



January 26, 2021

Claire Dalby

City of Aurora Planning Department
15151 E Alameda Pkwy Ste 2300
Aurora, CO 80012

Re: Initial Submission Review Responses – Kingston Place Duplexes Site Plan Amendment

Application Number: **DA-1387-04**
Case Number: **2004-4008-01**

Dear Claire Dalby,

Please see the responses to the comments provided on the Kingston Place Duplexes Site Plan Amendment below:

Is the landscape to remain the same or altered under the 8 original units and if so in what respect? Is the current HOA to absorb the new units or will there be an HOA newly created for all units or just the new construction?

The existing landscape is to remain, unless damaged by construction. The new buildings will be joining the existing HOA for the property.

Please submit the amended site plan as one document and ensure that all original sheets are included; incorporate new pages in accordingly with applicable redlines.

The plans have been compiled into one document.

Include the signed cover sheet with the amendments noted with the next submittal.

The cover has been signed and included.

Include dates for all amendments both on the amendment block and associated pages where amendments occur.

Amendment dates have been added to all applicable areas.

Please confirm that no changes to anything in the Data Block (gross floor area, total building coverage, hard surface area, landscape area, parking, etc.) has been changed with this amendment.

Data block has been verified. T

Please dimension all new building elevations including roof overhangs.

Black and white elevations provided w/ dimensions including roof overhangs. The black and white are current and accurate the color elevation are for material color only.

Provide masonry calculations for all new elevations.

Masonry calculations table provided on the black and white elevations.

It is unclear whether the new elevations meet the minimum score of 17 required by Section 146-4.8.3.F (Table 4.8-2). Please update architectural features on the proposed elevations to meet this minimum score or demonstrate how the elevations do meet the minimum score.

The architectural features table was added for each elevation / building.

On the landscape sheets that have a proposed change, list the number one with the triangle then next to it, list what has changed on that sheet and add a date.

Noted. Plans have been adjusted to reflect any proposed changes between this submittal and the original landscape plan.

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

Noted.

Why aren't these sheets in a single document?

The sheets have been compiled into one document.

Add the following notes to SP1.

The listed notes were added to SP1.

Sheet SP1

Include proposed light fixture.

Light Fixture has been added.

Indicate direction of emergency overflow

Emergency Overflow direction has been indicated.

Show/label maintenance access to the pond bottom

Non-concur – As per discussion with Craig Perl at the City, the maintenance access road runs along the north end of the pond.

Add a note indicating if the storm sewer system is public or private and who will maintain it.

A note has been added.

Add a note that the Pond Certificate must be approved prior to the issuance of a Certificate of Occupancy.

A note has been added.

Add tow away symbol as shown (or similar to bottom of signs.)

This symbol has been added.

Maintain 7' to bottom of signs with added sign.

Noted.

Work with Real Property to vacate this fire lane easement.

Noted.

See the red line comments on the SP Amendment. There are some easement vacation issues. Contact Andy Niquette (aniquett@auroragov.org) for the easement concerns. Please note that the site plan cannot be approved until all items needed are submitted, fully reviewed, and ready to record.

This has been noted.

GN1 All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.

This has been noted.

SP1 Add Lot, Block, and Subdivision name.

This has been added.

SP1 If this needs to be vacated, then contact Andy Niquette (aniquett@auroragov.org) to start the process.

Noted. Easement will not be vacated as it is still used for the utilities.

The retaining wall heights do not match the site plan.

Listed retaining wall heights have been coordinated and updated to match site plan.

Show/label maintenance access to the pond bottom.

As per discussion with Craig Perl at the City, the maintenance access road runs along the north end of the pond.

Show the existing/proposed storm sewer on the landscape plan.

Noted. Existing/proposed storm sewer now shown on landscape plan.



Please let us know if we can be of further assistance. You may reach me by phone at 303-956-7993 or by email at bmurphy@calibre-engineering.com.

Sincerely,

CALIBRE ENGINEERING, Inc.

A handwritten signature in black ink, appearing to read "Ben Murphy", is written over the printed name and title.

Benjamin Murphy, PE
Project Manager