

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



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September 18, 2023

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

Re: Second Submission Review: Prairie Point Site Plan No 3 (Kings Point North) – Site Plan and Plat
Application Number: DA-1609-26
Case Numbers: 2023-4009-00; 2023-3026-00

Dear Mr. Bauer:

Thank you for your second submission, which we started to process on August 25th, 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 October 9th, 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 Planning Commission Hearing date is tentatively set for November 22nd, 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 hearing 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\1609-26rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Outstanding fees totaling **\$55,796.10** are due prior to the next review submission.
- Please address the specific Adjustment criteria in the Narrative, not the Hardship Variance criteria. [Planning]
- When reviewing the Prairie Point Golf Course plan submittal, it is not clear where the planting for parcels - D, G, O, S, V, W and X are being provided. Please provide clarification why these tracts are being landscaped in connection with the Golf Course? [Landscaping]
- No walls are permitted to be over 8'. Provide tiered walls or a variance request for the height. Provide a variance request for the wall directly to the reviewer email: jbingham@auroragov.org. [Civil Engineering]
- Add crosswalk bars and ped ramp signs. Verify all mature plant heights within sight triangles meet COA 4.04.2.10 requirements. [Traffic Engineering]
- A 2nd means of emergency access is required from the north. The access would need to be granted by agreement from Chenango through the neighborhood to the northwest in the City of Centennial. [Fire/Life Safety]
- A number of trees need to be shown further away from utility lines. [Aurora Water]
- Storm Drainage Development Fees totaling **\$107,974.51** have yet to be paid. [TAPS]
- Please see the reviews and attached review letters from outside agencies. [Xcel Energy, E-470 Public Highway Authority]

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

- 2A. The “adjustments” listed on the site plan should only be to address major adjustments from UDO standards. Variances from public works standards are addressed and processed through the public works department. Revise the letter of introduction and the cover sheet adjustments accordingly.
[Narrative]
- 2B. The criteria for approval used in the Narrative is the hardship variance criteria. You need to be using and addressing the Major Adjustment criteria for approval found in Section 146-5.4.4.D.3 instead.

3. Zoning and Land Use Comments

[Site Plan Page 1]

- 3A. List the residential density in the data tables as well.

4. Pedestrian and Connectivity Issues

- 4A. There were no Pedestrian or Connectivity issues on this review.

5. Parking Issues

- 5A. There were no Parking Issues identified on this review.

6. Architectural and Urban Design Issues

- 6A. There were no Architectural or Urban Design Issues on this review.

7. Signage Issues

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

8. Landscaping (Tammy Cook / 954-266-6488 / tdcook@auroragov.org / Comments in bright teal)

[Landscape Plan Page 1]

- 8A. The Table below is from the Golf Course submittal CN#2022-3093-00: 2022-6062-00. There is no mention of



Parcels: D, G, O, Q, S, V, W or X as stated in these plans that the landscaping will be provided for these open space parcels as part of the Golf Course CN#2022-3093-00: 2022-6062-00. Please clarify.

OPEN SPACE REQUIREMENTS

TRACT	TRACT DESCRIPTION	TOTAL TRACT AREA (SF)	TREES REQUIRED (OPEN SPACE 1/4000 SF)	TREES PROVIDED	SHRUBS REQUIRED (OPEN SPACE 10/4000 SF)	TREES EQUIVALENT TO SHRUBS	*SHRUBS PROVIDED	SHRUB AND TREE EQUIVALENTS TOTAL
TRACT A	OPEN SPACE	253,680	63	130	634	804	480	1284
TOTALS		253,680	63	130	634	804	480	1,284
NOTE: (1) 2.5" CAL TREE = (12) 5 GAL SHRUBS, (1) 2.0" CAL TREE = (10) 5 GAL SHRUBS								
NOTE: ONLY 1 GAL GRASSES BEING COUNTED TOWARDS REQUIREMENTS								
NOTE: WHERE THE NUMBER FOR SHRUBS PROVIDED IS LOWER THAN WHAT IS REQUIRED, THE REQUIREMENT IS MET THROUGH THE TREE EQUIVALENT NOTED ABOVE								

[Landscape Plan Page 2]

- 8B. Why do Tract V & W not have the requirements noted if all of these other Tracts noted are also being installed as part of the Golf Course CN#2022-3093-00: 2022-6062-00?
- 8C. When reviewing the Prairie Point Golf Course CN#2022-3093-00: 2022-6062-00 plan submittal, it is not clear where the planting for parcels - D, G, O, S, V, W and X are being provided. Please provide clarification why these tracts are being landscaped in connection with the Golf Course CN#2022-3093-00: 2022-6062-00 and not part of this CSP application?
- 8D. Include Tract I, provide the Future Water Tank, and include the requirements for the landscaping for this Tract as well as the required planting on the Planting Plans.

[Landscape Plan Page 3]

- 8E. On all Legends: This should also be referencing the Aurora Pros Mixture 13- Short Grass Trail or Roadside.
- 8F. On all Legends: This should also be referencing the Aurora Pros Mixture 2-Mid Grass Prairie.

[Landscape Plan Page 7]

- 8G. It is our understanding that the Water Tank design will be completed by an outside consultant as part of a civil plan review process. The tract that the water tank will be located in must be landscaped as part of this plan submission as Planning staff does not have access to nor do they review civil plan drawings. Coordinate with Aurora Water on an approximate location and size of the water tank and provide the landscaping for the tract accordingly.

- 8H. Add: Street Frontage.

[Landscape Plan Page 14]

- 8I. Add Street Frontage.

[Landscape Plan Page 15]

- 8J. Add: Street Frontage.

[Landscape Plan Page 16]

- 8K. Label and dimension the 40' Rec. Easement.

[Landscape Plan Page 23]

- 8L. For all typicals: more than one boulder is required, please note the number.
- 8M. For all Typicals: Provide more than one boulder on each lot for the yard feature.
- 8N. For all Typical Sheets: Refer to Sheet 65 for front yard Plant List.

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

- 9A. CAD file received for preliminary addressing and street naming. No more comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

[Site Plan Page 1]

- 10A. This site plan will not be approved until the ISPs showing required infrastructure are approved. DA-1609-25.

[Site Plan Page 10]

- 10B. Show the connections to the sidewalk in Prairie Point Drive.



10C. It appears that there is a plotting error or this label is in the wrong location.

[Site Plan Page 11]

10D. Typical all sheets, the RSN for this project is 1589051.

[Site Plan Page 12]

10E. An additional sidewalk easement is required to encompass the portion of the sidewalk outside of the existing easement and the ROW.

[Site Plan Page 15]

10F. Dimension/label the fire lane easement for this emergency access.

10G. Comments on DA-1609-25 have indicated that the fire lane is to be entirely paved with asphalt, concrete, or hidden pavement structures. Ensure the changes made on that site plan are correctly reflected here.

[Site Plan Page 16]

10H. Please add the following required notes to the grading plan:

- Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%.
- The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1.
- 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.

[Site Plan Page 17]

10I. Remove crosspans from all sheets, typical.

10J. Max slope of 3% for 100' as a local street approaches a collector street per Section 4.05.4 of the Roadway Manual. Either check this slope label or provide an additional label closer to the intersection showing compliance.

[Site Plan Page 18]

10K. Provide a variance request for the wall directly to my email: jbingham@auroragov.org. Identify the criteria that the variance is requested for (4.02.7.04), the justification, and the mitigation provided for the retaining walls over 4'.

[Site Plan Page 19]

10L. No walls are permitted to be over 8'. Provide tiered walls or a variance request for the height.

10M. Max slope of 3% for 100' as a local street approaches a collector street per Section 4.05.4 of the Roadway Manual. Either check this slope label or provide an additional label closer to the intersection showing compliance.

[Site Plan Page 20]

10N. No walls are permitted to be over 8'. Provide tiered walls or a variance request for the height. No portion of a wall may encroach into easements or ROW including tiebacks, foundations, and footings. A variance for the clearance will also likely be required per Section 4.02.7.07.2 of the Roadway Manual.

10O. Typical all walls: provide a typical detail. The detail should identify the max height, required railing, and material.

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

[Site Plan Page 9]

11A. Add crosswalk bars and ped ramp signs.

[Site Plan Page 10]

11B. Relocate mailbox, doesn't meet min 50' spacing from ped ramp criteria.

[Site Plan Page 11]

11C. Add crosswalk bars and ped ramp signs.

[Site Plan Page 14]

11D. Add crosswalk bars and ped ramp signs.

[Site Plan Page 37]

11E. Previous comment not addressed. Show RRFB and associated signs. [2 comments]

[Site Plan Page 38]

11F. Add crosswalk bars and ped crossing signs.

[Landscape Plan Page 3]



11G. Verify all mature plant heights within sight triangles meet COA 4.04.2.10 requirements.

[Landscape Plan Page 11]

11H. Not in plant list. Verify meets COA 4.04.2.10 height requirements.

11I. Verify mature plant height meets COA 4.04.2.10 requirements. remove/replace as necessary.

12. Fire / Life Safety (Richard Tenorio / 303-739-7628 / rtenorio@auroragov.org / Comments in blue)

[Site Plan Page 35]

12A. Per Pre-App Notes, it was noted that:

- 1) A 2nd means of emergency access is required from the north.
- 2) The access would need to be granted by agreement from Chenango through the neighborhood to the north west in the City of Centennial.
- 3) Ensure the access road was of an approved road base capable of supporting the imposed load of an 85,000 pound fire apparatus.
- 4) Provide the access road with roll over curbs at both ends. Show a detail of the curb at both locations.
- 5) Install access control gates or bollards with Knox hardware.
- 6) Verify the compliance with IFC Section 503.2.1, 503.2.3, 503.5, and 503.6

12B. Justify the emergency access road width of 20-feet, the minimum width requirement for COA apparatus access is 23-feet.

12C. Provide an auto-turn detail for fire apparatus turn into and out of this location. Shall meet the minimum requirement of 26-feet inside and 52-feet outside to accommodate COA Cyclone fire apparatus.

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

[Site Plan Page 1]

13A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

[Site Plan Page 18]

13B. Verify that approval from AW Drainage has been given for this inlet to be publicly owned and maintained.

[Site Plan Page 19]

13C. Latest iteration of ISP East does not show a manhole at this location; please verify and reconcile.

13D. ISP East show a manhole and inlet at this location; verify and reconcile.

13E. Verify that approval from AW Drainage has been given for this inlet to be publicly owned and maintained.

[Site Plan Page 20]

13F. Latest iteration of ISP East shows a manhole and inlet approximately 39.38 ft away from the manhole to the west of it; please verify and reconcile.

13G. Latest iteration of ISP East does not show a manhole and inlet at this location; please verify and reconcile.

[Site Plan Page 21]

13H. Verify that the design of the storm line along Prairie Point Dr matches the latest iteration of ISP East and reconcile where necessary (Typical).

[Site Plan Page 27]

13I. Hydrant on dead-end main longer than 150 ft: In the coming Civil Plan review, provide calculations to show a minimum residual pressure of 20 psi at this hydrant.

[Site Plan Page 28]

13J. Hydrant on dead-end main longer than 150 ft: In the coming Civil Plan review, provide calculations to show a minimum residual pressure of 20 psi at this hydrant.

13K. There is a typo on the sheet.

13L. Provide maintenance access to these manholes per AW specs.

13M. Sanitary services shall have individual taps at the main.

[Site Plan Page 31]

13N. There is a typo on the sheet.

13O. Provide hydraulic calculations for this hydrant on the Civil Plan.

[Site Plan Page 35]

13P. There is a typo on the sheet.

[Landscape Plan Throughout]



- 13Q. Trees shall be 10 ft away from inlet.
- 13R. Trees shall be 2 ft away from sanitary service line.
- 13S. Trees shall be 5 ft away from water service line.
- 13T. Provide minimum horizontal clearance between tree and sanitary service line.

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

[Site Plan Page 2]

- 14A. Change indicated note to #1.
- 14B. Add heading titled PARKS, RECREATION & OPEN SPACE in the notes.

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

- 15A. Storm Drainage Development Fees: $86.93 \times \$1,242.00 = \$107,974.51$.

16. Land Development Review (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 16A. Comments from Land Development Review are forthcoming. Please reach out to the reviewer directly for updates.

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

- 17A. Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk acknowledges the comment responses for Prairie Point F3 and requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:
"Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form."

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

- 18A. In addition to previous comments, E-470 has the following additional comment: The work shown within the MUE will require an E-470 permit.

[Previous Comments]

- 18B. 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.
- 18C. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.
- 18D. Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>
- 18E. Clearly identify the E-470 ROW and MUE on all applicable drawings.
- 18F. The plat should reference both the ROW and MUE, it's unclear if the Prairie Point ROW lies entirely outside the MUE.
- 18G. E-470 discourages residential uses adjacent to the roadway.
- 18H. E-470 is not responsible for noise mitigation.
- 18I. E-470 will be widened to 4 lanes in each direction in the future.
- 18J. No structures are allowed in the MUE.
Developed flows from the site will need to be treated and discharged at or below historic rates.
- 18K. An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE.
- 18L. Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.
Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.



- 18M. Landscaping is only allowed in the outer 25' of the MUE.
- 18N. Any fencing disturbed will need to be reset to meet E-470 specifications.
- 18O. A comment/response document would be helpful to track the revisions to each submittal.
- 18P. Additional comments will be issued as the design progresses.

19. Cherry Creek Schools (Matt Schaefer / 720-554-5053 / mschaefer2@cherrycreekschools.org)

- 19A. No additional comments were received from Cherry Creek Schools on this review.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

September 6, 2023

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Erik Gates

**Re: Prairie Point Site Plan No. 3 (Kings Point North) - 2nd referral
Case # DA-1609-26**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk acknowledges the comment responses for **Prairie Point F3** and requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: Donna.L.George@xcelenergy.com