

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



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November 27, 2018

Bruce Stokes
Kingspoint, LLC
3033 E 1st Avenue, Suite 305
Denver, CO 80206

Re: Technical Submission Review – King's Point CSP #2
Application Number: **DA-1609-17**
Case Number: **2016-4013-00**

Dear Mr. Stokes:

Thank you for your technical submission, which we received on September 27, 2018. We reviewed it and attached our comments along with this cover letter.

There are several real property and landscaping-related issues that remain. An additional submission is required. Please upload a revised submittal for a final review by Real Property, Traffic Engineering, and Landscaping staff.

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

- ✓ Ensure that the Civil Plan review set matches the Site Plan and Plat set.
- ✓ Please remove the Metropolitan District from the signature block. Remember that no private easements may be dedicated on a public plat.
- ✓ Additional dialogue is needed regarding drainage easement landscaping.

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 no external community or agency comments were received.

2. Completeness and Clarity of the Application

2. Address the following items:
 - A. Please make the corrections shown on the redlines throughout the Site Plan and Plat set.
 - B. The South Ireland Way Street vacation has been approved, please remove the cross-hatched area illustrating the current street alignment.

3. Landscape Design Issues

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

3. Please address the following items:
 - A. All Tracts that are dedicated drainage easements need to be labeled as such. Landscape is generally not permitted in drainage easements. Additional coordination is required to ensure plant material is located appropriately and will not interfere with maintenance. Please work with the case manager to set up a meeting with Storm Superintendent Joe McCleary, Tony Tran and Debbie Bickmire to review the landscape plans.
 - B. Detail for retaining walls is for 4' max height, which is not consistent with retaining wall labels. Add top and bottom of wall elevations. Specific Details are required in the CSP, especially of tiered wall configurations. Also add top and bottom of wall elevations for each retaining wall.
 - C. Label the 12' maintenance access along northern property line. Whose responsibility will it be to maintain the easement since it is within the lot areas? The fence location is not consistent with the diagram on Sheet L3.01. Please review and clarify.
 - D. 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.
 - E. Per [Section 146-1425](#), "All private open space not defined as street buffers shall contain a minimum of one tree and ten shrubs." Tracts that are disturbed must meet this requirement and cannot be labeled as "Existing to remain."
 - F. The lift station is not adequately screened from adjacent residential lot.
 - G. Make sure all texture and line symbols are shown in legend.
 - H. There are no labels on the contours. Please label 10' contours.
 - I. Use more distinct line for the 100 yr. flood line.
 - J. Make sure all easements are labeled.
 - K. Make sure all tracts are labeled on all sheets.
 - L. Turn on lot number layer.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering

Janet Bender - jbender@auroragov.org - 303-739-7512

- A. Ensure that the Civil Plans match the Site Plan and Plat.

5. Forestry

Jacque Chomiak / jchomiak@auroragov.org / 303-739-7178

- A. The updated tree protection plan has been reviewed and approved.

6. Real Property

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

- A. Retaining wall easements cannot be dedicated on the plat. It is a private easement and it needs to be dedicated by separate document between the two interested parties.
- B. If applicable, items such as retaining walls, monument signs and perimeter decorative fencing with columns will require a license agreement. Contact Andy Niquette in Real Property at 303-739-7300 or aniquett@auroragov.org for submittal requirements. Once Andy receives what he needs, it usually takes 4-6 weeks to complete the process. The License must be complete and ready to record before we will record the site plan. Andy needs to have received your packet by the time I receive your next submittal from Planning or you may not have your project approved by the proposed date given on your timeline.

7. Traffic

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

- A. Please illustrate all sight triangles noted in the redlines.