



Planning Division
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Aurora, Colorado 80012
303.739.7217

AuroraGov.org

December 16, 2024

David Carro
Clayton Properties Group II
4908 Tower Road
Denver, CO 80249

Re: Second Submission Review: Prairie Point Site Plan No 4 (Kings Point North) – Site Plan with Adjustments and Plat
Application Number: DA-1609-28
Case Numbers: 2024-4022-00; 2024-3049-00

Dear David Carro:

Thank you for your second submission, which we started to process on November 22, 2024. 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 January 8, 2025, in order to maintain your Planning Commission hearing date.

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 Planning Commission hearing date is tentatively set for February 12, 2024. Please remember that all abutter notices and site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility, and the lack of proper notification will cause your decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

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

cc: Mike Weiher, Terracina Design
Cesarina Dancy, ODA
Filed: K:\SDA\1600-1699\1609-28rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The lot tracking table should use lot type classifications found within the UDO. This table should also be totaling lot types for the entire Prairie Point development up to this filing. [Planning]
- 24 shrubs are shown on the plan. Add or update the lot typical plant quantity. [Landscaping]
- Retaining walls across residential lot lines are not permitted without a variance approved on a case-by-case basis by the City Engineer. Retaining walls within residential developments shall be located in a Tract that is owned and maintained by the Metropolitan District or Homeowners Association. [Civil Engineering]
- Typical street sections will need additional information on them. They will need ADT, Design Speed, and Clear zone listed on the typical section. [Traffic Engineering]
- Please provide more description with regards to the phasing. This will allow us to better determine where fire access will be. [Fire/Life Safety]
- Maintenance access paths are required to reach the manholes for public storm lines. [Aurora Water]
- Please label grades and widths on all sidewalks trails and paths on all grading sheets. [PROS]
- Numerous labeling and numbering corrections were identified. See the site plan and plat for the **full** redline comments. [Land Development Review]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No community comments were received on this review cycle.

2. Completeness and Clarity of the Application

[Narrative]

- 2A. Provide more discussion on how the scale of development is compatible with the adjacent existing Valley Hi neighborhood and be more specific on how impacts to this adjacent neighborhood are mitigated.

3. Zoning and Land Use Comments

[Site Plan Page 1]

- 3A. For the small lot tracking table please use the exact lot types as described by Section 146-4.2.3.A.8. and include all of the lots that have already been approved/proposed for Prairie Point. The required lot product mix that is triggered by the inclusion of small lots is based on the entire development area. Please feel free to set up a meeting with your case manager to discuss lot tracking needs further.
- 3B. When proposing small lots, a minimum of 40% of the total lots must be standard size single-family detached dwellings (146-4.2.3.A.3). Again, this standard is based on the entire master planned development, so you will likely be ok here, but the full development numbers need to be shown to confirm.
- 3C. Alternate loaded lots greater than 4,500 sf are still considered standard lots. 1,250 ft is the minimum lot are for alt loaded small lots. The columns on this table are a bit confusing as they do not reflect lot types defined in the code.

[Site Plan Page 3]

- 3D. Please use lot classifications used in the UDO Special Dimensional Standards. "SFD Shared Drive" is not a code classification and on these tables includes both lots that are standards SFD lots and small SFD lots. SFD lots under 4,500 sf are considered small lots.

4. Pedestrian and Connectivity Issues

[Site Plan Pages 11 & 12]

- 4A. Has there been any consideration for providing direct neighborhood access to the golf course trails over Tract H? We would encourage a pedestrian connection.



[Landscape Plan Page 7]

4B. Where does the trail in Tract A go? It should connect to the Aurora Parkway ROW, but the trail is not shown on LP.5.

5. Architectural and Urban Design Issues

[Landscape Plan Page 15]

5A. Will there be privacy fencing along the backs of these lots between this Filing and Filing 1?

[Landscape Plan Page 18]

5B. Specify that the private open space boxes are 180 sf.

6. Landscaping (Tammy Cook / 954.266.6488 / tdcook@auroragov.org / Comments in bright teal)

[Landscape Plan Page 17]

6A. 24 shrubs shown on the plan. Add or update the lot typical plant quantity.

7. Addressing (Phil Turner / 303.739.7357 / pturner@auroragov.org)

7A. Please submit preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing, and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version.

Please eliminate any line work outside of the target area. More information can be found at:

<https://auroragov.org/CADtoGISstandards> OR by contacting CADGIS@auroragov.org.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering (Julie Bingham / 303.739.7403 / jbingham@auroragov.org / Comments in green)

[Site Plan Page 5]

8A. The full width of the fire lane access easement is required to be paved. (typical)

[Site Plan Page 10]

8B. Repeat: Retaining walls across residential lot lines are not permitted without a variance approved on a case-by-case basis by the City Engineer. Retaining walls within residential developments shall be located in a Tract that is owned and maintained by the Metropolitan District (or Homeowners Association, if no Metropolitan District). (typical all walls)

[Site Plan Page 15]

8C. Max 5% slope within S Zeno St.

[Site Plan Page 17]

8D. The timing of this site plan is such that the civil plans are likely to come in after January 1, 2025. As such, the roadway slopes should meet the 2025 Roadway Manual requirements (minimum 1%) in order to conform to the requirements that these civil plans will be reviewed under.

9. Traffic Engineering (Jason Igo / jigo@auroragov.org / Comments in amber)

[Site Plan Page 4]

9A. Typical street sections will need additional information on them. They will need ADT, Design Speed, and Clear zone listed on the typical section.

[Site Plan Page 8]

9B. Will need to show where the mailboxes will be on the plans. Mail kiosk locations shall be specified in the Site Plan. In coordination with any Postal Service requirements, mail kiosks shall be located:

- Outside of sight triangles as defined by COA Roadway Manual, standard TE-13



- Outside of the influence area (including traffic queues) for a controlled intersection (stop-controlled, signal controlled, or otherwise)
- A minimum of 30' away from stop signs (for stop sign visibility)
- A maximum of 50' away from curb ramp crossings (curb ramps to be located on both sides of roadway)
- Preferred location for mail kiosks is on side lots or other common areas for a neighborhood, and while meeting the above criteria, to avoid conflicts with mail kiosk traffic and specific homeowner ingress/egress

[Site Plan Pages 8 & 10]

9C. A couple of the ADA ramps need to be removed or relocated, see red lines for locations.

[Site Plan Page 27]

9D. Add MUTCD sign number to end of fire lane sign plaque.

[Plat Page 6]

9E. Sight distance easement call out is not pointing to the line where Street A and Street B come together. Update callout to point to the line.

10. Fire / Life Safety (Stephen Kirchner / 303.739.7489 / stkirchn@auroragov.org / Comments in blue)

[Site Plan Page 1]

10A. Please provide construction type for each structure type.

[Site Plan Page 4]

10B. Add fire lane easement to private alley road section.

[Site Plan Page 6]

10C. Please provide more description with regards to the phasing. Show and describe what will be built before Phase 1 and Phase 2. If necessary, use colors or another pattern. This will allow me to better determine where fire access will be. Address Prairie Point Filing 1, Prairie Point Dr., and E Aurora Parkway.

[Site Plan Page 8]

10D. Please list the motor court drive as fire lane easement or F.L.E. TYP.

[Site Plan Page 12]

10E. Show existing hydrant at the indicated location on E Nova Dr. TYP.

[Site Plan Page 14]

10F. For fire lane easements on grading sheets, please label and provide a longitudinal and cross slope percentage. TYP

[Site Plan Page 23]

10G. Advisory note: Pressure calculations for dead-end water lines must be shown on civil plan sheets.

[Site Plan Pages 27 & 29]

10H. Signs at the entrances need to show the distance of the fire lane easement to the nearest foot. TYP

10I. Angle no parking sign per note 4: "Fire Lane ahead constructed of grass-pavers signs shall be located on both sides of the entrance". TYP

10J. Move End of Fire Lane signs to the end of the fire lane per note 3: "End of Fire Lane signs shall be located at the end of the dedicated Fire Lane easement". TYP

[Landscape Plan Pages 2 & 5]

10K. See notes on sheet 27 of site plan about fire lane signs.

11. Aurora Water (Iman Ghazali / ighazali@auroragov.org / Comments in red)

[Site Plan Page 1]

11A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

11B. Please resubmit the Utility Conformance letter with the next submittal.

[Site Plan Page 5]

11C. Revise "access & utility easmt" to "water and sanitary easement".

[Site Plan Page 22]

11D. A maintenance access path is required in order to access these manholes next to S Zeno St.



[Site Plan Page 23]

- 11E. Isolation of hydrants can be acceptably achieved via the gate valve on the hydrant laterals. The adjacent valves on the main are not needed; please remove.
- 11F. Since there are no water and sanitary mains in the driveway for lots 13 & 14, block 1, the water and sanitary sewer easements are not needed.
- 11G. If the identified storm lines are public, maintenance access paths are required to reach these manholes.

[Site Plan Page 25]

- 11H. Sanitary main stub past the manhole is not required unless there are future plans to extend this main.
- 11I. If the identified storm lines are public, maintenance access paths are required to reach these manholes.

[Landscape Plan Page 18]

- 11J. Show the locations of the water meter and sanitary service line.

[Landscape Plan Page 19]

- 11K. Meters are in the curbside landscaping; please remove.

12. PROS (Scott Hammons / shammons@auroragov.org / Comments in purple)

[Landscape Plan Page 14]

- 12A. Please label grades and widths on all sidewalks trails and paths on all grading sheets. Cross slopes shall not exceed 2% and longitudinal slopes shall not exceed 5%. Where 5% is exceeded, ensure compliance with ADA requirements.

13. Land Development Review (Maurice Brooks / 303.739.7294 / mbrooks@auroragov.org / Comments in magenta)

- 13A. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2024 Subdivision Plat Checklist Item 19.b.
- 13B. (Advisory Comment) Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.
- 13C. (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.
- 13D. There may be some items that were not shown or pointed out in this review. The Subdivision Plat checklist is to be utilized as a guide. Any items not adhering to the Checklist may be pointed out in this or the subsequent reviews, then it is up to the Surveyor to have those changes made prior to the final submission of the plat for electronic recording.

[Site Plan Throughout]

- 13E. Change the RSNs to the Reception Number.
- 13F. Add the Street names.

[Site Plan Page 9]

- 13G. Please start this vacation by separate document.

[Site Plan Page 10]

- 13H. Add the reception number to the existing easement.

[Plat Throughout]

- 13I. Throughout the plat there are references to the "Reception Number 240927" for the previous plat. I cannot find the plat in the County records. Please send in a copy of the plat with that recording info.
- 13J. In some locations the previous Plat is missing "Subdivision" or "No." or both. Please add this to all the references throughout the plat.
- 13K. Add "No." in the title.
- 13L. Add the Street names.
- 13M. Add Tract labels and areas.



13N. Check the references for the previous plat recording info used.

[Plat Page 1]

13O. Fill in the information on the Note #6 – Send in the Title Commitment for review.

13P. Note #7 – add the other Tracts in the Subdivision.

13Q. Note #8 – add the street names for the note.

[Plat Page 4]

13R. Advisory: This easement will need to be completed (recorded) at the time of the Plat recording - for connectivity and functionality of the whole easement.

[Plat Page 5]

13S. Show and label the offsite easement

[Plat Page 6]

13T. Add the distances to the easement lines on both sides of the Lot or Tract lines.

[Plat Page 7]

13U. Add the distances to the easement lines on both sides of the Lot or Tract lines.

13V. Lot 22 – a number is unreadable.

14. Xcel Energy (Donna George / 303.571.3306 / donna.l.george@xcelenergy.com)

14A. No more comments were received from Xcel Energy on this review.

15. Regional Transportation District (C. Scott Woodruff / 303.299.2943 / clayton.woodruff@rtd-denver.com)

15A. No more comments were received from RTD on this review.