



Planning Division
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November 7, 2022

Casey McKeon
Heslin Holdings
23421 S Pointe Dr. Ste 270
Laguna Hills, CA 92653

Re: Technical Submission Review – King Soopers at Highpoint Commons - Conditional Uses, Site Plan Amendment, and Plat
Application Number: **DA-1129-05**
Case Numbers: **1983 6018 35; 1983 6018 36; 1983 6018 37; 2022 3027 22**

Dear Mr. McKeon:

Thank you for your technical submission, which we started to process on Thursday, October 27, 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 in the form of a technical. Please revise your previous work and send us a new submission on or before Thursday, December 1, 2022. Please email the case manager following the upload. You will continue to resubmit till all technical comments are complete.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, PLA
Planner I

cc: Jessica Greenough Galloway & Company, Inc. 5500 Greenwood Plaza Blvd Ste 200 Greenwood Village, CO 80111
Ariana Muca, Case Manager
Scott Campbell, Neighborhood Services
Brit Vigil, ODA
Filed: K:\SDA\1129 05tech1.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please contact Aurora Forestry, the plan cannot be approved until tree mitigation has been paid (Forestry).
- It appears the grading along E Princeton Drive may affect the existing tree to remain at the south end of the new wall. Please verify, with the City Forestry Department, that this tree will survive (Forestry and Landscape).
- Remove a portion of the drainage easement for both the site plan and plat (Public Works).
- No stop sign on access from the interior drive onto E Princeton (Traffic).
- See redline comments on the Subdivision Plat (Ownership & required recording rectangle now 3" x 3") and Site Plan (Ownership) (Real Property).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No new comments have been received upon the second review.

2. Completeness and Clarity of the Application

2A. Repeat comment: Have the title and title block match as indicated on the site plan. Please see the cover sheet. This comment has been given several times.

3. Architectural and Urban Design Issues

3A. No further comments

4. Landscaping Issues (Kim Kreimeyer / 303-739-7126 / kkreimey@auroragov.org / Comments in bright teal)

Landscape Plan

Sheet 7 of 12

- 4A. It appears the grading along E Princeton Drive may affect the existing tree to remain at the south end of the new wall. Please verify, with the City Forestry Department, that this tree will survive.
- 4B. Repeat comment: Show the outline of all existing trees to remain.
- 4C. Pinus mugo "Mops" has a 2'-3' mature height and spread. Please revise the Plant Schedule accordingly.
- 4D. Please add the number of trees required and provided in the #of trees required/provided, e.g., 7/7 and 6/6.
- 4E. Curbside landscaping requires street trees which shall be deciduous, thornless, fruitless canopy trees of species.
- 4F. A tree is shown on top of the existing water meter. Please adjust the location of the tree west of the water meter. See pdf for more detail.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

5A. No further comments.

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

6A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

Plat

2 of 2

6B. Repeat: Remove this portion of the drainage easement.

Site Plan

2 of 13

6C. Repeat: Remove this portion of the drainage easement.

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

7A. Only minor comment regarding no stop sign on access from the interior drive onto E Princeton.



8. Utilities (Nina Khanzadeh / 303-859-4365 / nkhanzad@auroragov.org / Comments in red)

Utility Plan

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8A. Label private where indicated.

8B. Would recommend making this into a manhole, rather than a cleanout if there will be traffic loading in areas.

9. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

9A. No further comments.

10. Real Property (Roger Nelson / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

10A. See redline comments on Subdivision Plat (Ownership & required recording rectangle now 3" x 3") and Site Plan (Ownership).

Site Plan

2 of 13

10B. Commitment shows Fee Ownership of BEATA LLC, A COLORADO LIMITED LIABILITY COMPANY?

Plat

10C. Please eliminate any AutoCAD SHX text – 136 on just 2 pages of the plat.

10D. Make box 3" x 3" per Arapahoe County Clerk & Recorder to facilitate digital recording.

10E. Commitment shows Fee Ownership of BEATA LLC, A COLORADO LIMITED LIABILITY COMPANY?

10F. Text edit to Alta?

10G. Effective date on provided title commitment is 10/14/2022 at 5:00 P.M.?

11. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

11A. Please contact Aurora Forestry, plan cannot be approved until tree mitigation has been paid.

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

12A. No new comments.