

Planning Division
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May 14, 2024

Randy Bauer
Clayton Properties Group II
4908 Tower Road
Denver, CO 80249

Re: Technical Submission Review: Prairie Point Golf Course – Site Plan and Plat
Application Number: DA-1609-25
Case Numbers: 2022-3093-00; 2022-6062-00

Dear Mr. Bauer:

Thank you for your technical submission, which we started to review on April 29th, 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 some issues remain, you will need to make another technical submission. Please revise your previous work and send us a new 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.

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 II

cc: Jeff Marck, Terracina Design
Anthony Files, Terracina Design
Cesarina Dancy, ODA
Filed: K:\\$DA\1600-1699\1609-25tech1



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Combine the Elevations and Photometric Plan (and Landscape Plans if possible) into the Site Plan on the next submittal. [Planning]
- There are several remaining comments related to infrastructure slopes. [Civil Engineering]
- Relocate ped path and ped ramps at the maintenance building. Ped path not allowed through ADA loading area. Ped ramps shall face one another. [Traffic Engineering]
- Gates appear to hit the fence when they open. Please confirm gate opening will be 24' when fully opened with no obstructions. [Fire/Life Safety]
- The sanitary line for the comfort station shall be tied into the sanitary line for the maintenance building since they share a meter. [Aurora Water]
- Storm drainage development fees totaling \$267,419.99 are still due and must be paid prior to recording of this site plan or plat. [TAPS]
- Add the dispensation of the Tracts located within the Platted area. [Real Property]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No additional Community comments were received during this review.

2. Planning Comments

- 2A. Combine the Elevations and Photometric Plan (and Landscape Plans if possible) into the Site Plan on the next submittal.

3. Transportation Planning (Tom Worker-Braddock / 303-739-7340 / tworker@auroragov.org)

[Site Plan Page 7]

- 3A. From the orientation, this appears to be a Wave-style rack. Bike racks are required to provide at least two points of contact, such as an inverted U-Rack (which would count as 2 bike parking spaces). See UDO Section 146-4.6.3.F.

4. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 4A. There were no comments from addressing on this review.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Johnathan Phan / 303-326-8273 / jphan@auroragov.org / Comments in green)

[Site Plan Page 7]

- 5A. Private drive may be 4% maximum when sloping down toward the public street (local) 65' (4.05.4.1 of the 2023 COA Roadway Manual).
- 5B. Label the curb return radii.
- 5C. Please add the following note: "The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building."
- 5D. Please add the following note: "The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent."
- 5E. Please add the following note: "The resultant grade in any direction within accessible parking areas shall not exceed two percent."



- 5F. Please add the following note: "The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent."
- 5G. Please add the following note: "Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans."
- 5H. Label the radius of the fire lane (4.07.1.01 of the 2023 COA Roadway Manual) (Typical.)
[Site Plan Page 26]
- 5I. Minimum swale slope is 2% (2.08.1.06 of the 2023 COA Roadway Manual).
[Site Plan Page 29]
- 5J. Add note: Stem wall associated with the foundation will be reviewed with the building permit.
- 5K. Minimum swale slope is 2% (2.08.1.06 of the 2023 COA Roadway Manual).

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

[Site Plan Page 7]

- 6A. Previous comment not addressed label the proposed commercial driveway as maintenance access only.
[Site Plan Page 32]
- 6B. Add sign 7.
- 6C. Relabel the identified key note item to: "6'x2' BAR, 2' GAP PEDESTRIAN CROSSWALK STRIPING. PLACE BARS PARALLEL TO WHEEL PATH"
- 6D. Per previous comment: relocate path and ped ramps. ped path not allowed through ADA loading area. ped ramps shall face one another.

7. Fire / Life Safety (Steve Kirchner / 303-739-7489 / stkirchn@auroragov.org / Comments in blue)

[Site Plan Page 1]

- 7A. Residential Group R includes the use of a building or structure, or a portion thereof, for sleeping purposes. Will people be sleeping in the maintenance building?
- 7B. Missing gate detail sheet from previous submittal.
[Site Plan Page 7]
- 7C. Per S17.1 At no time shall the distance between bollards be greater than 5'. With the scale provided, they are farther than 5'.
- 7D. Previous comment not addressed label the proposed commercial driveway as maintenance access only.
[Elevations Page 5]
- 7E. See note provided on the sheet regarding working space around FDC. Typical.
[Landscape Plan Page 13]
- 7F. Repeat request. Label as 24' Manual Swinging Gate with Approved Knox Hardware.
[Landscape Plan Page 24]
- 7G. Label this gate identically to the site plan. 28' Manual Sliding Gate with Approved Knox Hardware.
- 7H. Gates appear to hit the fence when they open. Please confirm gate opening will be 24' when fully opened with no obstructions.
[Photometric Plan]
- 7I. Fire lane easement is not consistent with other documents in the submittal. Please correct.
- 7J. Relocate all light poles shown encroaching into or over a dedicated fire lane easement.
- 7K. Show the path of exit discharge from the exit door to the public way. See note provided.
[Plat Page 3]
- 7L. Repeat request. Show inside and outside turning radii for fire lane easement.

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

[Site Plan Page 7]

- 8A. Fix leader arrow to point at the correct lateral.
- 8B. Fire service line to be labeled as "Fire Line (Private)" and to be outside of the water easement.
- 8C. Use two 45-degree bends.
- 8D. Please show the sand oil interceptor.
- 8E. Sanitary line for the comfort station shall be tied into the sanitary line for the maintenance building since they



share a meter.

8F. This stub shall be removed and capped at the main.

[Site Plan Page 16]

8G. Show a water meter for this comfort station.

8H. Consider revising the water service line configuration so that it goes around the proposed well site.

8I. Landscape sheets do not show the same water and sanitary service line design; please reconcile.

[Site Plan Page 25]

8J. Reroute access path so that the manhole is not located in any hardscape (Typical).

[Landscape Plan Page 11]

8K. Site plan shows a different design for the water and sanitary service connections; please reconcile.

9.TAPS (Aurora Water) (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

9A. Storm Drainage Development Fee: 215.314 acres x \$1,242.00 = \$267,419.99. Fees are due prior to Subdivision Plat recordation.

10. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

[Plat Page 1]

10A. Add the dispensation of the Tracts located within the Platted area. Are they privately owned and maintained? Are they being granted to the City for some purpose? Please refer to the Subdivision Plat Checklist for the Notes concerning these aspects of the Tracts shown herein.

10B. Advisory Comment: update the Title Commitment

10C. (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.) (Advisory Comment) Send in the Certificate of Taxes Due 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 at the time of your final submittal of the electronic Plat for recording.) (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 scale does not match the drawing information, then this may cause the plat to be sent back and corrected and 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.

[Plat Page 3-5]

10D. The Blanks shown need to be filled in with the correct and current information (Typical).

10E. Fix the text overlap identified on Sheet 5.