

September 7, 2018

Ms. Heather Lamboy  
**City of Aurora, Planning Department**  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, Colorado 80012

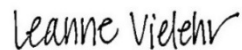
Re: **Kings Point CSP No. 2 / Final Plat No. 2 Response to Fourth Submission Review**  
Application Number: **DA-1609-17**  
Case Numbers: **2016-4013-00; 2016-3041-00**

Dear Heather:

Enclosed herein are the review comments provided to us on February 14, 2018 in regards to the fourth submittal of the Kings Point CSP No. 2 and Final Plat No. 2. These have been addressed and are included with this letter.

Please let me know if you have any questions or require any additional information. We look forward to continued work with the City of Aurora throughout the review and approval process of this exciting new project.

Sincerely,  
**Norris Design**



Leanne Vielehr  
Senior Associate

## SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ Let's continue to collaborate on the discussions with CDOT regarding the intersection design at E Aurora Parkway and S Parker Road.  
*Response: A number of meetings were held pertaining to the future intersection of E. Aurora Parkway and Parker Road. At the April 26, 2018, meeting it was determined that Kings Point could move forward with the signalized intersection. A signalization and stripping plan will be submitted to the City by May 24, 2018. The City will be handling the access permitting through CDOT.*
- ✓ Please remember to update all plan sets to reflect the revised drainage design.  
*Response: All plans have been updated to reflect revised drainage design.*
- ✓ Please remember to update your Tree Protection Plan based on the civil plan revisions.  
*Response: Tree Protection Plan has been updated to reflect the civil plan revisions.*
- ✓ Please provide an appraisal to PROS to help in determining your Parks fees.  
*Response: The appraisal was provided to PROS via email on May 7, 2018.*
- ✓ If you haven't done so already, please begin the license agreement process for retaining walls, monument signs, and decorative perimeter fencing.  
*Response: We are in the process of gather the required materials for the license agreement.*

## PLANNING DEPARTMENT COMMENTS

### 1. Community and External Agency Comments

1. During this review cycle staff received 1 comment from the CenturyLink.

Name: Dustin Pulciani

Organization: 700 Mineral Ave.

Address: CenturyLink Aurora CO 80120

Phone: 720-520-3133

Email: dustin.pulciani@centurylink.com

Comment: CenturyLink objects to the proposed plat, and the rationale is the same as was stated on CTL's objection comments for the 1st and 2nd submittal. As previously indicated, CTL has buried cable situated within Tract A and Tract AA. CTL lines appear to have been placed in 1960's and 1970's, and thus CTL has prescriptive easement rights with respect to these lines. CTL can change its position on this plat once it has reached an agreement with the Owner for new easements that support the development of this property. Applicant can call Dustin Pulciani to discuss a resolution to this issue.

*Response: The developer spoke with Dustin Pulciani with Century Link and requested that Century Link provide an idea of where they believe the buried cable is. Century Link provided a rough map indicating that the buried cable may be on a portion of Kings Point property in Filing No. 1. Based on this information the developer hired Tom Richardson LLC a licensed utility locate company to determine the location of the Century Link cable. Based on their findings it appears that the cable is not located on Kings Point's property. We have shared this information with Century Link and they have verified the information and concur that the underground cable is not located on the Kings Point property.*

### 2. Completeness and Clarity of the Application

Address the following items:

A. Please make the corrections shown on the redlines throughout the Site Plan and Plat set.

*Response: The Site Plan, Plat, Landscape Plans and Civil Plans have all be revised to match.*

B. Please be sure that the Civil Plan review set matches the Site Plan and Plat set.

*Response: The Site Plan, Plat, Landscape Plans and Civil Plans have all be revised to match.*

### **3. Phasing and Transportation Planning Issues**

A. CDOT has provided comment regarding E Aurora Parkway and S Parker Road. Please continue to work with Victor Rachel and Rick Solomon regarding these comments.

*Response: Response: CDOT has been provided with the Traffic Impact Study and additional memorandums addressing their various requests. A number of meetings were held pertaining to the future intersection of E. Aurora Parkway and Parker Road. At the April 26, 2018, meeting it was determined that Kings Point could move forward with the signalized intersection. A signalization and stripping plan will be submitted to the City by May 24, 2018. The City will be handling the access permitting through CDOT.*

### **4. Landscape Design Issues**

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

Please address the following items:

A. The note for the NAC located in Tracts EE and KK indicates the NAC will be provided in a future phase. Please itemize what landscape and land area will be developed in a future phase. Will tract KK also be phased? Separate phased plantings and/or development in the Tract Landscape Table. Add tract EE to the Tract Landscape Table and break down requirement(s) by phase or remove completely from this CSP and note it will be submitted as a future CSP for the NAC.

*Response: The northern half of Tract EE will be part of a future CSP and has been labeled as "Tract EE Phase 2". All landscape proposed in both tracts KK and EE for this CSP have been included in the Tract chart. Tract EE proposed improvements have been labeled as "Tract EE Phase 1". Tract Chart reflects requirements for both Phases of Tract EE.*

B. Tract N – replace 11 DGM (5 gallon shrubs) with 11 GFC (Acer ginnala 'Flame') to count as trees.

*Response: Ornamental trees in Tract N have been changed to GFC (Acer ginnala 'Flame') to count as trees.*

C. Tracts P, KK and N also appears to have DGM that have been counted as trees. Please review the landscape for this tract and revise accordingly.

*Response: Landscape provided in Tracts P, KK, and N have been revised accordingly. Plants labeled as DGM have not been counted as trees.*

D. Include standards for retaining walls in the CSP. At a minimum, add a note that retaining walls shall comply with Code Section 146-1432 and the Roadway Design and Construction Specifications, Section 4.02.7. Identify the proposed material as well. Please be advised, retaining walls shall not exceed 48 inches in height.

*Response: The requested note has been added. There is one wall over 48", maximum of 8ft. This wall is used to protect existing Black Forest Trees and has a total length of 55 linear feet. This was discussed and agreed to with staff during the project meeting on 2/21/18.*

E. Review matchline references. Several are incorrect.

***Response: Matchline references have been corrected.***

F. Add notes to Sheet L1.02 for tree and shrub equivalents per Section 146-1426

***Response: Notes per Section 146-1426 have been added to Sheet L1.02.***

G. Shrub counts can't be duplicated. Please confirm three 1 gallon shrubs are being provided per one 5 gallon shrub.

***Response: All shrubs are proposed in 5 gallon (#5) containers. Ornamental grasses are proposed in 1 gallon (#1) containers and (3) 1 gallon ornamental grasses are counted as (1) 5 gallon shrub.***

## 5. Environmental Review

Porter Ingram, Senior Planner II, pingrum@auroragov.org, (303) 739-7227

A. Please ensure the avigation easement is complete and recorded prior to Site Plan/Plat recordation.

***Response: The Avigation Easement was executed by the property owner Kingspoint, LLC on May 10, 2018. The document was sent to the City Clerk and Recorder.***

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### 6. Addressing

Cathryn Day, Planner II/GIS Addresser, cday@auroragov.org, 303-739-7357

A. Please change street name E Clifton Circle to E Nova Circle per my June 5th e-mail. This street is coming off of E Nova Drive.

***Response: This comment applies to Filing 1 and has been revised accordingly.***

### 7. Civil Engineering

Janet Bender - jbender@auroragov.org - 303-739-7512

A. Please refer to the Civil Plan review for additional detail and redlines. Ensure that the Civil Plans match the Site Plan and Plat.

***Response: The Site Plan, Plat, Landscape Plans and Civil Plans have all be revised to match.***

### 8. Parks, Recreation and Open Space (PROS)

Chris Ricciardiello / cricciar@auroragov.org / 303-739-7154

A. PROS has requested an appraisal for the property in question from the applicant. The applicant has agreed to provide the appraisal prior to the approval of the final plat. Following receipt of the appraisal and confirmation regarding the property value presented, PROS will prepare an invoice for all outstanding cash in lieu due to the city for park land dedication.

***Response: The appraisal was provided to PROS via email on May 7, 2018.***

### 9. Forestry

Jacque Chomiak / jchomiak@auroragov.org / 303-739-7178

A. The inches added into the Landscape Plan fulfill the tree loss that needs to be replaced for Filing 2. However, the TPP still needs to be refined and it was not included in this set of submittals.

*Response: The Tree Protection Plan has been updated to reflect civil CD changes. The updated Tree Protection Plan is included in this resubmittal and was also sent directly to Jacque and Rebecca via email on Sept. 7, 2018*

#### 10. Real Property

Darren Akrie/ dakrie@auroragov.org / 303-739-7331

A. Please see Subdivision Plat for redline comments. Dedicate any easements by plat or separate document.

*Response: Redlines with the CSP Technical Submission Review, dated 2/14/18, review were not received. To the best of our knowledge all plat redlines have been addressed. Easements will be dedicated by the plat or separate documents.*

B. Site plan: Items such as retaining walls, monument signs and perimeter decorative fencing with columns will require a license agreement. Contact Andy Niquette in Real Property at 303-739-7300 or aniquett@auroragov.org for submittal requirements. Once Andy receives what he needs, it usually takes 4-6 weeks to complete the process. The License must be complete and ready to record before we will record the site plan. Andy needs to have received your packet by the time I receive your next submittal from Planning or you may not have your project approved by the proposed date given on your timeline.

*Response: The developer met with Andy Niquette on May 17, 2018. The submittal for licensing for walls, fencing and medians will be made separately within the next few weeks.*

#### 11. Utilities

Jonathan Villines / jvilline@auroragov.org / (303) 739-7646

A. Please make corrections on the redlines to illustrate Zone 5 and Zone 6.

*Response: Redlines to the site plan were not provided. Please refer to the latest set of Civil Plans.*

#### 12. Traffic

Reviewed by: Victor Rachael / vrachael@auroragov.org / (303) 739-7309

A. The Traffic Impact Study is under review in a parallel process. The Study has been referred to the Colorado Department of Transportation for review.

*Response: Comment noted.*

B. See comments on Landscape Plans and Traffic Impact Study.

*Response: Redlines to the Landscape Plans and Traffic Impact Study were not provided.*

#### 13. Colorado Department of Transportation (CDOT)

Reviewed by: Richard Solomon, Region One Permit Unit Supervisor / richard.solomon@state.co.us / (303) 757-9345

A. Discussion is ongoing regarding the E Aurora Parkway and S Parker Road intersection.

*Response: CDOT has been provided with the Traffic Impact Study and additional memorandums addressing their various requests. A number of meetings were held pertaining to the future intersection of E. Aurora Parkway and Parker Road. At the April 26, 2018, meeting it was determined that Kings Point could move forward with the signalized intersection. A signalization and stripping plan will be submitted to the City by May 24, 2018. The City will be handling the access permitting through CDOT.*