to legend.

### Sheet L-3

7I. Label E-470 on all sheets.

7J. Dimension and label MUE on all sheets.

### Sheet L-4

7K. Please consider adding evergreen trees to the block of landscaping behind the lots highlighted, or at least provide a more even distribution of the required 50% evergreen trees behind all lots abutting a collector street.

### Sheet L-6

7L. Add more shrubs, perennials, and or ornamental grasses at the entrances to comply with the Site Entryway requirement to include distinctive landscaping consisting of specimen quality plants that provide visual interest during all seasons.

### Sheet L-10

7M. Add footnote to all Tree Provided counts where applicable in the table for reference.

7N. Please modify footnote text as shown.

**8. Addressing (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))**

- 8A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided is in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES****9. Civil Engineering (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)**

- 9A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.  
9B. An update to the master plan and PIP has not been submitted. Per that existing PIP Aurora Parkway improvements are required with this development.

*Sheet 2, C-2*

- 9C. In addition to the missing notes, please add the following notes:
- (1) In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer
  - (2) The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line and grounding details shall be submitting to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the street lights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.
- 9D. There are missing standard notes. Please review with planning.

*Sheet 3, S-1*

- 9E. What is PIP surfacing?  
9F. For all alleys that serve more than 10 units, please provide curb returns with curb ramps rather than a curb cut to meet Section 4.02.4 of the Roadway Manual, typical.  
9G. No street lights shown. See comment this sheet.  
9H. Cross pans are not permitted on streets where storm sewer is nearby.  
9I. It would be helpful to have a sheet that shows the overall site.  
9J. Show/label street lights. Add a note that street light locations are conceptual. Final street light locations will be determined with photometric plan submitted with the street lighting plan in the civil plan submittal. Street lights are also required on King Point Way if not already provided.  
9K. Please move the typical sections to the front part of the plan set.  
9L. Without a subdivision plat submitted, please provide all street centerline information to verify conformance to COA standards.  
9M. Dimension sidewalks.  
9N. Label cross pans.

*Sheet 4, S-2*

- 9O. Dimension sidewalk.

*Sheet 5, S-3*

- 9P. Indicate wall material.  
9Q. 4' maximum retaining wall height for residential development. Tier walls to provide needed height. All walls greater than 30" require railing. Structural calculations are required with the first civil plan submittal for all walls 4' and higher or tiered walls to provide global stability analysis.



- 9R. Dimension sidewalk.
- 9S. Show/label drainage easement, show/label maintenance access to pond bottom and top of the outlet structure, show/label access easement from drainage easement to ROW.
- Sheet 6, GU-1*
- 9T. Label street slopes and slopes in tracts. Min 2% slope for all non-paved areas. Typical all grading sheets.
- Sheet 7, GU-2*
- 9U. See previous comments regarding wall heights.
- 9V. Show/label drainage easement, show/label maintenance access to pond bottom and top of the outlet structure, show/label access easement from drainage easement to ROW, show/label 100-year water surface elevation, indicate direction of emergency overflow, Min 2% slope in pond bottom, max 4:1 side slopes.
- Sheet 8, GU-3*
- 9W. Add a note indicating if the storm water system is public or private and who will maintain it.
- Sheet 9, GU-4*
- 9X. Add a note indicating if the storm water system is public or private and who will maintain it.
- Sheet 15, L-6*
- 9Y. Is this supposed to be the 100-year water surface elevation?
- 9Z. Show/label maintenance access, emergency spill way, etc.
- Sheet 22, S-5*
- 9AA. Mountable curb is the standard not the exception.
- 9BB. Per the Roadway Manual, mountable curb and gutter is required for all Type 1 and Type 2 streets. There is no indication on the plans where the vertical curb is being proposed.
- 9CC. Please move the typical sections to the front part of the plan set.
- Sheet 23, P-1*
- 9DD. A photometric plan is not required with a site plan submittal for single family residential development. Street light locations need to be shown on the site plan. A note shall be added to indicate that the street light locations shown on the site plan are conceptual. Final street light locations will be determined with photometric plan submitted with the street lighting plan in the civil plan submittal.
- 9EE. Street light labels in the street lighting plan shall follow COA nomenclature based on street classification.

**10. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)

*Sheet 3, S-1*

- 10A. Modification of adjacent site plan will be required for access connection to Aurora Pkwy.
- 10B. All ramps need a receiving ramp. In some locations, removal of crossings is an appropriate action.
- 10C. All-way stop intersections will only be approved if they meet warrants. This should be shown in the TIS.
- 10D. "STOP SOGN (TYP)" callout is not adequate. Label all access and internal intersections signs individually. Some signs are covered up by other callouts. Consider implementing keyed notes to save space.
- 10E. Show Access Movements.
- 10F. Provide crosswalk striping here.
- 10G. Remove east-west crossing ramps.

*Sheet 4, S-2*

- 10H. Consider adding enhanced pedestrian crossing along Street G. Also consider a road narrowing at this crossing.
- Sheet 5, S-3*
- 10I. All ramps need a receiving ramp. In some locations, removal of crossings is an appropriate action.
- 10J. Proposed ramps need receiving ramps installed as well.
- Sheet 10, L-1*
- 10K. Show Sight Triangles per COA STD TE-13 at all site accesses and internal intersections. Provide dimensions. The sight triangles must be drawn in respect to where the stop signs are located, (TYP).

*Traffic Impact Study, Comments 1/26/2021, Kyle Morris, Checked by Brianna Medema*

- 10L. See City of Aurora TIS Guidelines, page 6, for list of required figures to be included in the body of the TIS



- 10M. Aurora Parkway is projected to be built in the 2020's by an adjacent development. It will connect to Parker Rd (SH 83) at initial build. This need to be incorporated into the study. Add the site access along Aurora Parkway and the Roundabout to the list of study intersections.
- 10N. Each internal intersection that proposed to be an all-way stop needs to be studied and meet warrants.
- 10O. Provide CDOT Access coded auxiliary lane warrant analysis.
- 10P. Provide a diagram of existing and proposed laneage for each study study intersection.
- 10Q. Provide existing, 2025 Background, and 2040 background analysis at the intersection of Cottonwood Dr and Kings Point Pl.
- 10R. Provide discussion on proposed internal streets. Include, classifications, design speeds, etc.
- 10S. Provide internal site circulation plan that shows proposed intersection control.
- 10T. 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 show on the site plan at each Kings Point Way access.
- 10U. Please make grammatical corrections throughout.
- 10V. This page could be construed as a transmittal letter exclusive of the report. Add a cover sheet to formally encapsulate and/or provide a engineer's certification statement and stamp within the report itself.
- 10W. Provide Table of Contents with page numbers. Ensure that all sections, subsections, figures, and appendices listed in the City's TIS Guidelines are included in this report.
- 10X. Number sections as shown in the TIS guidelines.
- 10Y. Provide project description, project size (area), land-use, anticipated build-out year, future study year. See TIS guidelines for additional required info.
- 10Z. Provide current site plan in the appendix.
- 10AA. This site is at city limits. Please provide discussion on jurisdictional boundaries, and show on vicinity map.
- 10BB. There exists an IGA between Aurora and Parker that governs Kings Point Way. Please mention this.
- 10CC. Provide location description (direction, and distance) of the terminus from the project site.
- 10DD. Aurora Pkwy will be built by an adjacent development (Kings Point FLG #1, Civil Plans approved in 2020). Kings Point South will need connection to Aurora Pkwy at the Roundabout for full build-out. Please include in this study.
- 10EE. Break into individual paragraphs for each access.
- 10FF. Note access spacing and location. Identify "North" and "South" accesses as shown in the appendix.
- 10GG. Provide figures for trip distribution percentages, and site generated traffic movements at each study intersection. Provide discussion on how the distribution was determined.
- 10HH. Break section out into "Background Traffic" and "Future Total Traffic." For Background Traffic, are there any adjacent studies that need to be incorporated? This will be critical for the Cottonwood @ Kings Point intersection. Provide any adjacent study Trip Generations in the appendix. Include Kings Point MTIS. Additionally, coordinate with the Town of Parker to obtain adjacent TISs to be included in background traffic.
- 10II. Appendices show 2025 not 2022.
- 10JJ. LOS E and worse, at unsignalized intersections, is only permitted by the City on minor street movements that have an alternate route. Revise this section to indicate the City's specific LOS requirements. Consider adding a table showing HCM's delay time range for each LOS.
- 10KK. Provide queuing summary figure. Show all turn lanes at each study intersection. Show calculated queue, and recommended storage.
- 10LL. Include the construction of Kings Point Way, and its classification. Include auxiliary turn lanes along Kings Point Way in this section. Consider providing a summary table.
- 10MM. Identify areas where traffic calming may be necessary/suitable. Notably, internal Street "C" is uncontrolled for a significant length, and also contains house frontage and pedestrian crossing.
- 10NN. Break appendix into multiple sections.
- 10OO. These diagrams can stay in the appendix. However, please include these, or something similar, within the body of the report in the the Existing Conditions, Site Generated Traffic and Distribution, Background Traffic, and Total Traffic sections.

**11. Fire / Life Safety** (Jeff Goorman / 303-739-7464 / [jgoorman@auroragov.org](mailto:jgoorman@auroragov.org) / Comments in blue)*Sheet C-2, Cover Sheet*

- 11A. If no fire lanes are on site remove note 5 and 9
- 11B. COA has Adopted the 2015 IBC Code Set. Please update your note
- 11C. If no gate or Barriers systems are installed on site please remove note 1
- 11D. See note regarding fire hydrant orientation.

*Sheet S-1, Site Plan*

- 11E. Are there any barricades or gating at this dead end?
- 11F. Remove this hydrant
- 11G. Relocate this hydrant to this location
- 11H. Change Handicap to Accessible TYP All sheets
- 11I. Verify with parks to determine if accessible ramps will be required where the path crosses the roadway. TYP.
- 11J. if mail kiosks are going to be used on site provide location and Kiosk detail TYP. All Sheets. If mail Kiosks are being used show accessible curb ramps to provide access.
- 11K. Work with the COA Water Department to establish a looped water supply or evaluate if water line will supply a sufficient water supply to this site approved by COA water department
- 11L. Please show all hydrants within 1000' of this site. To include the nearest existing hydrant
- 11M. At this time this is a dead end and Aurora Parkway is not being constructed. Show Second point of access to the site. 2nd point of access is required once construction begins or the 31st home. Provide a Phasing plan to include the construction of E Aurora Parkway or other compliant second point of access.
- 11N. If this site is going to be built in phases, please provide a phasing plan.
- 11O. Please provide an overall site plan.
- 11P. Add Hydrant to this location.

*Sheet S-2, Site Plan*

- 11Q. Work with Real Property to determine Public Access easements for drive A and Drive B.
- 11R. Relocate this hydrant to this location.
- 11S. Remove this hydrant.

*Sheet S-3, Site Plan*

- 11T. Relocate this hydrant to this location
- 11U. Verify location of existing hydrant and show locations of existing hydrants within 1000' of site.

*Sheet L-1, Landscape*

- 11V. Include new locations of hydrant on landscape sheets. Note Hydrants shall remain unobstructed and have a minimum of 5' clearance around the hydrant. TYP. all landscape sheets

**12. Aurora Water** (Nina Khanzadeh / [nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org) / Comments in red)*Sheet 6, GU-1*

- 12A. Need to show drainage utility easement.
- 12B. Include the definition of the symbol on all applicable sheets.
- 12C. Is this storm drain a COA asset? Aurora Water has no record of this.
- 12D. Storm drain should remain private.

*Sheet 7, GU-2*

- 12E. Should be 6 Ft MH per Aurora Water spec (typ. when applicable).
- 12F. Entire pond requires drainage easement.
- 12G. Label as public and provide utility easement.
- 12H. Need maint. access to outlet structure of pond.
- 12I. Need maint. access within 5 FT of all SS manholes.
- 12J. Tract H to be a drainage easement.
- 12K. Manholes need to be located in utility easement if not located within public ROW.
- 12L. License agreement required when private pipe is located in ROW.

*Sheet 8, GU-3*

- 12M. Is there a concern with having a UE over a walkway?
- 12N. These manholes requires a maint. path at a 6% slope and a 3-point turnaround. Currently these manholes are unmaintainable as shown.
- 12O. Show utility easement (26 FT width).
- 12P. Is a wall proposed here?

*Sheet 9, GU-4*

- 12Q. Needing blow-offs?
- 12R. Needing water meters and pits (with utility easements) for all homes? Needing a keynote indicating that the portion after the meter is the owner's responsibility?
- 12S. Phasing and division of neighborhood?
- 12T. Sanitary sewer cleanouts?
- 12U. Sampling stations?
- 12V. Irrigation design plans?
- 12W. Add sampling station 5 FT south of fire hydrant
- 12X. Accommodate this alignment with (2) 45 deg bends. Provide slope. Provide utility easement.
- 12Y. Not existing.

*Sheet 10, L-1*

- 12Z. Need to show water meters and pocket utility easements

*Sheet 15, L-6*

- 12AA. Show all utility easements.
- 12BB. Remove trees from utility easements.

*Sheet 15, L-6*

- 12CC. Remove trees from utility easements.

*Master Utility Study*

- 12DD. Please contact Nina Khanzadeh ([nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org)) to schedule a time to discuss prior to resubmission.
- 12EE. New water and sanitary exhibits with signature blocks are required.
- 12FF. Refer to standards for formatting. Provide signature block for Life Safety, Public Works, and Aurora Water.
- 12GG. Will Phasing be needed for the site?
- 12HH. Need to provide hydraulic analysis in determinations of all water mains.
- 12II. Need to clarify ownership of connection lines. This is not a COA line. This would require an intergovernmental agreement and to be approved by City council.
- 12JJ. Please keep all flow units consistent. Use GPD for SS. Storm sewer to be in CFS.
- 12KK. Need to maintain COA capacity requirements. Reference Aurora Water standards.
- 12LL. Also submit appendices as a seperate document.
- 12MM. Provide pipe and junction tables for average day, max-day+fire flow, and peak-hour flow demands from hydraulic analysis.
- 12NN. Please provide live spreadsheet.
- 12OO. This needs an accompanying land use exhibit to identify pro-rated demands at each node for any specific parcel.
- 12PP. The amendment to the MUS requires new exhibits under a different engineer of record (unless it has been modified by the original engineer of record).
- 12QQ. Please provide live table for updated hydraulic calcs.
- 12RR. This is not a COA main. In the absence of an agreement and off site utility easements service cannot be provided at this point of connection.
- 12SS. Provide exhibit and live tables. Include circular worksheet.

**13. Forestry** (Becky Lamphear / 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

- 13A. No comments.

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

- 14A. Refer to redline comments (shown in purple) on sheets of the plan set.
- 14B. Add the following PROS note regarding how park and open space land as well as the improvements upon such land must be open for use by the general public: “Parks, recreation improvements, trails, and open space areas provided to satisfy land dedication requirements in accordance with approved development plans or provided by a metropolitan district or other appropriate jurisdiction or owners association in accordance with approved metropolitan district service plans shall be open to the general public.”
- 14C. Coordinate with PROS to ensure the High Plains Trail Extension matches the latest design plans. Associated grading should be shown.
- 14D. All internal park paths must be ADA compliant.
- 14E. A picnic shelter with tables is a required programmatic element within the park.
- 14F. To comply with PROS' policy for inclusive access, what playground feature is intended to provide meaningful opportunities for children of different abilities to interact, play and learn together? A specialized piece of play equipment should be provided which goes beyond basic ADA accessibility.
- 14G. Straighten the meander so that the trail is farther from property lines/fences. A 10' setback would be ideal. The topography in this access corridor looks to be challenging not to exceed 5% longitudinal grade.
- 14H. The facilities/furnishings/features in the park should be specified on a detail sheet as part of the overall plan set.
- 14I. The open space through which the regional trail passes had in the past been intended to be dedicated to the city for ownership and maintenance. The landscape in this area will need to be simplified for city ownership.
- 14J. Proposed grading should relate to the High Plains Trail Extension plans. All future contour lines should be shown and tie together.
- 14K. Can a curb cut be provided at this location to facilitate bicycle access from the street to the regional trail?
- 14L. Are these tracts intended to receive open space land dedication credit? The trail should be ADA compliant. Can curb cuts be provided at the street crossings to facilitate pedestrian and bicycle connectivity?
- 14M. Is the plant material in the MUE provided to satisfy the 25' special landscape buffer requirement because of E-470?
- 14N. Will there be a primary inclusive play feature in this separate playground?
- 14O. Multi-purpose turf area should be equivalent in size to a standard soccer field (225' x 300') with a reasonably level slope.
- 14P. A Form J for this portion of Kings Point South which identifies the park and open space areas provided to satisfy land dedication requirements is needed. The form will enable PROS to evaluate if enough acreage is set aside as well as determine whether design criteria should apply to certain tracts.
- 14Q. A subdivision plat showing the park and open space tracts with notes indicating their disposition (i.e., dedicated to the city or to be privately owned and maintained) should be provided with the second submittal.

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

- 15A. See the red line comments on the SP. Dedicate any easements by separate document and label as such. Contact Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) for the easement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

*Sheet 1, Cover Sheet*

- 15B. Is the legal description correct?
- 15C. Add north arrow on vicinity map.
- 15D. Match the plat name, include “Subdivision”.

*Sheet 3, S-1*

- 15E. Add the B&D and curve data around the boundary as well as the lot and tract lines of the platted area.
- 15F. Match the easements as dedicated on the plat. Make sure the size and configurations are the same.

*Sheet 4, S-2*

- 15G. Add the B&D and curve data around the boundary as well as the lot and tract lines of the platted area.
- 15H. Match the easements as dedicated on the plat. Make sure the size and configurations are the same.



Sheet 5, S-3

- 15I. Add the B&D and curve data around the boundary as well as the lot and tract lines of the platted area.
- 15J. Match the easements as dedicated on the plat. Make sure the size and configurations are the same.

**16. Xcel Energy (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))**

- 16A. Please see attached letter.

**17. Arapahoe County Public Works (Sarah White / 720-874-6500 / [swhite@arapahoegov.com](mailto:swhite@arapahoegov.com))**

- 17A. Detention Basin D outfalls to twin 48" CMP culverts that pass under Parker Road and onto the 17 Mile House property owned by Arapahoe County Open Space. The Final Drainage Report for Kings Point Subdivision Filing No. 1 states that the peak 100-yr runoff through the twin 48" CMPs will be reduced to 111 cfs, which is below the capacity of the culvert.
- 17B. Existing runoff from the culverts ultimately reaches Cherry Creek but there is no defined drainageway to convey the flows, which is correctly stated in the report. The County's concern is that the Kings Point Subdivision will create a base flow through the 17 Mile House property. This property is used for public events and at times the undefined drainageway is used for parking for these events. A base flow across the property would create a problem for the use of the open space.
- 17C. The County would also like to note that the berm just southwest of the twin culverts has washed out before during a major storm event and flooded the 17 Mile House parking lot.
- 17D. It is also our understanding the developer realigned Ireland Way to discourage cut-through traffic and Centennial agreed not to close Ireland Way at Longs Ave. Arapahoe County had some previous concerns with these 2 issues, if that has changed from the understanding please advise and continue correspondence with County to ensure the best outcomes for all our citizens.

**18. Arapahoe County Planning (Terri Maulik / 720-874-6650 / [referrals@arapahoegov.com](mailto:referrals@arapahoegov.com))**

- 18A. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and/or divisions may submit comments.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3284  
donna.l.george@xcelenergy.com

January 22, 2021

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Heather Lamboy

**Re: Kings Point South PAS 1-4, Case # DA-1628-04**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Kings Point South PAS 1-4**. Please note that the legal description information appears to be incorrect.

The property owner/developer/contractor must complete the application process for any new natural gas service via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



**ARAPAHOE COUNTY**  
COLORADO'S FIRST

## Public Works and Development

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**BRYAN D. WEIMER, PWLF**  
Director

January 22, 2021  
City of Aurora Planning & Development Services  
15151 E Alameda Parkway, Ste 2300  
Aurora, CO 80012  
Attn: Planning & Engineering Department Case Manager

RE: KINGS POINT SOUTH FLG #01  
1510263 Drainage Report  
DA-1628-04 Site Plan & Plat

Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the outside referral for the proposed KINGS POINT SOUTH FLG #01 project located in the City of Aurora. Arapahoe County Engineering Services had previously issued the following comments in regards to Kings Point Subdivision, as we had no record of response, the most recent comments have been restated here:

1. Detention Basin D outfalls to twin 48" CMP culverts that pass under Parker Road and onto the 17 Mile House property owned by Arapahoe County Open Space. The Final Drainage Report for Kings Point Subdivision Filing No. 1 states that the peak 100-yr runoff through the twin 48" CMPs will be reduced to 111 cfs, which is below the capacity of the culvert.
2. Existing runoff from the culverts ultimately reaches Cherry Creek but there is no defined drainageway to convey the flows, which is correctly stated in the report. The County's concern is that the Kings Point Subdivision will create a base flow through the 17 Mile House property. This property is used for public events and at times the undefined drainageway is used for parking for these events. A base flow across the property would create a problem for the use of the open space.
3. The County would also like to note that the berm just southwest of the twin culverts has washed out before during a major storm event and flooded the 17 Mile House parking lot.
4. It is also our understanding the developer realigned Ireland Way to discourage cut-through traffic and Centennial agreed not to close Ireland Way at Longs Ave. Arapahoe County had some previous concerns with these 2 issues, if that has changed from the understanding please advise and continue correspondence with County to ensure the best outcomes for all our citizens.

Please know that other Divisions in the Public Works Department may submit comments as well.  
Thank you,

Sarah White, PE, CFM

Arapahoe County Public Works & Development  
Engineering Services Division

CC: Arapahoe County Case No. O21-002 & O21-009

**MAINTENANCE ELIGIBILITY PROGRAM (MEP)**

**MHFD Referral Review Comments**

For Internal MHFD Use Only.	
MEP ID:	106325
Submittal ID:	10005622
MEP Phase:	Referral

**Date:** January 19, 2021  
**To:** City of Aurora  
*Via email*  
**RE:** MHFD Referral Review Comments

<b>Project Name:</b>	Kings Point South
<b>Location:</b>	NE E470 & Cottonwood Drive
<b>Drainageway:</b>	Cottonwood North Tributary

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- 24" FES Pond Outfall into Cottonwood North Tributary

In future submittals we will be reviewing the pipe outfall from the pond:

1. Please provide an enlarged (1"=20' scale) plan and profile of the pipe outfall.
2. Please extend the profile to the invert of the creek to better understand the outfall conditions.
3. Include the HGL on the profile and add a label to the profile that lists the Q, V, and Fr.
4. FES shall include a 3' concrete cutoff wall. Please show it on the profile and include a detail in the plans. Please see Figure 9-29 of the Urban Storm Drainage Criteria Manual (USDCM) for an example.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Sincerely,



**Kurt Bauer, P.E., CFM**  
 Project Manager, Watershed Services  
 Mile High Flood District  
 LH

