

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



September 23, 2022

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

Re: Third Submission Review – Kings Point North West – Site Plan (ISP)

Application Number: **DA-1609-20**

Case Numbers: **2021-6058-00**

Dear Mr. Bauer:

Thank you for your third submission, which we started to process on September 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 October 7th, 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 October 26th, 2022. 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:\SDA\1600-1699\1609-20rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Various updates to notes, tables, and labeling requested by Landscaping.
- The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.
- Ensure mature plant heights meets COA 4.04.2.10 height requirements.
- Ensure the ISP and MUS match. Some sanitary mains appear to be missing.
- ISP will not be approved until Tree Protection Plan has been approved.
- Label all easements. Any easements that are going to be owned by the city should be dedicated by plat. Any encroachments into easements owned by the city will require a license agreement

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. There were no community comments on this review.

2. Completeness and Clarity of the Application (Comments in teal)

[ISP Page 1]

- 2A. Include an amendment block on this title page in order to track any future amendments to this plan.

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

- 3A. There are no comments related to zoning or land use in this review cycle.

Streets and Pedestrian Issues (Comments in teal)

- 3B. There were no streets or pedestrian issues identified on this review.

4. Parking Issues (Comments in teal)

- 4A. There are no comments related to parking in this review cycle.

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

- 5A. There were no more architectural or urban design comments on this review.

6. Signage Issues (Comments in teal)

- 6A. There were no signage issues on this review.

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

[ISP Page 1]

- 7A. Correct/update note five under the Required Site Plan Notes.

[ISP Page 27]

- 7B. Not sure how the feet measurements relate to the scientific name, native species, variety etc. in the Native Seed Mixture Table.

- 7C. Update the curbside landscape table totals.

- 7D. Update the Open Space Requirements table.

[ISP Page 28]

- 7E. Label these also as the tracts that are being included/called out. There is not a graphic provided that designates or shows where the tracts are.

[ISP Page 29]

- 7F. The legend is good to have on each sheet, but this is too small to read. Increase in size - each sheet.

[ISP Page 41-43]

- 7G. Add a note that street trees shall be provided along the back of the walk when the adjoining lot develops.

[ISP Page 44]

- 7H. Add match lines and matchline text.



7I. The landscape is cut off on a portion of the sheet. It either needs to be captured here or on the adjoining sheet.

[ISP Page 45]

7J. The landscape is cut off on a portion of the sheet. It either needs to be captured here or on the adjoining sheet.

[ISP Pages 46-50]

7K. Enlarge the identified label and darken it.

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

8A. There were no more comments from Planning Transportation on this review.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

[ISP Page 1]

9A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

[ISP Page 4]

9B. If no walls greater than 30" are proposed, alter the maximum height indicated in the detail

9C. No tiered walls are shown on the plans either.

9D. Missing section for a concrete wall along Parker.

9E. As there is no stationing provided with the site plan, indicate limits for the sections in another way.

[ISP Page 5]

9F. Min 50' centerline radius for the access.

9G. Easements are not required for private storm sewer.

9H. No line is shown.

9I. Maintenance access is required to be min 8' with 2' shoulders on each side.

[ISP Page 8]

9J. This wall section is not included.

[ISP Page 10]

9K. Prairie Point Drive? Typical.

[ISP Page 25]

9L. Provide additional contour labels.

9M. Provide longitudinal roadway slope labels, typical.

[ISP Page 26]

9N. Provide longitudinal roadway slope labels, typical.

9O. Label: Prairie Point Drive

10. Traffic Engineering (Steven Gomez / 303-739-7300 / segomez@auroragov.org / Comments in amber)

[ISP Page 7]

10A. Provide roundabout sight triangles to all approaches.

[ISP Page 10]

10B. Move RRFB to other side of the ramp.

[ISP Page 29]

10C. Verify all mature plant height within in all intersection triangles meet COA 4.04.2.10 height requirements. Several plants identified may exceed height requirements.

[ISP Page 30]

10D. Verify mature plant height meets COA 4.04.2.10 height requirements.



[ISP Page 31]

10E. Verify mature plant heights meet COA 4.04.2.10 height requirements within sight triangles, typical.

10F. Add intersection sight triangles per COA TE-13.

[ISP Page 36]

10G. Add sight triangles to all roundabout approaches.

11. Fire / Life Safety (Mike Dean / 303-739-7447 / mdean@auroragov.org / Comments in blue)

[ISP Page 17]

11A. Relocate the fire hydrant across the street.

11B. The hydrant must be located/spaced on alternating sides of the street, not just one side.

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

[ISP Page 12]

12A. Provide a more definitive key map that labels street names- similar to the King's Point west ISP-typical all pages.

12B. Indicate who owns and maintains this pipe. Aurora Water has no record of these. Please confirm.

12C. Provide grading slope information. Slopes are limited to 4:1.

12D. Call out maintenance access as previously mentioned.

[ISP Page 13]

12E. Why were the contours removed from the previous submittal? Show and label and include slope information.

12F. What is the separation length between this storm and sanitary? Need to maintain at least a 3 foot separation.

12G. Label as private.

12H. Identify if this is a street, path, etc. If street show and label ROW limits -TYP all sheets. Need to understand where this street is to make sure there is conformance with the approved MUS.

12I. Again, need a clear understanding of where this is.

12J. Need to show and label ROW limits.

[ISP Page 14]

12K. Need to show and label the ROW limits- typ all utility sheets.

12L. Need to label as private.

12M. Ensure that all inlets in ROW are type R.

12N. MUS shows a check valve on the main- show and label.

12O. Relocate to move public storm out of the concrete area.

[ISP Page 15]

12P. Need to show and label all valves and PRVs as listed in the approved MUS. PRVs are to be located outside of ROW areas and preferably in a landscaped area, not located in front of a residential property.

12Q. Include a sampling station for this site. The sampling station is to be located in a landscaped area- preferably a park.

[ISP Page 16]

12R. According to MUS the sanitary main should go north in this direction- confirm.

12S. Label as private.

12T. Appears that a sanitary main is missing per MUS.

12U. PRV to be located outside of ROW- see the previous comment. This ORV should be between the zone 6 and zone 7 boundaries-confirm location is correct.

[ISP Page 17]

12V. Label as private.

12W. Show and label maintenance path.

12X. Include the following note on all utility pages: All storm water detention ponds are private and to be maintained by XXXXXX.



[ISP Page 18]

12Y. Easements?

[ISP Page 19]

12Z. Easements?

12AA. Label this entire length as a private storm.

12BB. Why is an easement here? If this storm is not collecting ROW flows, it will be a private asset.

[ISP Page 20]

12CC. Again see the previous comment. If storm is private, should not be within the easement. Label storm as private when not collecting ROW flows.

12DD. See the previous comment on easements.

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

[ISP Page 1]

13A. ISP will not be approved until Tree Protection Plan has been approved. TPP has some issues particularly the notation that they have a company that can spade 13+ diameter ponderosa pine trees. 70% ponderosa pine preservation will be required for this project.

13B. The TPP must be submitted as a separate document alongside the ISP.

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

14A. Any encroachments into easements owned by the city will require a license agreement. Contact Grace Gray at ggray@auroragov.org for the license.

14B. Label all easements. Any easements that are going to be owned by the city should be dedicated by plat.

[ISP Page 1]

14C. Should Section 35 be added here?

[ISP Page 5]

14D. If the barricade is encroaching into the easement, it will need to be covered in a license agreement.

[ISP Page 21]

14E. Easements should be dedicated by plat.

15. Arapahoe County Public Works & Development (Joseph Boateng / 720-874-6500 / jboateng@arapahoegov.com)

15A. When this project was submitted previously, a number of comments were returned in a comment letter, dated December 29th, 2022. The Comments have been addressed and we do not have comments at this time.

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

16A. 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.