

Planning Division  
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April 13, 2023

Randy Bauer  
Clayton Properties Group II / Oakwood Homes  
4908 Tower Road  
Denver, Colorado 80249

**Re: Technical Submission Review: Kings Point North East – Site Plan (ISP)**  
**Application Number: DA-1609-21**  
**Case Number: 2021-6059-00**

Dear Mr. Bauer:

Thank you for your technical submission, which we started to review on March 31, 2023. 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 issues remain, you will need to make a technical submission. Please revise your previous work and send us a new submission.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7132 or [egates@auroragov.org](mailto:egates@auroragov.org).

Sincerely,

Erik Gates, Planner I  
City of Aurora Planning Department

cc: Layla Rosales, Terracina Design  
Scott Campbell, Neighborhood Liaison  
Cesarina Dancy, ODA  
Filed: K:\SDA\1600-1699\1609-21tech1



## Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- A 10' curbside landscaping does not match the section for a Local Type 1 or Local Type 2 street. Please revise back to a standard Local Type 1 section contained entirely within the ROW. [Civil Engineering]
- A 50' min storage length is needed for left turn lanes on collector streets. [Traffic Engineering]
- If the ROW is not existing, ensure piping and appurtenances within the identified areas are in an easement. [Aurora Water]
- Continue to work with Real Property on license agreements and easements. [Real Property]

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions, Comments and Concerns (Comments in teal)

1A. There were no community comments on this review cycle.

#### 2. Planning Issues (Comments in teal)

2A. There were no planning issues identified in this review.

#### 3. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

3A. There were no more Landscaping comments on this review.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 4. Civil Engineering (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

[ISP Page 1]

4A. Revise this text overlap.

[ISP Page 4]

4B. Please check that street names and ROW widths are consistent across all sheets including within match line labels.

[ISP Page 12]

4C. The minimum centerline radius for a local road is 250'.

4D. A 10' curbside landscaping does not match the section for a Local Type 1 or Local Type 2 street. Why was this change made with this submittal? Please revise back to a standard Local Type 1 section contained entirely within the ROW.

4E. Revise to 64' of ROW.

[ISP Page 14]

4F. "S. Ireland Way".

4G. A 10' curbside landscaping does not match the section for a Local Type 1 or Local Type 2 street. Why was this change made with this submittal? Please revise back to a standard Local Type 1 section contained entirely within the ROW.

4H. Revise to 64' of ROW.

4I. What is the scale?

[ISP Page 15]

4J. "Jamison".

4K. A 10' curbside landscaping does not match the section for a Local Type 1 or Local Type 2 street. Why was this change made with this submittal? Please revise back to a standard Local Type 1 section contained entirely within the ROW. Label the street name and ROW width. [2 comments]

4L. Revise to be 64' of ROW. [3 comments]

4M. "S. Ireland Way".

[ISP Page 17]

4N. Check these slope labels.



[ISP Page 18]

4O. The grading shown on the previous submittal is missing here. It looks like that grading showed how existing connects to the proposed.

[ISP Page 23]

4P. Missing the grading from this area from the previous submittal? Max 3:1 slopes.

**5. Traffic Engineering** (Steven Gomez / 303-739-7339 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

[ISP Page 28]

5A. Show light icon, typical.

5B. 50' min storage length needed.

5C. Identify hatching here.

**6. Aurora Water** (Nina Khanzadeh / 303-883-2060 / [nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org) / Comments in red)

[ISP Page 1]

6A. As of 4/6/23, PDR has not been approved.

[ISP Page 11]

6B. Ensure total BO encompass within easement.

[ISP Page 15]

6C. If ROW is not existing, ensure piping and appurtenances within this box are in easement.

**7. Forestry** (Rebecca Lamphear / 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

[ISP Page 1]

7A. Aurora Forestry is waiting for tree protection plan mylars and bank bond for trees in escrow.

**8. Real Property** (Andy Niquette / 303-739-7325 / [aniquett@auroragov.org](mailto:aniquett@auroragov.org) / Comments in magenta)

8A. Continue to work on ROW and/or Easements dedications. Applications are sent to [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org).