



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

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May 12, 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): **2019-3046-00**

Dear Mr. Babbitt:

We have reviewed your most recent submittal of the Vistas at Beacon Point project and have summarized our comments here. As you will see in this letter, there are a few remaining comments from Landscaping and Real Property which will require changes to the plans. Once you have reviewed these comments and made the necessary changes, please email the updated plans directly to myself and Kelly Bish to verify completeness. Beyond these changes, you must continue working on the Preliminary Drainage Report and the License Agreements in order to receive plan approval from the remaining departments.

Upon approval of the revisions you may print and submit Final Mylars. Once the Preliminary Drainage is approved and License Agreements are nearing completion, the Mylars can be signed and approved internally. As stated in previous letters, please keep in mind that Mylars cannot currently be sent to the County for final recordation due to closures at the County level from the ongoing COVID-19 situation.

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\1616-09tech3.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)

Sheet L-1

- Add a note/call-out that the curbside landscape provided on this landscape plan is to replace the landscaping previously designed and installed by the adjoining development to the west. Landscape to be irrigated and maintained by XXX.

Sheet L-5

- Update the note where indicated to remove the reference to the previous landscape code.

Sheet L-6

- Provide a hydrozone plan graphic that depicts the water and non-water conserving areas. Aurora Water requires this to be part of the landscape submittal for irrigation tracking purposes. Plant material is turned off, but bed outlines with hatching/graying of these areas is provided.

Sheet L-7

- Are you comfortable with the landscape installer using the plant schedule provided for the overall development for the selection of plants for the front yards? Will the shrubs listed work given the lot sizes? If so, please just add a note that states that the plant schedule provided on sheet X shall be used for the front yard landscaping OR provide a separate varied plant schedule just for the front yards. Also add a note that states that the front yard landscape design must not repeat for so many lots. A note that prevents the landscape installer from creating the same design and using the same plants repeated on adjoining lots in all A lots, or B lots etc.
- The sod standard should only be listed if the 400sf minimum can be met. The intention is that sod only be provided if 400 contiguous sf is available after the driveway and house have been sited. The way these tables read or allude to, is that the landscaper shall put the required shrubs in and whatever area is leftover, they should provide sod. They aren't going to realize that we do not permit sod in the front yards unless 400sf can be provided. They can't be held accountable for figuring out whether the 400 sf minimum is available after the shrubs have been installed. They are going to bid the project and assume sod for each lot.
- Double check that two trees will fit in the front yard given the size of the lots and the provision of a driveway and assumed water and sewer to each lot.

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.

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

There are items that encroach into the easements. Contact Grace Gray to start the License Agreement.

Site Plan

- Any physical features located in the Drainage easements will need to be covered by a License Agreement. These items include the stone columns on the fence and the storm inlets. Contact Grace Gray to start the License Agreement process



Plat

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

- Delete the portion of Note 10.