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July 13, 2023

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

**Re: Third 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 third submission, which we began to review on June 21<sup>st</sup>, 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 August 3<sup>rd</sup>, 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 September 13<sup>th</sup>, 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](mailto:egates@auroragov.org).

Sincerely,

Erik Gates  
Planner

cc: Layla Rosales, Terracina Design  
Cesarina Dancy, ODA  
Filed: K:\SDA\1600-1699\1609-24rev3



## *Third Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- It does not appear that all of the double-fronted lots were accounted for. Please recount and relist these for the adjustment request. [Planning]
- The approved public art plan includes a public art location in PA-24. The Prairie Point Site Plan No 2 should address this public art requirement. [Public Art]
- Confirm the square footage of turf shown on the typicals. There were many discrepancies when we did our measurements. [Landscaping]
- The maximum height of retaining walls in residential areas is 4' per Section 4.02.7.01.2 of the Roadway Manual. Provide a variance letter directly to [jbingham@auroragov.org](mailto:jbingham@auroragov.org) if requesting one. [Civil Engineering]
- There are some comments related to the location of mail kiosks on site. [Traffic Engineering]
- Please label and show that this access point into and from Centennial is either open or obstructed by a gating or barrier system. [Fire/Life Safety]
- Please indicate where pond C-4 is to be better at understanding utility placements relative to each site plan filing. [Aurora Water]
- Storm drain development fees due: **\$169,542.94**
- Numerous labeling corrections requested, see the site plan and plat for **full** Real Property comments. [Real Property]

### **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. Use acreage when all other land area in the data table uses acreage. Ideally both units are shown, but this is not required.

#### **3. Zoning and Land Use Comments**

[Site Plan Page 1]

3A. 12 additional lots in Blocks 5 and 6 are also double fronted. See sheets 12 & 13 and add them to this count of double fronted lots.

[Site Plan Pages 12-13]

3B. The lots identified on the plan with highlights are also double fronted lots, please add them to the count.

#### **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**

[Landscape Plan Pages 34 & 35]

6A. If you wish to use the corner lot standard for these fences, then the maximum height is 42 in/ 3.5 ft. Otherwise, a side yard fence is allowed to be up to 6 ft. if set back 4 ft. from the sidewalk. Refer to [Table 4.7-4 in the UDO](#).

#### **7. Signage Issues**

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



**8. Public Art** (Roberta Bloom / 303-739-6747 / [rbloom@auroragov.org](mailto:rbloom@auroragov.org))

- 8A. The approved public art plan includes a public art location in PA-24. The Prairie Point Site Plan No 2 should address this public art requirement.

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

[Landscape Plan Page 2]

- 9A. Add note here which reads: 'Where curbside landscaping occurs in front of the individual lots, refer to the lot typicals and planting requirements on Sheets 40 through 59.'

[Landscape Plan Page 3]

- 9B. Label and dimension all easements on the plans.

- 9C. Please adjust the light pole off of the walk.

[Landscape Plan Page 6]

- 9D. Clarify the lighting symbols on the plan. There appear to be different ones.

[Landscape Plan Page 9]

- 9E. Provide a separate tree mitigation plan. Existing trees to be removed from this sheet and included on the Tree Mitigation Plan.

[Landscape Plan Page 30]

- 9F. Please add the following note: Please reorganize the sheet order and have these lot typicals and descriptions follow Sheet 63

- 9G. A special landscape feature has not been noted on each Typical.

- 9H. While the sideyard landscaping has been included on the typicals, the requirements have not been included in the descriptions below. Please update.

[Landscape Plan Pages 32]

- 9I. Refer to Sheet 73 for front yard plant list.

- 9J. Revise the scale of 1"=175' to 1/16"=1'-0".

- 9K. Confirm the square footage of turf shown on the typicals. There were many discrepancies when we did our measurements.

[Landscape Plan Pages 33-36]

- 9L. Confirm the square footage of turf shown on the typicals. There were many discrepancies when we did our measurements.

**10. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

- 10A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at:

<https://auroragov.org/CADtoGISstandards> OR by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org).

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

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

[Site Plan Page 2]

- 11A. Remove references to ROW.

[Site Plan Page 32]

- 11B. The max slope for a local street is 5%. Please check this label.

[Site Plan Page 34]

- 11C. Max 3% slope down to a stopped condition per Section 4.05.4 of the Roadway Manual.



[Site Plan Page 37]

- 11D. Max 3% slope down to a stopped condition per Section 4.05.4 of the Roadway Manual.
- 11E. The maximum height of retaining walls in residential areas is 4' per Section 4.02.7.01.2 of the Roadway Manual. Provide a variance letter directly to me: [jbingham@auroragov.org](mailto:jbingham@auroragov.org). If the variance is approved, it is required to be included in a variant table on the civil plans.
- 11F. Show how the grading ties in.

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

[Site Plan Page 4]

- 12A. In coordination with any Postal Service requirements, mail kiosks shall be located: Outside of sight triangles as defined by COA Roadway Manual, standard TE-13 Outside of the influence area (including traffic queues) for a controlled intersection (stop-controlled, signal controlled, or otherwise) A minimum of 30' away from stop signs (for stop sign visibility) A maximum of 50' away from curb ramp crossings (curb ramps to be located on both sides of roadway) Preferred location for mail kiosks is on side lots or other common areas for a neighborhood, and while meeting the above criteria, to avoid conflicts with mail kiosk traffic and specific homeowner ingress/egress The United States Postal Service (USPS) must be included in the final determination for placement of mail kiosk within your site, what equipment is USPS approved and what is not. Please contact the USPS Growth Coordinator @ 303-853-6994). [Comment repeated in Landscape Plans]

[Site Plan Page 16]

- 12B. Add sign 4 here.

[Site Plan Page 17]

- 12C. Add sign 4 here.

[Landscape Plan Page 11]

- 12D. Move sight triangle back.

[Landscape Plan Page 18]

- 12E. Move mail kiosk out of intersection area.

[Landscape Plan Page 21]

- 12F. Add sight triangles here.

[Landscape Plan Page 28]

- 12G. Add sight triangles to verify fences are not within sight triangles.

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

[Site Plan Page 5]

- 13A. Please label all street names within the phasing plan in order to match up the written phasing assessment.
- 13B. Please label and show that this access point into and from Centennial is either open or obstructed by a gating or barrier system. Since this is the secondary point of access to PA-20/21/23, we will need to ensure emergency access (and public access?) through this roadway.
- 13C. Indicate that these roadway improvements will be conducted in conjunction with phase 1 and completed prior to the issuance of the first certificate of occupancy in phase 1.

[Site Plan Page 11]

- 13D. The goal of these looped lanes is to establish parking on the residential side of the drive lane for the homeowners. By providing a 25' fire lane you will need fire lane signage on both sides of the shared loop drive-lane.
- 13E. Loop Lanes as discussed in 146-1108 are typically requested by the developer to be modified. What can be approved by life safety is as follows: Loop lanes 250' or less can be one way using an 18' wide fire lane easement and all parking must be located outside of the fire lane easements. This would provide a 25' street section reflecting an 18' fire lane and 7' of parking on the house side of the street. Loop lanes greater than 250' must be two-way traffic, utilize a 23' fire lane easement and a 7' parking aisle either on the house side of the street or on both sides if it serves an open space or park element. All fire lane easements must support an imposed weight limit of 85,000 lbs, a 29' inside turning radii, and an outside turning radii of 52'.

[Site Plan Page 12]

- 13F. Using E. Jamison Drive as an example, if this shade of color is intended to indicate "existing asphalt pavement",



please adjust to match legend.

[Site Plan Page 17]

13G. Please remove the two fire lane signs for E. Dry Creek Road.

[Site Plan Page 24]

13H. See Sheet 11 comments for potential re-delineation of fire lane easement that allows residents to park in front of their homes.

[Site Plan Page 29]

13I. Show and label the mean of this shading within the legend.

[Plat Page 6]

13J. I have provided a clip of a site plan modification that may be beneficial to the homeowners wishing to park in front of their homes in this area. See plat sheet 8 for the best example of this recommendation.

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

[Site Plan Page 5]

14A. Show water loop connections as related to each phase.

14B. Can you clarify whether this will be a neighborhood park or a community park?

[Site Plan Page 8]

14C. Label: Aurora Water.

[Site Plan Page 18]

14D. Label: Site Plan # 1589051

14E. Please indicate where pond C-4 is to be better at understanding utility placements relative to each site plan filing.

[Site Plan Page 19]

14F. This is the DR number- Adjust- Typical all

14G. Is this correct? Clearly define Prairie Point Dr

14H. Provide sizes of the existing utilities that will be used for connection-Typical.

14I. Hard to see the extents of this UE. What is this serving?

14J. All inlets if ROWs to be Type R-Typical.

14K. Identify the existing 50 ft easement that is shown on the ISP East plan and indicate that the easement is to be vacated for construction documents regarding this site plan- TYP for existing easements that are shown on the ISP

14L. Clarify, proposed easement-Typical.

14M. Please clarify what these boxes are-Typical.

14N. Can't have waterlines under sidewalks-Typical.

14O. Hydrants to be in landscaped areas, not in sidewalks-Typical.

[Site Plan Page 20]

14P. Provide flows arrows for all sanitary- Typical all pages.

[Site Plan Page 21]

14Q. To be dedicated as a Tract for the City to utilize. Size of dedicated area may change.

14R. Provide sizes of existing utilities that will service proposed- Typical all utility pages.

14S. Clarify what these boxes are cleanouts? Cleanouts are private and to be on private property- Typical.

14T. Provide easement dimensions for all proposed pocket utility easements- Typical all pages.

14U. Ensure easement for hydrants goes 5 ft behind hydrant- Typical all.

14V. Confirm this easement depiction is accurate.

14W. Provide dims of all existing easements- Typical all pages.

[Site Plan Page 22]

14X. Label: Public

14Y. Label manhole as public

14Z. Label: Private

[Site Plan Page 23]

14AA. Ensure this is the site plan number, not the DR number- Typical.

14BB. Text covered.

[Site Plan Page 24]

14CC. Misplaced leaders



- 14DD. Label as type R
- 14EE. Note that all hydrants are to be in landscaped areas- Typical all pages.  
[Site Plan Page 25]
- 14FF. End point missing?  
[Site Plan Page 26]
- 14GG. See comment on the following page regarding match sheets.
- 14HH. Is this dedicated electric? Clarify
- 14II. Ensure the 30 ft water utility easement is shown and labeled- Typical.
- 14JJ. Show and label easement for this public storm.
- 14KK. Show the continuing easement for this sanitary- hard to see line type.
- 14LL. Is this within easement? Show and label.  
[Site Plan Page 27]
- 14MM. Where is match line for sheet 27?
- 14NN. Incorrect leader locations- Adjust.
- 14OO. Label: Private
- 14PP. Label ownership type
- 14QQ. Label: Type R.
- 14RR. Include note, that all under drain systems are private. -Typical \*Please also include this note in your ISP East.
- 14SS. Can the valve be placed in a location away from the thrust blocks?  
[Plat Page 8]
- 14TT. See comment on site plan.

**15. Forestry** (Rebecca Lamphear / 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org))

- 15A. There were no more comments from Forestry on this review.

**16. Aurora Water/TAPS** (Diana Porter / [dspoerter@auroragov.org](mailto:dspoerter@auroragov.org))

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

**17. PROS** (Curtis Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in purple)

- 17A. There were no more comments from PROS on this review.

**18. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 18A. Fill in any blanks with the pertinent information.
- 18B. Numerous minor labeling comments have been made. See the site plan and subdivision plat for the **full** redline comments.  
[Site Plan Page 6]
- 18C. Add Lot # where shown.  
[Site Plan Page 10]
- 18D. Label this easement - it is not shown on the plat.  
[Site Plan Page 11]
- 18E. Show dashed lines for easements.
- 18F. Label these easements.  
[Site Plan Page 13]
- 18G. These coordinates are the same.
- 18H. Add Lot number and area (typical).
- 18I. Delete the old Lot lines. [2 comments]  
[Site Plan Page 19-27]
- 18J. Change the key map to be accurate.  
[Site Plan Page 27]
- 18K. Text overlapping here.
- 18L. There is a 20' easement in this location is it needed here.
- 18M. This easement line does not match the plat easement lines.





[Plat Page 1]

18N. See the Advisory Comment on this page.

18O. These are close to the same info - combine these statements.

18P. Same notes - delete one.

18Q. Add the Fence Note from the checklist - item (12- h): "All owners of Lots or Tracts adjacent to ..."

[Plat Page 2]

18R. W.E. Water Easement (for Water Lines, Sanitary Sewer Lines, Storm Sewer Lines, Hydrants and Water meters)

18S. These distances don't match the graphic or closure sheet.

[Plat Page 5]

18T. This easement name may change - confirm name with Aurora Water.

[Plat Page 6]

18U. These distances do not match the L7 & L8 on sheet 2 & 3.

18V. Add the easement line here.

18W. Site Plan shows an Easement where indicated on the plat also.

[Plat Page 7]

18X. This easement name may change - confirm name with Aurora Water. [2 comments]

18Y. This easement is not shown on the site plan.

[Plat Page 8]

18Z. This easement name may change - confirm name with Aurora Water.

[Plat Page 9]

18AA. This easement name may change - confirm name with Aurora Water.

[Plat Page 10]

18BB. Is this street name correct?

18CC. Label the Access easement.

### **19. E-470 Public Highway Authority (Brandi Kemper / 303-537-3727 / [bkemper@e-470.com](mailto:bkemper@e-470.com))**

19A. 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.

19B. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.

19C. Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>

19D. Clearly identify the E-470 ROW and MUE on all applicable drawings.

19E. E-470 discourages residential uses adjacent to the roadway.

19F. E-470 is not responsible for noise mitigation.

19G. E-470 will be widened to 4 lanes in each direction in the future.

19H. The High Plains trail extension should be located within the MUE.

19I. No structures are allowed in the MUE.

19J. Developed flows from the site will need to be treated and discharged at or below historic rates.

19K. An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE.

19L. Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.

19M. Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.

19N. Landscaping is only allowed in the outer 25' of the MUE.

19O. Any fencing disturbed will need to be reset meeting E-470 specifications.

19P. A comment/response document would be helpful to track the revisions to each submittal.

19Q. Additional comments will be issued as the design progresses.

### **20. Arapahoe County Engineering Services Division (720-874-6500 / [referrals@arapahoegov.com](mailto:referrals@arapahoegov.com))**

20A. No additional comments were received from Arapahoe County Engineering Services.