

September 7, 2018

Ms. Heather Lamboy
City of Aurora, Planning Department
15151 E. Alameda Parkway, 2nd Floor
Aurora, Colorado 80012

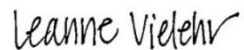
Re: **Kings Point CSP No. 1 / Final Plat No. 1 Response to Fourth Submission Review**
Application Number: **DA-1609-17**
Case Numbers: **2016-4013-00; 2016-3041-00**

Dear Heather:

Enclosed herein are the review comments provided to us on June 20, 2018 in regards to the fifth submittal of the Kings Point CSP No. 1. 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

- ✓ Ensure that match-line references are correct.
Response: All matchline references are correct.
- ✓ Clarify landscape phasing.
Response: All landscaping shall be installed per the landscape matrix submitted on March 17, 2017. Landscaping associated with E. Aurora Parkway will be installed with the completion of the roadway.
- ✓ Please provide a copy of the recorded avigation
Response: A copy of the recorded Avigation Easement has been provided with this resubmittal.
- ✓ A street name should be changed from E Clifton Circle to E Nova Circle
Response: Street name has been changed per comment.
- ✓ The Tree Protection Plan is still under review. Please keep in mind that the Tree Protection Plan must be complete prior to the production of final Mylars and recording of the CSP and plat.
Response: Comment noted.
- ✓ Please provide an update on the required public art program and identify the potential sites for public art within CSP No. 1 or CSP No. 2.
Response: The Public Art Plan has been included with this resubmittal.
- ✓ Additional discussion is needed regarding the Fire Station notes.
Response: Per conversation between Bruce Stokes and Mike Dean, Life Safety has retracted/removed any comments associated with a future fire station within Kings Point Filing 1 or 2.

PLANNING DEPARTMENT COMMENTS

Reviewed by: Heather Lamboy / 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 Littleton, CO 80120

Phone: 720-520-3133

Email: dustin.pulciani@centurylink.com

Comment: Based on the utility locates provided by the applicant, CenturyLink has confirmed that there are no buried facilities on Tract A or Tract AA.

Response: Comment Noted.

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: No redlines were provided.

- B. The Fire Station notes have some conflicting language – the notes should be reviewed. The fire station information should be either on the Public Improvements Plan, or added to the FDP rather than on this CSP. If it is to be added to the FDP, it would be handled as an administrative Mylar change.

Response: Per conversation between Bruce Stokes and Mike Dean, Life Safety has retracted/removed any comments associated with a future fire station within Kings Point Filing 1 or 2.

3. Phasing and Transportation Planning Issues

- A. CDOT has provided comment (see attached memorandum dated June 11, 2018) regarding E Aurora Parkway and S Parker Road. Please continue to work with Victor Rachel and Rick Solomon regarding these comments.

Response: See attached letter.

4. Landscape Design Issues

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

Response: No redlines were received.

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.

Response: The above comments are a duplication from the previous comment letter dated March 1, 2018. The above comments also apply to Filing 2 not Filing 1. Per email correspondence with Debbie Bickmire on June 26, 2018, she has reviewed the Landscape CSP plans and made the following statement: "I've reviewed the landscape plans from the second technical submittal for Kings Point. I see where there were street trees removed due to utilities and it's unfortunate, but not problematic because overall you've exceeded code requirements. I don't have any additional comments on CSP 1."

5. Environmental Review

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

A. Please provide a copy of the recorded Avigation Easement.

Response: The Avigation Easement was recorded on June 7, 2018. A copy has been sent to the City Clerk and Recorder and to Porter Ingram. Porter has reviewed and indicated that it is satisfactory. A copy of the recorded Avigation Easement has been provided with this resubmittal.

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: The street name has been revised per comment.

7. Civil Engineering

Craig Perl / cperl@auroragov.org / 303-739-7532

A. No additional comments.

Response: Comment Noted.

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: An appraisal has been provided and accepted by PROS. On June 26, 2018, the applicant received an invoice from Curt Bish for Park Fees payable with the CSPs for both Filing 1 and 2.

9. Forestry

Rebecca Lamphear / rlamphea@auroragov.org / 303-739-7177

A. The Tree Protection Plan is still under review. As additional comments are provided, they will be forwarded to you immediately.

Response: The consultant has been working directly with Jacque Chomiak and Becky Lamphear on finalizing the Tree Protection Plan. An updated Tree Protection Plan was provided to them for their review on July 7, 2018.

10. Real Property

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

A. Please see Subdivision Plat for redline comments. A license agreement is needed for several encroachments.

Response: No redlines were provided. A licence agreement is being drafted and will be submitted with a week or two.

11. Utilities

Anthony Tran / atran@auroragov.org / (303) 739-7376

- A. No additional comments.

Response: Comment Noted.

12. Traffic

Reviewed by: Brianna Medema / bmedema@auroragov.org / (303) 739-7336

- A. All Traffic Impact Study comments have been addressed.

Response: Comment Noted.

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. Please see attached June 11, 2018 Memorandum.

Response: See attached letter.