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April 14, 2020

Geoffrey Babbitt
GB Capital, LLC
2993 S Peoria St. Suite 105
Aurora, CO 80014

Re: Technical Submission Review – Vistas at Beacon Point – Site Plan/Preliminary Plat
Application Number: **DA-1616-09**
Case Number(s): **2019-4015-00; 2019-3046-00**

Dear Mr. Babbitt:

Thank you for your second technical submission, we have reviewed it and attached our remaining comments along with this cover letter. Please review this letter and address these comments. Please also continue working with Public Works on your Preliminary Drainage and with Real Property on the dedication and release of any easements and the execution of any license agreements.

Because there are a few comments concerning formatting, you will have to reupload for final approval that the comments on the plan set have all been addressed. Upon approval of the revisions from the remaining city departments, approval of your Preliminary Drainage Report, and final dedication and release of all easements, you may submit your final Site Plan Mylars for recordation. Please keep in mind that, while Mylars can be submitted to the City and routed for signatures internally, Mylars cannot be sent to the County for final recordation due to closures at the County level from the ongoing COVID-19.

As always, if you have any comments or concerns, please give me a call. I may be reached at chjohnso@auroragov.org or (303) 739-7112.

Sincerely,

Christopher Johnson, Planner II
City of Aurora Planning Department

cc: Julie Gamec – THK Associates Inc
Scott Campbell, Neighborhood Services
Mark Geyer, ODA
Filed: K:\\$DA\1616-09tech2.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please see comments regarding landscaping exhibits. – Landscaping
- Continue working on the Preliminary Drainage. – Public Works
- Address comments for accuracy and completeness. – Real Property

PLANNING DEPARTMENT COMMENTS

1. Landscape Design Issues (Kelly K. Bish, PLA, LEED AP/ Kbish@auroragov.org / 303 - 739-7189/ PDF comments in teal)

General Comment: An inspection exhibit was created and included with the previous response to landscape comments. This exhibit should be included as part of the overall site plan submittal set with the landscape sheets. Comments have been provided on this sheet for correction/addition. This sheet will replace some of the small graphics provided to demonstrate front yard landscape standards. See comments below regarding those and the plan sheets indicated.

Sheet L-1

- Remove the front yard landscape graphics and add the note provided.

Sheet L-2

- Remove the front yard landscape graphics and add the note provided.

Sheet L-5

- Add to this: See Residential Front Yard Landscape Exhibit.
- Update the table reference as noted.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Civil Engineering (Kristen Tanabe/ 303-739-7306/ ktanabe@auroragov.org / comments in green)

Site Plan

Sheet 1

- The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

Sheet 5

- There is a typo in Note 2, change slop to “slope”.

Sheet 13

- Street lights on public streets must meet COA standards, including fixture types and illumination levels. The fixture you have chosen is not in the draft standards for SL-1. Please refer to the draft lighting standards for requirements and permitted fixtures.
- The photometric plan is required with the lighting plan submitted with the civil plans.

3. Real Property

Darren Akrie/ 303-739-7337/ dakrie@auroragov.org / comments in pink

Maurice Brooks/ 303-739-7294/ mbrooks@auroragov.org / comments in pink

See the red line comments on the plat and site plan. Send in the current Certificate of Taxes Due. Send in the updated Title Commitment. There are items that encroach into the easements. Contact Grace Gray to start the License Agreement. Match the easement names in the plat and site plan.

Site Plan

Review all redline comments and address all necessary changes for completeness and accuracy.

Sheet 3

- Change the 10' Gas and Utility Easement to a 6' Gas Easement and a 4' Utility Easement and add the associated linework. Address this throughout.
- As shown, the indicated portion of the fence is in the right of way; a License Agreement will be needed for this.



- Add the name of the indicated easement and Recording information. Address this throughout.
- Make the indicated line alongside the trail a dashed line.
- The stone columns on the fence will need to be covered by a License Agreement.

Plat

Review all redline comments and address all necessary changes for completeness and accuracy.

- Arapahoe County formatting requires plats to be on 24"x36" sheets, with a 2" left margin and 1/2" margins on all other sides. Please correct this.
- Add "Tract C is granted to the City of Aurora for public Alley purposes and will be constructed by the developer to City of Aurora specifications".
- Edit the typo in the label for the 15' PSCO easement.
- Add recording info for all easements. Check all indicated information for accuracy.