

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



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November 16, 2018

Bruce Stokes
Kingspoint, LLC
3033 E First Ave, Suite 305
Denver, CO 80206

Re: Third Technical Submission Review – King's Point CSP No 1
Application Number: **DA-1609-16**
Case Number: **2016-4013-00**

Dear Mr. Stokes:

Thank you for your technical submission, which we received on Friday, September 11, 2018. We reviewed it and have attached our comments along with this cover letter.

Very minor issues remain. Please email updated drawings prior to the production of the Mylar set so staff can do one final quality assurance review. A Mylar checklist is attached for your reference and use.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7184 or hlanboy@auroragov.org.

Sincerely,

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

Cc: Mindy Parnes, Planning Department
Eva Mather, Norris Design
Scott Campbell, Neighborhood Liaison
Mark Geyer, ODA Project Manager

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Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ Minor landscape issues remain which include adding details for retaining walls.

PLANNING DEPARTMENT COMMENTS

Reviewed by: Heather Lamboy / hlamboy@auroragov.org / 303-739-7184 / PDF comment color is green.

1. Community and External Agency Comments

1. During this review cycle staff received no comments from the public.

2. Completeness and Clarity of the Application

Address the following items:

- A. Please make the corrections shown on the redlines throughout the Site Plan set.

3. Phasing and Transportation Planning Issues

- A. Application has been made to CDOT for the Aurora Parkway access onto Parker Road.
- B. The Town of Parker is completing the design and connection of King's Point Way to E Aurora Parkway. An IGA is currently being drafted between the City of Aurora and the Town of Parker for maintenance.

4. Landscape Design Issues

Debbie Bickmire/ dbickmire@auroragov.org / (303) 739-7261/ Comments in teal clouds.

- A. Please see redlines.
- B. Add a note to describe how disturbed areas will be stabilized. Identify what material, if any, is proposed.
- C. Provide a path or sidewalk in locations where there is a 25' break between lots (Tracts I, J, O) per Section 146-1101, Table 11.2, Maximum Block Length." Add a note if the connection will be provided when future development occurs.
- D. Label all Tracts that are dedicated drainage easements.
- E. Please add details for the retaining walls in the CSP, especially of tiered wall configurations. The details are required even if they are provided in the Civils. Add top and bottom of wall elevations for each retaining wall.
- F. Enhance the clubhouse parking lot screening from public rights-of-way, public open space, and adjacent property. A low continuous landscaped hedge between 2½ and 3 feet high consisting of a double row of shrubs planted 3 feet on center in a triangular pattern (Section 146-1440), consisting of a combination with evergreen and deciduous trees and shrubs should be provided.
- G. There are no labels on the contours. Please label 10' contours.
- H. Use more distinct line for the 100 yr. flood line and show water line in detention areas.
- I. Make sure all easements are labeled.
- J. Make sure all tracts are labeled on all sheets.
- K. Turn on lot number layer.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Addressing

Cathryn Day, Planner II/GIS Addresser, cday@auroragov.org, 303-739-7357

- A. No additional comments.

6. Civil Engineering

Craig Perl / cperl@auroragov.org / 303-739-7532

- A. No additional comments.



7. Parks, Recreation and Open Space (PROS)

Chris Ricciardiello / cricciar@auroragov.org / 303-739-7154

A. PROS has requested an appraisal for the property in question from the applicant. The applicant has agreed to provide the appraisal prior to the approval of the final plat. Following receipt of the appraisal and confirmation regarding the property value presented, PROS will prepare an invoice for all outstanding cash in lieu due to the city for park land dedication. *Has this been done?*

9. Forestry

Rebecca Lamphear / rlamphea@auroragov.org / 303-739-7177

A. The Tree Protection Plan has been reviewed and approved.

10. Real Property

Darren Akrie / dakrie@auroragov.org / 303-739-7331

A. If not done so already, please complete all license agreements for encroachments.

11. Utilities

Anthony Tran / atran@auroragov.org / (303) 739-7376

A. No additional comments.

12. Traffic

Reviewed by: Brianna Medema / bmedema@auroragov.org / (303) 739-7336

A. All Traffic Impact Study comments have been addressed.



City of Aurora Planning and Development Services Department

MYLAR CHECKLIST

15151 E. Alameda Parkway, Ste 2300 • Aurora, CO 80012 • 303.739.7420

Instructions: The applicant shall confirm that each item listed below has been completed by checking each box or writing not applicable (N/A) and signing and dating the bottom of the form before submitting MYLARs to the Planning Case Manager.

- ☐ All required city fees have been paid (verify this with the Planning Case Manager).
- ☐ Comments from all departments have been addressed and all changes to the MYLARs have been approved by the affected departments prior to submittal of the final MYLARs to the Planning Case Manager.
- ☐ Drainage plan approved and civil drawings near completion.
- ☐ The effective date on the title work and Certificate of Taxes Due is within 120 days of final city approval of the plan.
- ☐ If an Avigation Easement is required, a copy of the recorded document has been submitted to the Planning Case Manager and the City Clerk and Recorder.
- ☐ Digital files, preferably on a compact disc, for the site plan, CSP, subdivision plat, GDP, FDP, etc. have been submitted to the Planning Case Manager. Instructions can be found online:
 - https://www.auroragov.org/UserFiles/Servers/Server_1881137/File/Final%20-%20CAD%20Data%20Submittal%20Standards_11_28_2016.pdf
 - Also refer to the **Instructions for Submitting Digital Files for Addressing**.
- ☐ The surveyor, property owner(s), and mortgage company have signed both cover sheets with **black indelible ink**.
 - Please ensure that the signatures, stamps and seals text do not smear
- ☐ The notary has filled in the signature block and applied their indelible stamp in **black indelible ink**.
 - Please ensure that the stamp does not smear
- ☐ The surveyor has applied their stamp and signed their name through the stamp.
 - Please ensure that the stamp does not smear
- ☐ Submit one complete set of signed and notarized MYLARs and one additional signed and notarized cover sheet for each site plan, CSP, GDP, FDP, etc. Subdivision plats require submittal of one set of signed and notarized MYLARs.
 - **Adams County**
 - a. One complete set of signed and notarized MYLARs in 18 inch by 24 inch format
 - b. One additional signed and notarized MYLAR cover sheet in 24 inch by 36 inch format for the city
 - c. For plats one complete set 18 inch by 24 inch
 - **Arapahoe County & Douglas County**
 - a. One complete set of signed and notarized MYLARs in 24 inch by 36 inch format
 - b. One additional signed and notarized MYLAR cover sheet in 24 inch by 36 inch format for the city
 - c. Please note that all MYLARs shall be four millimeters thick, double mat, reverse print/burn, and photo quality
 - d. For plats, one complete set of 24 inch by 36 inch plats

*Allow 7-10 business days for Mylar processing

Project Name: _____ DA #: _____

Applicant Signature: _____ Date: _____

Phone: _____ Email: _____

Note: This form is also available online