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April 7, 2023

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

Re: Second Submission Review – Prairie Point Site Plan No 2 (Kings Point North) – Site Plan and Plat
Application Number: **DA-1609-24**
Case Numbers: **2022-4052-00, 2022-3085-00**

Dear Mr. Bauer.

Thank you for your second submission, which we began to review on March 16, 2023. 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 April 28, 2023, in order to maintain your estimated 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 set for June 14, 2023. 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 administrative 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: Layla Rosales, Terracina Design
Cesarina Dancy, ODA
Filed: K:\SDA\1600-1699\1609-24rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Storm drain development fees due: **\$169,542.94**
- Side setbacks adjacent to streets and side fence setbacks are required to be greater than what is currently shown in the plans. [Planning]
- A number of details and corrections related to lot typicals are requested. These include corrections for the turf minimums and details on setbacks and utilities. [Landscaping]
- Confirm if you are still requesting any custom street names as these need to be reviewed by the technical addressing. [Addressing]
- Sidewalks for cul de sacs greater than 250 ft must be detached. Additional dimensional details are requested throughout the site plan. [Civil Engineering]
- Verify all mature plant heights within sight triangles meet COA 4.04.2.10 requirements. Some pedestrian ramp corrections are also requested. [Traffic Engineering]
- Describe the two primary access points for the overall site as well and the looped water supply connections. [Fire/Life Safety]
- Site Plan will not be approved until the PDR approvals. [Aurora Water]
- Aurora Forestry is waiting for tree protection plan mylars and bank bond for trees in escrow. [Forestry]
- A number of corrections and clarifications are requested for the park playground. [PROS]
- Numerous labeling corrections requested, see the site plan and plat for **full** Real Property comments. Provide the Certificate of Taxes Due and title work dated within 30 days of the plat acceptance date. [Real Property]
- Some outside agency comments have not yet been received, their comments from the previous review have been included for reference.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. There are no community comments on this review cycle.

2. Completeness and Clarity of the Application

[Site Plan Page 1]

2A. Include an Amendment section on the cover sheet and include a brief description of the adjustment request with reference to the code section that relief is being requested from. Also include the number of lots that this adjustment will be for.

3. Zoning and Land Use Comments

[Site Plan Page 1]

3A. There are two Open Space numbers in this data table, please clarify this.

3B. With the addition of roads, sidewalks, and homes; there should be a number for the hard surface area.

3C. Is this Landscape Area number correct?

4. Streets and Pedestrian Issues

4A. There were no street or pedestrian comments in this review.

5. Parking Issues

5A. There were no Parking comments on this review.

6. Architectural and Urban Design Issues

[Site Plan Page 2]

6A. Make note that side setbacks adjacent to local streets are 12.5 ft in R-1 and 10 ft in R-2, and side setbacks adjacent to collector streets are 10 ft for both districts.



[Site Plan Page 3]

- 6B. All side setbacks shown here are 5 ft. Since side setbacks adjacent to local streets (12.5' for R-1 and 10' for R-2) and adjacent to collector streets (20' in both districts) are greater than this, the tables on this sheet will need to be updated accordingly.

[Landscape Plan Page 27]

- 6C. It is suggested that you use the sound wall here as well. While there is Prairie Point Dr between these lots and E-470, noise impacts from E-470 may still be present.

[Landscape Plan Pages 33 & 34]

- 6D. Side (and rear) yard fences must be setback 4 ft from the back of the sidewalk. An 18-inch setback is only allowed for front yard fences.

7. Signage Issues

- 7A. There were no signage comments on this review.

8. Public Art (Roberta Bloom / 303-739-6747 / rbloom@auroragov.org)

- 8A. If you are not intending to do public art at this site, it will be required at the two other suggested locations.
- 8B. We will be issuing an invoice for the public art fee for the amount indicated in your approved public art plan (\$12,814.30).

9. Landscaping Issues (Tammy Cook / 954-266-6488 / tcCook@auroragov.org / Comments in bright teal)

[Landscape Plan Page 2]

- 9A. Edit Tables for the provided trees per the markups as the numbers on the tables are not correlating with the planting plans.

- 9B. Change S. Killarney Street to East and West instead of North and South.

[Landscape Plan Page 14]

- 9C. Label street South Liverpool Way.

[Landscape Plan Page 18]

- 9D. Label street South Killarney Street.

- 9E. The Match line shall be relabeled as LP.17 instead of LP.20.

[Landscape Plan Page 19]

- 9F. Label Kirk Road per the Civil sheet indicating this street name.

[Landscape Plan Page 23]

- 9G. Label Tract R on this sheet.

[Landscape Plan Pages 31-34]

- 9H. For all planting typicals, please note that the turf minimum is 400 square feet and that it must be contiguous.

- 9I. For all planting typicals, the sewer line cannot be shown below the driveway as this does not meet with the city's standards. Please revise the planting typicals to reflect the actual locations of the utilities.

- 9J. For all planting typicals, show each at 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.

[Landscape Plan Page 35]

- 9K. The S lot typical does not reflect the various different lot sizes. Additional typicals for the similar sizes of the S lot shall be shown.

- 9L. The typical for the T lot is only one lot and the typical shown does not match the lot on the overall plans.

10. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

- 10A. The proposal needs the correct street names that we provide based on the Denver Metro street grid. Please confirm if you are still requesting any custom street names as these need to be reviewed by the technical addressing.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

[Site Plan Page 1]

11A. Please add the following note: "The Infrastructure Site Plan (ISP) and civil plans for the associated infrastructure must be approved prior to the issuance of building permits. Construction shown on the civil plans for the ISP for associated infrastructure must be initially accepted by the City prior to the issuance of Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (C) per the approved Public Improvement Plan."

11B. Check all of these notes for applicability. Aurora Parkway isn't currently being proposed as part of this set.

[Site Plan Page 2]

11C. Label this as private.

11D. What kind of pavement will be used for these? Asphalt or concrete?

11E. Revise this section so it shows where the ROW is with respect to the south side of the street. How much landscape is within the ROW?

[Site Plan Page 7]

11F. Provide a label for the curb return radii. Minimum 15' for the intersection of locals. If this is provided in a standard detail or note somewhere, please include the location in the comment response, I couldn't find one.

11G. The ramps should align across the street.

[Site Plan Page 8]

11H. Provide street names.

[Site Plan Page 9]

11I. Revise text overlap.

11J. Label the sidewalk. Will it be private past the ROW?

11K. Label the sidewalks, and identify as private.

[Site Plan Page 11]

11L. Revise these labels. Ensure the sidewalk is within ROW. Is there a reason it is not currently?

11M. Ensure the sidewalk is within ROW. Is there a reason it is not currently?

[Site Plan Page 12]

11N. Loop lanes shall be private. Please remove the reference to ROW.

11O. Include roadway dimensions (typical all site plan sheets): Label the FL-FL for streets. Include a typical dimension for sidewalks and curbside landscaping. Include centerline information for all of the streets (radii specifically), it is missing in many locations.

11P. Provide a ROW dimension here.

11Q. Label the ROW radii.

11R. Label the inside radius of the fire lane easement.

11S. Per the plat submitted with this application, this radius is too small. It is required to be 250'. It will need to be revised with the ISP. The revision may change the lots slightly in this area.

[Site Plan Page 13]

11T. Revise this dimension.

11U. Revise this radius label to be for the flowline.

11V. This cul de sac does not have two or more hard paved driveway and so it needs to be a flow line radius of 45' and property line radius of 55' per Section 4.04.1.06 of the 2016 Roadway Manual. Additionally, the cul de sac is greater than 250' and so the sidewalk should remain detached per Section 4.04.2.01.2.

11W. Why does the sidewalk swing outside of the ROW? Please revise to keep it within the ROW to match the local type 2 section.

11X. Label this street as a local type 2.

11Y. Clearly identify the limits of the streets proposed with the ISP and which streets will be provided with this site plan. I see that a sidewalk/curb is proposed with this application but provide a line or label where the asphalt proposed with this application starts. (typical all site plan and grading sheets).



[Site Plan Page 14]

11Z. The cul de sac is greater than 250' and so the sidewalk should remain detached per Section 4.04.2.01.2.

11AA. Provide a radius for the ROW.

11BB. Provide a ROW and FL dimension on this side of Irish.

11CC. Fix this dimension.

11DD. Advisory: it may be difficult to fit a driveway in with the configuration of this lot and the sidewalk in this area.

[Site Plan Page 15]

11EE. Provide a radius for the FL on the outside on the site plan sheets for all proposed eyebrows.

11FF. Label what this is.

[Site Plan Pages 29-37]

11GG. Provide a longitudinal slope in the road. [10 comments]

[Site Plan Page 31]

11HH. Is the grading in this area proposed with this application? If so, provide labels. Minimum 2% for unpaved areas.

[Site Plan Page 34]

11II. Is grading being proposed for portions of the site not included with this site plan? It appears that both bold contours and dashed gray contours occur throughout the site. Please clearly differentiate what grading is proposed with this site plan. (typical all sheets)

[Site Plan Page 37]

11JJ. The maximum height of retaining walls in residential areas is 4' per Section 4.02.7.01.2 of the Roadway Manual. Walls over 30" require handrails. Please provide a section detail and material type.

11KK. Where is the grading here?

11LL. Provide street names and ROW widths.

[Plat Page 5]

11MM. 250' min centerline radius, this will have to be revised as part of the East infrastructure site plan.

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

[Site Plan Page 7]

12A. Align these ramps across from one another. Provide at least edge-to-edge alignment.

[Site Plan Page 9]

12B. Show the sign symbol for ped crossing sign.

[Site Plan Page 11]

12C. Move callout off ped ramp.

[Site Plan Page 12]

12D. Add receiving ped ramp.

[Site Plan Page 13]

12E. Verify there is no ped ramp/driveway conflict.

12F. Show sign symbol for ped crossing sign.

[Landscape Plan Page 2]

12G. Add note: "Trees within the tree lawn and in sight triangles shall be limbed up to 8' to meet sight visibility requirements."

[Landscape Plan Page 3]

12H. Verify all mature plant heights within sight triangles meet COA 4.04.2.10 requirements. Remove/replace plants as necessary.

[Landscape Plan Page 4]

12I. Verify mature plant height does not exceed COA 4.04.2.10 requirements, remove/replace as necessary.

12J. 50' min spacing between STOP sign and tree, typical.

[Landscape Plan Page 9]

12K. Add sight triangle per COA TE-13.

[Landscape Plan Page 11]

12L. Add sight triangle per COA TE-13.

[Landscape Plan Page 19]

12M. Verify mature plant height does not exceed COA 4.04.2.10 requirements, replace as necessary.



[Landscape Plan Page 21]

12N. Add sight triangle per COA TE-13.

[Traffic Conformance Letter]

12O. No further comments on the Traffic Conformance Letter.

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

[Site Plan Page 2]

13A. Add the fire lane to this section. Typical of all road sections w/fire lane easements.

[Site Plan Page 6]

13B. The phasing plan should include the construction looped water supply and fire hydrants as required by the adopted fire code and city ordinances.

13C. What is the status of the infrastructure improvements? Will the infrastructure be complete prior to the start of construction of this project?

13D. Please describe the two primary access points for the overall site as well and the looped water supply connections.

[Site Plan Page 9]

13E. Delineate the fire lane signs on the site sheets.

13F. The fire lane signs shall be set at an angle of not less than 30 degrees and not more than 45 degrees with the curb or line of traffic flow.

13G. These signs can be eliminated if they are fire lane signs.

[Site Plan Page 12]

13H. Delineate the fire lane easement.

13I. The fire lane signs shall be set at an angle of not less than 30 degrees and not more than 45 degrees with the curb or line of traffic flow.

[Site Plan Page 16]

13J. Add the fire lane and tow away signs to the legend and call out their locations.

[Site Plan Page 18]

13K. These two fire hydrants are too close to each other. Can this fire hydrant be relocated to this location shown on the plan?

14. Aurora Water (Nina Khanzadeh / 720-859-4365 / nkhanzad@auroragov.org / Comments in red)

[Site Plan Page 1]

14A. Site Plan will not be approved until PDR approvals.

[Site Plan Page 6]

14B. Ensure the SCADA tower easement has been dedicated for this tower.

[Site Plan Page 18]

14C. Per AW standards, all water meters, water service lines, and sanitary sewer service lines are NOT permitted in or under driveways- Typical ALL sheets.

[Site Plan Page 19]

14D. Ensure all water meters are located in landscaped areas.

14E. Note that all new sanitary sewer services require cleanouts- Typical.

[Site Plan Page 21]

14F. This number correlates to the PDR- please ensure correct RSNs are referenced in plan set- Typical all sheets.

14G. Label easement.

14H. Label ROW limits.

14I. If the hydrant is outside of ROW limits- need to encompass within a pocket utility easement.

[Site Plan Page 22]

14J. Label RSN associated with the "existing infrastructure", or indicate where plans are. They are not shown on ISP East.

14K. Public since collecting ROW flows.



[Site Plan Page 24]

14L. See previous comments on labeling the correct RSN.

14M. Label ROW limits.

14N. Hydrants to be clear 5 ft from all sides.

14O. No valves encroaching on curb and gutter-Typical.

14P. Missing line here?

[Site Plan Page 26]

14Q. Label easement dims.

14R. Ensure that valves are not encroaching into curb/gutter- Typical.

14S. What are the dimensions from storm pipe to manhole edge?

14T. What is the dim between these two manholes? Maintain a min of 5 ft.

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

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

16.Aurora Water/TAPS (Diana Porter / dsporter@auroragov.org)

16A. Storm drain development fees due: \$169,542.94

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

[Site Plan Page 1]

17A. Add the following note: “Parks, recreation improvements, trails, and open space areas provided to satisfy land dedication requirements in accordance with approved development plans or provided by a metropolitan district or other appropriate jurisdiction or owners association in accordance with approved metropolitan district service plans shall be open to the general public.”

[Site Plan Page 9]

17B. This park will be metro district owned and maintained and shall be open for general public use. Therefore, the sidewalks/paths should not be labeled as private, except if to identify repair and replacement responsibility.

[Site Plan Page 35]

17C. Label the longitudinal slope for the trail.

[Site Plan Page 37]

17D. Label the longitudinal slope for the trail.

[Landscape Plan Page 9]

17E. What will be done in Tract J to provide recreational, conservation, and/or educational value to satisfy open space land dedication requirements? Could a small public use area be offered in this location as an entry into the open space and prairie/ponderosa pine habitat? A maintenance path which could double as a trail is already here.

[Landscape Plan Page 10]

17F. Can this grouping of trees provide an educational opportunity for public benefit?

[Landscape Plan Page 11]

17G. Add the linework to show the trail along Antelope Creek and its connection to this trail.

[Landscape Plan Page 13]

17H. Show/label locations of proposed site furnishings such as benches, trash receptacles, dog waste stations, etc. for this trail/greenbelt.

[Landscape Plan Page 23]

17I. Is any action needed to restore or enhance the quality of the native vegetation?

17J. Has any consideration been given to introducing an environmental learning opportunity associated with the native area?

[Landscape Plan Page 24]

17K. The picnic shelter should be a minimum size of 600 square feet to accommodate seating for 15 people. Also include this on the detail sheet.



- 17L. Refer to PROS' D&DC Manual Section 6.22.B for playground design criteria. Include an enlargement of the playground as a separate sheet. Show all proposed equipment for both age groups. Each piece should be identifiable with callouts corresponding to detail sheets. Select special pieces to satisfy PROS' inclusive access requirement. Manufacturer information would be helpful for PROS staff to assess suitability and compliance.
- 17M. Will the play surface be poured in place?
- 17N. A larger play area will be needed to accommodate separate play areas for pre-school vs school age children.
- 17O. Have restrooms been considered as a park facility need?
- [Landscape Plan Page 27]
- 17P. Where the open rail fence is adjacent to parkland or open space, it shall include pet mesh. Refer to PROS standard detail F-1.0.
- [Plat Page 1]
- 17Q. Remove note 14. This was mistakenly requested by PROS in earlier comments. Sorry for the inconvenience.

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

- 18A. Numerous minor labeling comments have been made. See the site plan and subdivision plat for the **full** redline comments.
- 18B. Provide the Certificate of Taxes Due.
- 18C. Provide title work dated within 30 days of the plat acceptance date.
- [Site Plan Page 7]
- 18D. Site Plans do not show these areas?
- [Site Plan Page 9]
- 18E. The plat shows this being called E. Kings Point Drive? (Variable Width Public ROW)
- 18F. The plat shows this as a G.E.?
- [Site Plan Page 11]
- 18G. Plat shows this as Lot 14?
- 18H. Plat shows this as Lot 15?
- 18I. Plat shows this called Irish Circle?
- [Site Plan Page 12]
- 18J. Plat shows this called E. Dry Creek Road? (Variable Width Public ROW)
- [Site Plan Page 14]
- 18K. Proposed or existing utility easement? if proposed an offsite easement agreement will be required.
- [Site Plan Page 15]
- 18L. Is this retaining wall being removed? Plat shows an easement that is to be vacated?
- [Plat Page 1]
- 18M. Arapahoe County now requires this to be a 3" x 7" rectangle.
- 18N. Title work must be within 30 days of plat acceptance date (New Requirement).
- 18O. Show and label all publicly dedicated roads within 1/2 mile of the site per COA 2022 subdivision plat checklist.
- 18P. Extend vicinity map 1/2 mile easterly & northerly.
- [Plat Page 2]
- 18Q. The Closure Report shows 74.01' 103.72'?
- [Plat Page 3]
- 18R. Where is public access for Lots 24-31, Block 4? The Site Plan shows Kirk Circle (Private Loop)?
- 18S. W 1/16th?
- 1.6.E.3.a. Professional Land Surveyor Responsibility: The licensed professional land surveyor shall, under his personal direction, cause a survey to be executed, connecting all available monuments necessary for the boundary location as well as physical and parol evidence and coordinate the facts of such survey.
- 18T. Show controlling monument for development of this line.



- 18U. AES Board Rule 1.6.E.3. a. Professional Land Surveyor Responsibility. The licensed professional land surveyor shall, under his personal direction, cause a survey to be executed, connecting all available monuments necessary for the boundary location as well as physical and parol evidence and coordinate the facts of such survey. b. Surveys Shall Reference Corners. Surveys based on the United States Public Land Survey System shall be referenced to original or properly restored corners. ... Residential subdivision layouts shall conform to local subdivision ordinances (standards and regulations). Lot surveys within such subdivisions shall be referenced to existing corner monuments within the subdivision as necessary to verify the survey.
- 18V. The Closure Report shows 1,876.25'?
- 18W. The table does not match closure report.
[Site Plan Page 4]
- 18X. The Closure Report shows 1,876.25'?
[Site Plan Page 5]
- 18Y. W 1/16th?
- 1.6.E.3.a. Professional Land Surveyor Responsibility: The licensed professional land surveyor shall, under his personal direction, cause a survey to be executed, connecting all available monuments necessary for the boundary location as well as physical and parol evidence and coordinate the facts of such survey.
- 18Z. The Closure Report shows 1,876.25'?
[Site Plan Page 6]
- 18AA. The Site Plan shows an Easement here too.

19. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

- 19A. No additional comments were received from Xcel Energy.

20. E-470 Public Highway Authority (Brandi Kemper / 303-537-3727 / bkemper@e-470.com)

[1st Submittal Comments]

- 20A. Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for construction.
- 20B. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.
- 20C. Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>
- 20D. Clearly identify the E-470 ROW and MUE on all applicable drawings.
- 20E. E-470 discourages residential uses adjacent to the roadway.
- 20F. E-470 is not responsible for noise mitigation.
- 20G. E-470 will be widened to 4 lanes in each direction in the future.
- 20H. The High Plains trail extension should be located within the MUE.
- 20I. No structures are allowed in the MUE.
- 20J. Developed flows from the site will need to be treated and discharged at or below historic rates.
- 20K. An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE.
- 20L. Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.
- 20M. Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.
- 20N. Landscaping is only allowed in the outer 25' of the MUE.
- 20O. Any fencing disturbed will need to be reset meeting E-470 specifications.
- 20P. A comment/response document would be helpful to track the revisions to each submittal.
- 20Q. Additional comments will be issued as design progresses.

21. Arapahoe County Planning Division (Terri Maulik / 720-874-6650 / referrals@arapahoegov.com)

- 21A. No additional comments were received from Arapahoe County Planning.



22. Arapahoe County Engineering Services Division (720-874-6500 / referrals@arapahoegov.com)

[1st Submittal Comments]

- 22A. Filing 2 appears to be in conformance with Master Plans for Kings Point North. Please notify Staff if any significant changes are proposed.
- 22B. This development abuts Antelope Creek 100 year floodplain. Sediment basins and other sediment transfer measures should be in place to minimize the impacts to the drainageway and downstream properties.
- 22C. Floodplain improvements and sub-regional detention noted to be constructed with ISP East RSN 1662021, any comments provided for that referral should be considered. Staff was unable to locate referral documents for ISP East at the time of this referral.
- 22D. Please continue coordination with Arapahoe County Transportation Division, City of Centennial and the Town of Parker for regional traffic improvements.