

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250



March 13, 2023

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

**Re: Technical Submission Review – Kings Point North West – Site Plan (ISP)**  
Application Number: **DA-1609-20**  
Case Numbers: **2021-6058-00**

Dear Mr. Bauer:

Thank you for your technical submission, which we started to process on February 23<sup>rd</sup>, 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 some issues remain, you will need to make another 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  
Cesarina Dancy, ODA  
Filed: K:\\$DA\1600-1699\1609-20tech2



## Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved. [Civil Engineering]
- A sight distance easement will be required at a future intersection indicated on Prairie Point Drive. [Traffic Engineering]
- There are some remaining comments from Aurora Water on the 24 inch line from Parker Rd. [Aurora Water]
- This site plan will not be fully approved until Tree Protection Plan has been approved. [Forestry]
- Continue to work on Easement Dedications. [Real Property]

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions, Comments and Concerns

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

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

2A. There were no more Planning comments on this review. If the Valley Hi screening wall is decided to be added back in, be sure to show its location and a detail of the fence on the ISP.

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

3A. There were no more comments from landscaping on this review.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 4. Civil Engineering (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

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4A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

#### 5. Traffic Engineering (Steven Gomez / 303-739-7300 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

[ISP Page 7]

5A. No thru movement arrow for interim.

5B. Adjust hatching and dashed line.

5C. Add Yield lines.

5D. Extend solid line striping.

5E. Provide lane designation sign for each lane allowed movement.

[ISP Page 10]

5F. Sight distance easement will be required.

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

[ISP Page 1]

6A. As of 3/2/23, PDR not approved.

[ISP Page 12]

6B. A portion of this 24" appears to be outside of ROW please adjust or include within appropriate utility easement.

6C. Delineate who will own and maintain this 24" line. Delineate CDOT ROW, per email with Vern.

6D. In regard to the future civil plans- please provide documentation that CDOT has no concerns with connection of RCP line to their storm system.

[ISP Page 14]

6E. To clarify- an easement needs to be available for this portion even if it is for the benefit of Kings Point South.



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

7A. This site plan will not be approved until Tree Protection Plan has been approved.

**8. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

8A. Continue working to complete the separate easement dedications. The Site plan needs to have the sidewalk easements by separate documents.