

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



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February 20, 2019

Bruce Stokes  
Kingspoint, LLC  
3033 E 1<sup>st</sup> 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 January 22, 2019. We reviewed it and attached our comments along with this cover letter.

Another submission will be required. There are several Real Property issues that remain. Please ensure that all Real Property comments made on the Plat are changed on the Site Plan, where necessary. Please make corrections and resubmit a PDF to me so we can expedite a final review.

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](mailto: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 make redline corrections on the plat and the Site Plan.
- ✓ Please confirm that all civil engineering issues have been addressed.

### **PLANNING DEPARTMENT COMMENTS**

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

#### **1. Community and External Agency Comments**

A. During this review cycle no external community or agency comments were received.

#### **2. Landscape Design Issues**

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

- A. Revise Note 4 on applicable sheets to include “irrigated and” regarding Metro District management of drainage easements.
- B. Per Civil review, a 3 rail fence is required along the drainage easement by Tract B.
- C. Confirm the Metro district will maintain and irrigate the landscape in the periphery of Tract K.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **3. Civil Engineering**

Janet Bender - [jbender@auroragov.org](mailto:jbender@auroragov.org) - 303-739-7512

- A. No additional comments.

#### **4. Real Property**

Darren Akrie/ [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / 303-739-7331

- A. See red line comments on the plat and site plan.
- B. Continue working on the Street vacation and the easement release(s).
- C. Remove the private Retaining Wall easements from the plat and Site plan. They will need to be dedicated by separate document between the two private interested parties and not shown on the plat or site plan.
- D. There is a need for a License Agreement for the encroachments shown on the site plan.
- E. On Note 9, make sure that all qualifying right-of-ways are listed.
- F. On Sheet 2, delete the “retaining wall easement by separate document” reference.
- G. Match the monument records noted in the redlines.
- H. The distance on the Detail A does not match the distance for this line on Sheet 4.
- I. Send in the State Monument for the aliquot corner that is referenced in the redlines.
- J. Delete the number 32 noted on Lot 2, Block 7.
- K. The fire lane easement that crosses lots where indicated will have to be vacated prior to building permit application.
- L. On Tract X, match the plat area.
- M. On Block 12, Lots 7 & 8, match the plat area.
- N. Add the dimensions (bearings, distances and curve data for the Fire Lane easement) for Lots 11, 12, & 13 on Block 10 on E Dry Creek Road.



- O. Delete the reference of a non-existent private easement on Tract DD and on Lots 21 and 43, Block 11.
- P. Add the dimensions (bearings, distances and curve data) for the Fire Lane easement on E Irish Circle.
- Q. On Block 2, label the IREA easement as a tract.
- R. On Tract P, delete the reference to a non-recorded private easement.
- S. Add bearings for the distances noted on E King's Point Drive.
- T. Check the street name on E Killarney Street.
- U. Label Tract J adjacent to S Ireland Way and E-470.
- V. Has the right-of-way been vacated on E Gibraltar Court? If not, it needs to be vacated by ordinance, and a right-of-way vacation request must be submitted. Check the spelling of "Gibraltar."
- W. Add the dimensions (bearings, distances, and curve data) for the easements noted on E Long Avenue.
- X. Add the dimensions of the Tract and Lot line in Lot 6, Block 3.
- Y. Add the dimensions (bearings, distances, and curve data) for the easements noted on S Himalaya Circle.
- Z. Tract C is shown on Sheet 7, please correct Sheet 12.
- AA. On Sheet 12, Tract E must be connected. Two different tracts are required here.
- BB. Add the area for Tract G on Sheet 12.
- CC. Send in the State Monument Record for the aliquot corner on Tract J on Sheet 12.
- DD. A portion of the utility easement in Tract U is non-existent. Please consult with Aurora Water to determine whether an easement should be dedicated here.
- EE. Delete the reference to the non-recorded private easement between E Irish Circle and E Jamison Place.
- FF. There are many redlines on the Site Plan that reference the updates that were made in the plat. Be sure to ensure both the Site Plan and the Plat match.

## **5. Traffic**

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

- A. On Page 14 of the Site Plan, the maximum offset is to have one end align with the other edge. Shift top ramp west or bottom ramp east.