

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



December 20, 2022

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

Re: Fourth 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 fourth submission, which we started to process on December 1st, 2022. 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 important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before January 4th, 2022.

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.

Your estimated administrative decision date is tentatively set for February 1st, 2023. As the administrative decision date approaches, remember to coordinate with your case manager regarding the notice of pending administrative decision and administrative decision hearing signs. The notice of pending administrative decision is required to be sent to abutting property owners at least 10 days prior to the decision date and the signs are required to be posted on-site a minimum of 10 days prior to the decision date.

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.

Sincerely,

Erik Gates, Planner I
City of Aurora Planning Department

cc: Layla Rosales, Terracina Design
Scott Campbell, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\\$DA\1600-1699\1609-21rev4



Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- In areas where the streetscape will not have lots associated with it, the curbside landscape must be included with this ISP. [Landscaping]
- Various traffic and taper comments are left on the roadway islands. [Traffic Engineering]
- After discussions with Aurora Water managing staff see the changes in public vs. private distinctions on the ISP. [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. Completeness and Clarity of the Application (Comments in teal)

2A. There were no more completeness or clarity issues identified on this review.

3. Zoning and Land Use Comments (Comments in teal)

3A. There were no zoning or land use comments on this review.

4. Streets and Pedestrian Issues (Comments in teal)

4A. No streets or pedestrian issues were identified in this review.

5. Parking Issues (Comments in teal)

5A. There are no comments related to parking in this review cycle.

6. Architectural and Urban Design Issues (Comments in teal)

6A. There were no architectural or urban design issues identified on this review.

7. Signage Issues (Comments in teal)

7A. There were no signage issues identified on this review.

8. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

[Landscape Plan Page 1]

8A. There are no residential lots associated with this Infrastructure Site Plan. It is all street network. Remove the graphic and associated text.

[Landscape Plan Page 2]

8B. Identify the future Tract 1 area that is listed in the table.

[Landscape Plan Page 3]

8C. Make the R.O.W line darker and more legible. Make the sidewalk line work darker and more legible.

8D. What is the identified line? Can it be turned off? It makes seeing the sidewalk more difficult. Too many extraneous lines if they don't need to be turned on, turn them off.

8E. Turn this line off. Not sure if it is supposed to be the limit of work.

[Landscape Plan Page 11]

8F. Add a tree here.

[Landscape Plan Page 12]

8G. Add a tree here.

[Landscape Plan Page 16]

8H. There appears to be an extra line associated with the right-of-way. Can it be turned off?

8I. What are these extra lines? Please turn them off.

8J. What are these lines?



[Landscape Plan Page 17]

8K. Because this portion of the streetscape will NOT have lots associated with it, the curbside landscape must be included with this ISP. This area is adjacent to the proposed detention pond. Please update the plan and landscape table accordingly.

[Landscape Plan Page 18]

8L. Provide the curbside landscape for this area. This will not have residential lots associated with it. The detention pond is adjacent to this street frontage. Please update the landscape plan and table accordingly.

[Landscape Plan Page 22]

8M. Include the proposed grading.

[Landscape Plan Page 23]

8N. Include the proposed grading.

[Landscape Plan Page 24]

8O. Provide the contour labels.

[Landscape Plan Page 25]

8P. Adjust the location of the plant material.

8Q. Include the proposed grading.

[Landscape Plan Page 26]

8R. Adjust tree locations. They are on storm pipes.

8S. Show the proposed contours.

9. Planning Transportation (Tom Worker-Braddock / 303-739-7340 / tworker@auroragov.org)

9A. There were no comments from Planning Transportation on this review cycle.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

10A. Label the slope in the pond bottom.

10B. Check the slope label where requested. The contours appear to be steeper.

11. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

[ISP Page 27]

11A. This sign is not needed. [3 comments]

[ISP Page 28]

11B. W11-2 & W16-7P required. [6 comments]

11C. 30 mph speed, 13' offset, WS /60 = 195' taper. Only providing ~104'.

11D. 83' taper less than 195' needed for WS /60.

11E. Advanced W11-2 sign required with AHEAD plaque. [7 comments]

11F. 83' Approach taper is less than 100'.

11G. Tapers?

11H. Leader to marking.

11I. Tapers too short. [3 comments]

12. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

12A. There were no more comments from Fire/Life Safety on this review.

13. Aurora Water (Nina Khanzadeh / 303-883-2060 / nkhanzad@auroragov.org / Comments in red)

[ISP Page 7]

13A. Please note that this DA is very detailed in terms of manhole sizes/ inlet type/size of pipe. This will be reviewed during the CP phase.

13B. Public pipe.

13C. After discussions with AW managing staff see the following changes in public vs. private distinctions.

[ISP Page 9]



13D. After discussions with management, make this pipe public and within utility easement.

13E. Make this into a utility easement instead.

[ISP Page 11]

13F. Where is the easement for this stub?

13G. Where is sheet 15 referenced?

[ISP Page 12]

13H. Ensure these storm lines are within ROW, if not a utility easement is needed.

[ISP Page 13]

13I. Will this be collecting ROW flows only? If so, make this into public.

13J. Assuming these are collecting ROW flows.

13K. Public since conveying ROW flows.

13L. After discussions with management, change this into a public pipe until forebay, encompass within utility easement.

13M. Remove the word "Private" from drainage easement typ.

13N. Is there a pipe connecting to this manhole? Will this be collecting ROW flows? If so label as public. Need clarification.

[ISP Page 14]

13O. Label forebays & outlet structures as private- typ.

13P. Need additional clarification. Will public or commingled flows be entering this pond? If commingled, label as private and within drainage easement.

[ISP Page 15]

13Q. Make this a utility easement.

13R. Label this private pipe and inlet outside of utility easement limits.

13S. Per email with Manny, label this piping as public because only conveying ROW flows.

14. Forestry (Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

14A. Waiting for information on Bond, Mylars, also have to submit approved copy of TPP alongside the ISP.

15. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve)

15A. There were no more comments from PROS on this review.

16. Real Property (Kalan Falbo / 720-338-7419 / kfalbo@auroragov.org / Comments in magenta)

16A. Continue to work with Real Property for:

Any encroachments into easements owned by the city will require a license agreement. Contact Grace Gray at ggray@auroragov.org for license. Any easements that are going to be owned by the city should be dedicated by plat.

Easements dedicated by separate instrument should work with dedicationproperty@auroragov.org.

17. Arapahoe County Public Works & Development (Sarah White / 720-874-6500 / swhite@arapahoegov.com)

17A. There were no comments received from Arapahoe County on this review.

18. E-470 Public Highway Authority (Chuck Weiss / 303-537-3420 / cweiss@E-470.com)

18A. There were no comments received from E-470 on this review.

19. Mile High Flood District (Laura Hinds / 303-455-6277 / submittals@udfcd.org)

19A. MHFD staff have no objections to the referenced project at the present time. We appreciate the opportunity to review this application and look forward to working with you as the drainage design progresses.