

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



January 8, 2021

Aaron Foy  
Blvdway Communities  
600 Grant St Ste 404  
Denver, CO 80203

**Re: Initial Submission Review – Kingston Place Duplexes Site Plan Amendment**  
Application Number: **DA-1387-04**  
Case Number: **2004-4008-01**

Dear Mr. Foy,

Thank you for your initial submission, which we started to process on Monday, December 14, 2020. We reviewed it 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.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Tuesday, January 26, 2021.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item marked with an asterisk. 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 call me at 303-739-7266 or send me an email at [cdalby@auroragov.org](mailto:cdalby@auroragov.org).

Sincerely,

Claire Dalby, Planner II  
City of Aurora Planning Department

cc: Brian Philippi – Calibre Engineering Ince 9090 S Ridgeline Blvd Ste 105 Highlands Ranch, CO 80129  
Scott Campbell, Neighborhood Liaison  
Cesarina Dancy, ODA  
Filed: K:\SDA\2247-00rev1.rtf



## *Initial Submission Review*

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

- Review and address all formatting and correctness comments from all departments.
- Work with Planning staff on some revisions to the submitted building elevations (see Item 3).
- Continue working with Public Works on your Preliminary Drainage (see Item 5).
- Ensure all required easements are dedicated.

### **PLANNING DEPARTMENT COMMENTS**

**Claire Dalby** / 303-739-7266 / [cdalby@auroragov.org](mailto:cdalby@auroragov.org))

#### **1. Community Questions, Comments and Concerns**

1A. Seventeen registered neighborhood organizations and twenty-two adjacent property owners were notified of the Minor Amendment application. As of the date of this letter, two public comments have been received in reference to the application. Please see the comments below for details and respond accordingly:

Alan Sher / 1202 S Kingston Ct. / 303-378-0154 / [alanbsher@yahoo.com](mailto:alanbsher@yahoo.com)

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?

Arnie Schultz / 1137 S Oakland St / 720-281-2880 / [seamus12@comcast.net](mailto:seamus12@comcast.net)

The Village East Neighborhood Association (VENA) Board of Directors has reviewed this development and are in support of it.

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

2A. 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.

2B. Include the *signed* cover sheet with the amendments noted with the next submittal.

2C. Include dates for all amendments both on the amendment block and associated pages where amendments occur.

2C. 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.

#### **3. Architectural and Urban Design Issues**

5A. Please dimension all new building elevations including roof overhangs.

5B. Provide masonry calculations for all new elevations.

5C. 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.

#### **4. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org))

Sheet L-1

4A. 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.

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

#### **5. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org))

Sheet T1

5A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

5B. Why aren't these sheets in a single document?



### Sheet GN1

5C. Add the following notes:

-In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer.

-The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line and grounding details shall be submitting to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the street lights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.

### Sheet SP1

5D. Include proposed light fixture.

5E. Indicate direction of emergency overflow

5F. Show/label maintenance access to the pond bottom

5G. Add a note indicating if the storm sewer system is public or private and who will maintain it.

5H. Add a note that the Pond Certificate must be approved prior to the issuance of a Certificate of Occupancy.

## **6. Fire / Life Safety (Ted Caviness / 303-739-7628 / [tcavines@auroragov.org](mailto:tcavines@auroragov.org))**

### Sheet SP1

6A. Add tow away symbol as shown (or similar to bottom of signs.)

6B. Maintain 7' to bottom of signs with added sign.

6C. Work with Real Property to vacate this fire lane easement.

## **7. Real Property (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) & Andy Niquette / 303-739-7325 / [aniquett@auroragov.org](mailto:aniquett@auroragov.org))**

7A. See the red line comments on the SP Amendment. There are some easement vacation issues. Contact Andy Niquette ([aniquett@auroragov.org](mailto: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.

### Sheet GN1

7B. 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.

### Sheet SP1

7C. Add Lot, Block, and Subdivision name.

7D. If this needs to be vacated, then contact Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) to start the process.