

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



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February 14, 2018

Bruce Stokes  
Kingspoint, LLC  
3033 E First Ave, Suite 305  
Denver Co 80206

**Re: Technical Submission Review – King's Point CSP No 1**  
Application Number: **DA-1609-16**  
Case Number: **2016-4013-00**

Dear Mr. Stokes:

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

Since several important issues still remain, you will need to make another technical submission. Please revise your previous work and send us a new submission on or before March 5, 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 [hlanboy@auroragov.org](mailto:hlanboy@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  
*Filed: K:\\$DA\1609-17tech1.rtf*



## *Technical Submission Review*

### **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.
- ✓ Please remember to update all plan sets to reflect the revised drainage design.
- ✓ Please remember to update your Tree Protection Plan based on the civil plan revisions.
- ✓ Please provide an appraisal to PROS to help in determining your Parks fees.
- ✓ If you haven't done so already, please begin the license agreement process for retaining walls, monument signs, and decorative perimeter fencing.

### **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 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](mailto: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.

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

#### **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.

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

Debbie Bickmire/ [dbickmire@auroragov.org](mailto: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.
- 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.

## **5. Environmental Review**

Porter Ingrum, Senior Planner II, [pingrum@auroragov.org](mailto:pingrum@auroragov.org), (303) 739-7227

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

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

## **6. Addressing**

Cathryn Day, Planner II/GIS Addresser, [cday@auroragov.org](mailto:cday@auroragov.org), 303-739-7357

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

## **7. 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.

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

Chris Ricciardiello / [cricciar@auroragov.org](mailto: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.

## **9. Forestry**

Jacque Chomiak / [jchomiak@auroragov.org](mailto: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.

## **10. 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. 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](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.

## **11. Utilities**

Jonathan Villines / [jvilline@auroragov.org](mailto:jvilline@auroragov.org) / (303) 739-7646

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



## **12. 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.
- B. See comments on Landscape Plans and Traffic Impact Study.

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

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

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