

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



March 1, 2018

Bruce Stokes  
Kingspoint, LLC  
3033 E 1<sup>st</sup> Avenue, Suite 305  
Denver Co 80206

**Re: Third Submission Review** – King's Point CSP #1  
Application Number: **DA-1609-17**  
Case Number: **2016-4013-00**

Dear Mr. Stokes:

Thank you for your third submission, which we received on July 11, 2017. We reviewed it and attached our comments along with this cover letter.

Since several important issues still remain, you will need to make a technical submission. Please revise your previous work and send us a new submission on or before March 12, 2018.

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 give me a call. I may be reached at 303-739-7184 or [hlamboy@auroragov.org](mailto:hlamboy@auroragov.org).

Sincerely,

Heather L. Lamboy, Planning Supervisor  
City of Aurora Planning Department

Cc: Mindy Parnes, Planning Department  
Eva Mather, Norris Design  
Margee Cannon, Neighborhood Liaison  
Gary Sandel, ODA Project Manager

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## *Third Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- ✓ Ensure that the Civil Plan review set matches the Site Plan and Plat set. Especially important are the changes to the grading and drainage, as well as the Tree Protection Plan and Landscape Plan.
- ✓ Update the Master Trail Plan based upon the Civil Plan review.
- ✓ Please don't forget to begin processing license agreements and easement dedication where applicable. Keep in mind that the review process is approximately 6-8 weeks and you will not be able to record Mylars until that is complete.

### **PLANNING DEPARTMENT COMMENTS**

Reviewed by: Heather Lamboy / [hlamboy@auroragov.org](mailto:hlamboy@auroragov.org) / 303-739-7184 / PDF comment color is green.

#### **1. Community and External Agency Comments**

1. During this review cycle no external community or agency comments were received.

#### **2. Completeness and Clarity of the Application**

2. Address the following items:
  - A. Update the Master Trail Plan based on recent discussions regarding the same with the Civil Set plan review.
  - B. Please make the corrections shown on the redlines throughout the Site Plan and Plat set.
  - C. Please be sure that the Civil Plan review set matches the Site Plan and Plat set.

#### **3. Landscape Design Issues**

Debbie Bickmire/ [dbickmire@auroragov.org](mailto:dbickmire@auroragov.org)/ (303) 739-7/ Comments in teal clouds.

4. 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.
  - B. Tract N – replace 11 DGM (5 gallon shrubs) with 11 GFC (Acer ginala '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.
  - 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.
  - E. Review matchline references. Several are incorrect.
  - F. Add notes to Sheet L1.02 for tree and shrub equivalents per [Section 146-1426](#)
  - G. Shrub counts can't be duplicated. Please confirm three 1 gallon shrubs are being provided per one 5 gallon shrub.



## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### **4. Civil Engineering**

Janet Bender - [jbender@auroragov.org](mailto: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.

### **5. Forestry**

Jacque Chomiak / [jchomiak@auroragov.org](mailto:jchomiak@auroragov.org) / 303-739-7178

- A. Please provide an updated Tree Protection Plan based on recent discussions regarding tree impacts.

### **6. Real Property**

Darren Akrie/ [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / 303-739-7331

- A. Please see Subdivision Plat for redline comments. Dedicate any easements by plat or separate document.
- B. If applicable, 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](mailto: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.

### **7. Traffic**

Reviewed by: Victor Rachael / [vrachael@auroragov.org](mailto: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.