

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



August 29, 2023

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

Re: Third 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 third submission, which we started to review on August 8th, 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 some issues remain, you will need to make a technical submission. Please revise your previous work and send us a new submission after your administrative decision date of September 20th, 2023.

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 Administrative Decision date is set for September 20th, 2023. Please remember that all abutter notices and site notices must be posted at least 10 days prior to the decision 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: Jeff Marck, Terracina Design
Anthony Files, Terracina Design
Cesarina Dancy, ODA
Filed: K:\SDA\1600-1699\1609-25rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The open space fence post sizing needs an adjustment request to be approved. [Planning]
- The Site Plan will not be approved by Public Works until the preliminary drainage letter/report is approved. [Civil Engineering]
- Adjust parking space, curb ramp layout to remove curve in crosswalk. Provide a more direct path, directional ramps, straight pedestrian path for seeing impaired. [Traffic Engineering]
- Swinging gate opening must be 24' when fully opened. No landscape material may obstruct full opening or closing of gate. [Fire/Life Safety]
- 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]
- On the plat there are many easement lines that cross the Tract or Lot lines, these easement lines need to have distances on both sides of the Lot or Tract line. [Real Property]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

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

2. Completeness and Clarity of the Application

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

[Site Plan Page 1]

2B. This box needs to be larger so that it can be used. Remove the lines, date, and description details. It should be a large open box titled "Amendments".

[Site Plan Page 7]

2C. Please include the sight-line diagrams for the storage screening provided in the comment responses somewhere in the site plan or landscape plan.

3. Zoning and Land Use Comments

3A. There were no more zoning or land use comments on this review.

4. Parking Issues

4A. There were no parking issues identified on this review.

5. Architectural and Urban Design Issues

5A. There were no Architectural or Urban Design issues identified on this review.

6. Signage Issues

6A. There were no signage comments on this review.

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

[Site Plan Page 1]

7A. Identify bike rack location on site plan.

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

8A. There were no comments from addressing on this review.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering (John Springs / 303-739-7572 / jsprings@auroragov.org / Comments in green)

[Site Plan Page 1]

9A. The Site Plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

[Site Plan Page 7]

9B. FF Elev looks to be 10' higher than adjacent grade.

9C. Repeat comment: Callout wall material and label wall private.

9D. Label wall private

9E. Repeat comment: Label roadway, include roadway classification.

9F. Repeat comment: Curb returns are required for sites with >20 parking spaces per 4.02.4; revise design to incorporate curb returns instead of a curb cut.

9G. Dimension ROW

9H. Show proposed curb ramps per requirements of 4.02.3. Include any needed sidewalk easement in the Plat and show in the Site Plan.

[Site Plan Page 18]

9I. Per 4.07.1.02, Fire lanes shall be paved full width with asphalt, concrete or hidden pavement structures (typical)

9J. Label private, provide detail in plans including max height.

9K. Fix text overlap.

[Site Plan Page 23]

9L. Min 2% slope for swales (typical).

[Site Plan Page 29]

9M. Provide detail and provide handrail for portions of wall over 30".

9N. Per 2.08.1.06.4, provide a minimum of six inches from bottom of the siding to the finish grade.

9O. Per 2.08.1.06.2, in no condition shall the bottom of the swale at its highest point be less than six inches below the grade at the foundation of any adjacent structure.

9P. In hardscape, min 2% slope away from the building is required.

9Q. Callout wall, label private, provide detail.

9R. Per 2.08.1.06.4, provide a minimum of six inches from bottom of the siding to the finish grade. It appears a wall is needed around the building; it is not allowable to backfill against the building walls.

9S. FFE is lower than adjacent grade, so the slope is currently graded towards the building. Revise grading to provide min 5% grade away from the building for 10' (min 2% in hardscape)

[Site Plan Page 30]

9T. Min 2% slope for swales.

[Site Plan Page 33]

9U. Label the retaining wall as private.

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

[Site Plan Page 7]

10A. Previous comment not addressed. Adjust parking space, curb ramp layout to remove curve in crosswalk. Provide more direct path, directional ramps, straight pedestrian path for seeing impaired.

10B. Label this street.

10C. Previous comments not addressed: extend view to show entire sight triangle and Nova Drive and Aurora Parkway. Sight triangles are required at all intersections that include public ROW Label access as maintenance access only.

[Site Plan Page 31]

10D. Some legend items need to be called out on the plan, see the sheet for exact locations.

10E. Label this street.

10F. Verify and reference COA TE-12.

10G. This sign should be MUTCD R5-11.

10H. Replace sign with handicapped parking sign.

10I. Show sign on sheet or delete.



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

[Site Plan Page 1]

- 11A. Please add 2021 ICC code reference in the Data Table.
- 11B. Please fix this row in data table.
- 11C. Please explain the R-3 use for the maintenance building.
- 11D. Specify III-A or III-B construction type for all buildings.

[Site Plan Page 7]

- 11E. What type of fuel?
- 11F. Label gate: 24' Manual Sliding Gate with Approved Knox Hardware
- 11G. Please provide a detail of the area around the fuel pump showing vehicle impact protection
- 11H. Accessible route needs to be shown connecting to the public way.

[Site Plan Page 29]

- 11I. Provide a detailed grading sheet for the maintenance building showing longitudinal and transverse grade percentages through fire lane easement and accessible route.

[Site Plan Page 31]

- 11J. The City of Aurora does not allow any encroachment into vertical space of fire lane easements.
- 11K. Use fire lane sign detail on sheet 32 instead of this one.
- 11L. Remove these signs.

[Site Plan Page 33]

- 11M. Show 6" clearance from bottom of gate to ground surface.

[Elevations Page 5]

- 11N. Update the elevations sheets to show symbol and label for the FDC, the symbol and label for the Knox Box, and the location of Riser Room exterior door.
- 11O. See Knox Box note and diagram on the sheet.

[Landscape Plan Page 13]

- 11P. Swinging gate opening must be 24' when fully opened. No landscape material may obstruct full opening or closing of gate.
- 11Q. Label as 24' Swinging Gate with Approved Knox Hardware.

[Landscape Plan Page 24]

- 11R. Sliding gate opening must be 24' when fully opened. No landscape material may obstruct full opening or closing of gate.

[Landscape Plan Page 26]

- 11S. Gate needs to be 24' wide when fully opened.
- 11T. Show mounting location of Knox Box.

[Photometric Plan]

- 11U. Show fire lane easement on photometric plan.

[Plat Page 3]

- 11V. Show inside and outside turning radii for fire lane easement.

[Plat Page 6]

- 11W. Inside turning radii for the fire lane easement is a minimum of 29'.

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

[Site Plan Page 7]

- 12A. Show and label ROW limits.
- 12B. Show easement encompassing hydrant lateral and hydrant, if outside of ROW. Provide dimensions.
- 12C. If Water meter is outside of ROW limits, needs to be within a pocket utility easement.
- 12D. Include the following notes on all pages: -Piping downstream water meter is private -All sanitary sewer services are private -All water services, irrigation lines, and fire suppression lines to have backflow preventers per Aurora Water standards.



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

13A. Storm Drainage Development Fee: 215.314 acres x \$1,242.00 = \$267,419.99. Fees are due prior to Subdivision Plat recordation.

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

14A. Numerous minor corrections throughout the site plan and plat, please see these documents for the full redlines.
[Site Plan]

14B. Check with Fire/Life Safety to see if the gates need to be covered by a License Agreement.

[Plat]

14C. See the advisory Comments on the first page of the plat.

14D. Add and delete the Notes as indicated to match the Plat Checklist.

14E. On the plat there are many easement lines that cross the Tract or Lot lines, these easement lines need to have distances on both sides of the Lot or Tract line.