

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



April 25, 2023

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

Re: Fourth Submission Review: Prairie Point Site Plan No 1 (Kings Point North) – Site Plan and Plat
Application Number: DA-1609-22
Case Numbers: 2022-4045-00, 2022-3066-00

Dear Mr. Bauer:

Thank you for your fourth submission, which we started to review on April 5th, 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 some issues remain, you will need to make a technical submission. 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. Please do not make your resubmission before the Planning Commission hearing date of May 24th.

Your Planning Commission hearing date is set for May 24th, 2023. As the hearing date approaches, remember to coordinate with your case manager regarding the notice of pending administrative decision and administrative decision hearing signs. The notice of the Planning Commission hearing 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
Cesarina Dancy, ODA
Filed: K:\SDA\1600-1699\1609-22rev4



Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Storm drain development fees totaling **\$195,268.42** are due. [Aurora Water/ TAPS]
- Provide the design for the curbside landscaping where there are no units. [Landscaping]
- There are some questions about unusual grading drawings that need to be addressed. [Civil Engineering]
- It appears the looped lane hasn't been updated to reflect the 23' fire lane easement. Please update the site and plat to show the fire lane easement. [Fire/ Life Safety]
- Two separate play areas (one for 2-5 years old and another for 5-12 years old) must be provided to comply with PROS design criteria for a neighborhood park. [PROS]
- Provide certificate of taxes due and the title commitment dated within 120 days of plat acceptance. See the site plan and plat for minor labeling corrections. [Real Property]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns (Comments in teal)

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

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

- 2A. There were no more completeness or clarity comments on this review.

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

- 3A. Rezoning application materials received. There were no additional zoning or land use comments on this review.

4. Streets and Pedestrian Issues (Comments in teal)

- 4A. There were no streets or pedestrian issues identified on this review.

5. Parking Issues (Comments in teal)

- 5A. There are no comments related to parking in this review cycle.

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

[Landscape Plan Page 23]

- 6A. Code requires side yard fences be set back a minimum of 4 ft from the edge of the sidewalk.

7. Signage Issues (Comments in teal)

- 7A. There were no signage issues identified on this review cycle.

8. Landscaping Issues (Tammy Cook / 954-684-0532 / tdcook@auroragov.org / Comments in bright teal)

[Landscape Plan Page 10]

- 8A. The curbside landscaping should be shown on this plan where there are no units.

- 8B. Will this tree be allowed in a future gas easement?

[Landscape Plan Page 13]

- 8C. The curbside landscaping should be shown on this plan where there are no units.

[Landscape Plan Page 14]

- 8D. The curbside landscaping should be shown on this plan where there are no units.

[Landscape Plan Page 16]

- 8E. The curbside landscaping must be shown as part of this Open Space Tract.

- 8F. The curbside landscaping must be shown as part of this Open Space Tract. This may be reviewed by PROS.

[Landscaping Plan Page 21]

- 8G. Note that the typicals for the A lot does not reflect the various different lot sizes. Additional typicals for the similar size of the A lot shall be shown.



- 8H. There is only one E lot shown on the plan and the typical for this lot does not match the configuration of the lot shown.
- 8I. There are only two G lots shown on the plan and the typical for this lot does not match either of the configurations of the lots shown.
- 8J. There is only one H lot shown on the plan and the typical for this lot does not match the configuration of the lot shown.

[Landscaping Plan Page 22]

- 8K. For Planting typical, please note that the turf minimum is 400 square feet and that this must be contiguous.
- 8L. For all typicals: They should be drawn to a scale, and also include the building front setbacks on the plans. Also, show the utility easements correctly as the plans show some with 6' easements and others with 10' easements.
- 8M. For all typicals, the sewer line cannot be shown below the driveway as this does not meet with the city standards. Please revise the planting typicals to reflect the actual locations of the utilities in the green areas.
- 8N. If a mulch has not been determined, it will need to be decided upon as part of this plan submittal.

[Landscaping Plan Page 23]

- 8O. For Planting typical, please note that the turf minimum is 400 square feet and that this must be contiguous.
- 8P. Omit this note.

9. Addressing (Phil Turner / 303-739-7271 / pturner@auroragov.org)

- 9A. CAD received but needs confirmation of street names including one custom street name.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

[Site Plan Page 5]

- 10A. Is there a section detail for this larger portion of Nova?

[Site Plan Page 13]

- 10B. Repeat: Remove references to Xcel for street lighting on public streets. The new Roadway Manual has been adopted and includes COA standards for poles and fixtures. The fixtures and pole shall match COA standards:

https://cdns5-hosted.civillive.com/UserFiles/Servers/Server_1881137/File/Business%20Services/Development%20Center/Code%20&%20Rules/Design%20Standard/Engineering%20Design%20Standard/LightingEquipment.pdf

[Site Plan Pages 26]

- 10C. The minimum longitudinal slope is 0.8% for the roadway.
- 10D. This grading looks like it doesn't fit within the section. Please check.

[Site Plan Page 31]

- 10E. Please check the grading through this area. This looks unusual.
- 10F. Revise the sheet matchline callout.

[Site Plan Page 32]

- 10G. Please check the grading through this area. This looks unusual.

11. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

- 11A. There were no more comments from Traffic Engineering on this review.

12. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

[Site Plan Page 3]

- 12A. It appears the looped lane hasn't been updated to reflect the 23' fire lane easement. Please update the site and plat to show the fire lane easement.

- 12B. What is the status of this portion of Aurora Parkway.

[Site Plan Page 14]

- 12C. Please delineate between signage. Also, fire lane signs are typically located on the opposite side of the structure when used in a looped lane.
- 12D. The site and civil plans need to include the fire lane signs in sign and striping package.



[Plat Page 14]

12E. The fire lane easement needs to be reflected in this looped lane.

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

[Site Plan Page 16]

13A. Per Coordination with OPS, they would like to see this configuration for valves (shown on the site plan) and to be outside of ROW.

14. TAPs (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

14A. Storm Drain Development fees due 157.221 acres x \$1,242.00 = \$195,268.42.

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

[Site Plan Page 1]

15A. Aurora Forestry is waiting for tree protection plan mylars and bank bond for trees in escrow.

16. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve)

[Landscape Plan Page 16]

16A. Additional time should have been spent to refine this park design portion of the Site Plan resubmittal to avoid repeat comments.

- Despite the claim that the play structure may accommodate children aged 2 through 12, it appears to cater more to older children. Two separate play areas (one for 2-5 years old and another for 5-12 years old) must be provided to comply with PROS design criteria for a neighborhood park.
- What is the proposed fall surface around the play equipment? It should be easily identified by a pattern in the legend. Where are the accessible routes to the inclusive play features?
- Was the 'Layout Plan' that had been previously included inadvertently omitted? It is important to have a sheet with callouts to identify where the facilities, amenities, and site furnishings will be within the park.
- The Park Details sheet is incomplete, as it does not include features such as security lighting, bike racks. Also, the identifiers for the details should correspond to the site furnishing legend used on any other sheets.
- Has consideration been given to incorporating a restroom, bbq grill, drinking fountain?
- Information regarding product identification and the manufacturers of facilities and site furnishings is needed.
- Is the "shade structure" shown on the Park Details sheet supposed to be the required picnic shelter? It appears that it would indeed function more as a shade structure than a typical picnic shelter. The configuration of the roof panels do not appear to afford sufficient protection from inclement weather for picnic tables serving a minimum of 15 people.

17. Real Property (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

[Site Plan Page 7]

17A. Label the road name.

[Plat Page 1]

17B. Provide a certificate of taxes due showing all taxes are paid in full. Provide title commitment date within 30 days of plat acceptance.

17C. Arapahoe County now requires a 3" x 7" rectangle.

17D. Update this note to have the title commitment to be within 30 days of plat acceptance date

17E. Label all publicly dedicated Roads within 1/2 mile of the site on the vicinity map.

[Plat Page 2]

17F. Label: Valley Hi Rec. No. 1971144478.

17G. Is this unplatted?

[Plat Page 5]

17H. Show opposing ROW.

[Plat Page 8]

17I. Will this also be dedicated by a separate document?



[Plat Page 9]

17J. Label Bearings & Distances of easements within the platted area and tie to the subdivision exterior (Typical).

17K. Show where this easement intersects the subdivision boundary. [2 comments]

17L. Label Tracts or remove old lot lines.

[Plat Page 13]

17M. Site plan shows a sidewalk easement in this area?

[Plat Page 15]

17N. Label: E-470 Public Highway Authority Reception No. A9166936 (300' Public ROW)

17O. Dimension where these easements intersect the subdivision boundary exterior/Lot lines?

17P. Can this be dedicated by this plat?

[Plat Page 16-18]

17Q. Show all proposed and existing easements within the plat with dashed lines; bearings, distances, and curve data; and tied out to a lot or tract line, or corner in the plat. If an easement line crosses a lot or tract line, break the overall distance for the easement line into two distances, one on each side of the lot or tract line. If easements are existing, show the recording information and who they belong to (if they are not City easements). (Typical)

17R. Label: Subdivision Name and Recording Information.

17S. Dimension where easement intersects boundary.

[Plat Page 19]

17T. Site plan shows high plains trail in this area. Will there need to be an easement?

17U. Label 20' U.E.

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

20A. MHFD has no objection at the present time. We appreciate the opportunity to review this application and look forward to working with you as the drainage design progresses.