

May 25, 2018

Ms. Heather Lamboy  
**City of Aurora, Planning Department**  
15151 E. Alameda Parkway, 2<sup>nd</sup> 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 March 1, 2018 in regards to the fourth submittal of the Kings Point CSP No. 1 and Final Plat 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*

Leanne Vielehr  
Senior Associate

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ Ensure that the Civil Plan review set matches the Site Plan and Plat set. Especially important are the changes to the grading and drainage, as well as the Tree Protection Plan and Landscape Plan.  
*Response: The Site Plan, Plat, Landscape Plans and Civil Plans have all be revised to match.*
  
- ✓ Update the Master Trail Plan based upon the Civil Plan review.  
*Response: The Master Trail Plan has been revised to match the Civil Plans*
  
- ✓ Please don't forget to begin processing license agreements and easement dedication where applicable. Keep in mind that the review process is approximately 6-8 weeks and you will not be able to record Mylars until that is complete.  
*Response: EMK will be meeting with Real Property to determine areas requiring license agreements. No additional easement dedications are anticipated.*

### 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 no external community or agency comments were received.  
*Response: Comment Noted.*

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

Address the following items:

- A. Update the Master Trail Plan based on recent discussions regarding the same with the Civil Set plan review.  
*Response: The Master Trail Plan has been revised to match the Civil Plans*
- B. Please make the corrections shown on the redlines throughout the Site Plan and Plat set.  
*Response: No redlines were received.*
- C. Please be sure that the Civil Plan review set matches the Site Plan and Plat set.  
*Response: The Site Plan, Plat, Landscape Plans and Civil Plans have all be revised to match.*

#### 3. 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.

*Response: This comment applied to Filing 2 only and has been addressed in the Filing 2 Comment Response Letter.*

B. Tract N – replace 11 DGM (5 gallon shrubs) with 11 GFC (Acer ginala 'Flame') to count as trees.

*Response: This comment applied to Filing 2 only and has been addressed in the Filing 2 Comment Response Letter.*

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.

*Response: This comment applied to Filing 2 only and has been addressed in the Filing 2 Comment Response Letter.*

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.

*Response: The requested note has been added. No proposed retaining wall exceeds 48 inches.*

E. Review matchline references. Several are incorrect.

*Response: Matchline references have been corrected.*

F. Add notes to Sheet L1.02 for tree and shrub equivalents per Section 146-1426

*Response: Notes per Section 146-1426 have been added to Sheet L1.02.*

G. Shrub counts can't be duplicated. Please confirm three 1 gallon shrubs are being provided per one 5 gallon shrub.

*Response: All shrubs are proposed in 5 gallon (#5) containers. Ornamental grasses are proposed in 1 gallon (#1) containers and (3) 1 gallon ornamental grasses are counted as (1) 5 gallon shrub.*

#### 5. Environmental Review

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

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

*Response: The Avigation Easement was executed by the property owner Kingspoint, LLC on May 10, 2018. The document was sent to the City Clerk and Recorder.*

#### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

##### 4. Civil Engineering

Janet Bender - jrbender@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.

*Response: The Site Plan, Plat, Landscape Plans and Civil Plans have all be revised to match.*

## 5. Forestry

Jacque Chomiak / jchomiak@auroragov.org / 303-739-7178

A. Please provide an updated Tree Protection Plan based on recent discussions regarding tree impacts.

***Response: The Tree Protection Plan is being updated and will be resubmittal along with the Filing 2 CSP within the next week or two.***

## 10. Real Property

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

A. Please see Subdivision Plat for redline comments. Dedicate any easements by plat or separate document.

***Response: All redline comments have been addressed. All anticipated easements to be dedicated are indicated on the Final Plat.***

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 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.

***Response: The developer met with Andy Niquette on May 17, 2018. The submittal for licensing for walls, fencing and medians will be made separately within the next few weeks.***

## 11. Utilities

Jonathan Villines / jvilline@auroragov.org / (303) 739-7646

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

***Response: The water pressure zones have been indicated on the Preliminary Utility Plan.***

## 12. Traffic

Reviewed by: Victor Rachael / 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.

***Response: CDOT has been provided with the Traffic Impact Study and additional memorandums addressing their various requests. A number of meetings were held pertaining to the future intersection of E. Aurora Parkway and Parker Road. At the April 26, 2018, meeting it was determined that Kings Point could move forward with the signalized intersection. A signalization and stripping plan will be submitted to the City by May 24, 2018. The City will be handling the access permitting through CDOT.***