

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7217



September 6, 2023

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

Re: Fourth 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 fourth submission, which we began to review on August 16th, 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 issues remain, you will need to make a technical submission. Please revise your previous work and send us a new submission after your Planning Commission hearing date of September 27th, 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 27th, 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\1609-24rev4



Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The amount of boulders and turf in the lot typicals needs to be adjusted as indicated. [Landscaping]
- There are several issues remaining related to sight triangle obstructions from mature plant heights and fencing. [Traffic Engineering]
- The distance between two service taps shall be a minimum of 36 inches. [Aurora Water]
- Storm drain development fees due: **\$169,542.94**.
- See the additional comments provided by outside reviewing agency, E-470 Public Highway Authority.

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

2A. There were no more Completeness or Clarity comments on this review.

3. Zoning and Land Use Comments

3A. There were no more Zoning or Land Use comments on this review.

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

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

7. Signage Issues

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

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

8A. There were no more comments from Public Art on this review.

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

[Landscape Plan Page 3]

9A. Label and dimension all easements on the plans.

[Landscape Plan Page 6]

9B. Are the lights shown supposed to be here as they seem to be different than those shown nearby.

[Landscape Plan Page 9]

9C. 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]

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

9E. Note that more than (1) boulder is required.

[Landscape Plan Pages 31]

9F. More than one boulder is required for this feature for each typical.

[Landscape Plan Page 32]

9G. This scale should be 1/16"=1'-0" the 1"=200' is not correct



- 9H. For all typicals: more than one boulder should be shown as the front yard feature.
- 9I. Refer to Sheet 73 for front yard plant list.
[Landscape Plan Page 32-35]
- 9J. Revise the turf area square footage as indicated on the sheets.

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

- 10A. There were no more comments from Addressing on this review.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 11A. There were no more comments from Civil Engineering on this review.

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

[Landscape Plan Page 3]

- 12A. Verify ALL mature plant heights within ALL sight triangles meet COA 4.04.2.10 requirements, remove/replace as necessary. Some plants exceeded height requirements.

[Landscape Plan Page 11]

- 12B. Move mail kiosk out intersection influence area.

[Landscape Plan Page 19]

- 12C. Relocate mail kiosk due to potential conflict with driveway.

- 12D. Sight distance easement will be required.

- 12E. Verify mature plant height meets COA 4.04.2.10 requirements, remove/replace as necessary.

[Landscape Plan Page 21]

- 12F. Add KSE to plant legend. verify mature plant height meets COA 4.04.2.10 requirements.

- 12G. Mature plant height exceeds height requirements per COA TE-13, remove/replace.

[Landscape Plan Page 28]

- 12H. Fence is in intersection sight triangle. Remove/relocate.

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

- 13A. There were no more comments from Fire/Life Safety on this review.

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

[Site Plan Page 20]

- 14A. Provide 10 ft of horizontal clearance.

[Site Plan Page 21]

- 14B. Water service line conflicts with manhole location.

- 14C. Provide 10 ft of horizontal clearance.

[Site Plan Page 22]

- 14D. Provide 2ft of horizontal clearance between water service tap and edge of ARV vault.

[Site Plan Page 23]

- 14E. Distance between two service taps shall be a minimum of 36" (Typical).

- 14F. Revise arrow orientation; it should flowing to the opposite direction.

- 14G. Service line shall not empty directly into manhole unless the manhole only serves the service line.

[Site Plan Page 24]

- 14H. Distance between two service taps shall be a minimum of 36" (Typical).

[Site Plan Page 26]

- 14I. Show meter location for this service line.

- 14J. Locate manhole away from hardscape.

- 14K. Provide maintenance access path to these manholes.

- 14L. Manhole diameter shall be 5 ft.

[Site Plan Page 27]



- 14M. Is this area going to be HS-20 load-rated for maintenance truck access? Otherwise, provide a maintenance access path.
- 14N. Fix overlapping text.
- 14O. What is this structure?
- 14P. Storm manhole diameter shall be minimum 5 ft (Typical).
[Site Plan Pages 33-34]
- 14Q. Complete depiction of proposed storm line.
[Landscape Plan Page 3]
- 14R. Trees shall be minimum 5 ft away from water meters (Typical).
- 14S. Trees shall be at least 10 ft away from all public storm pipes, manholes and inlets (Typical).

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

- 15A. Storm drain development fees due: \$169,542.94

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

- 16A. The Real Property review is forthcoming. Please reach out to the reviewer directly for updates.

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

- 17A. In addition to previous comments, E-470 has the following additional comments. Previous comments have been included for convenience.
- 17B. Please note E-470 doesn't grant easements, all work in the ROW/MUE requires a construction permit. This permit will require the permittee/owner/maintenance district to operate and maintain the improvement in perpetuity.
- 17C. Maintenance access in Tract Q on sheet 9 conflicts with annotated easement limits.
- 17D. Grading adjacent to existing E-70 infrastructure will need to maintain minimum cover.
- 17E. Please note the \$7,500 per acre rate is for grading only, permanent improvements are charged at a \$75,000 per acre basis.
- 17F. Maintenance for infrastructure extensions will be the responsibility of the permittee/owner/maintenance district.
Has a maintenance district been identified?
[Previous Comments]
- 17G. 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.
- 17H. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.
- 17I. Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>
- 17J. Clearly identify the E-470 ROW and MUE on all applicable drawings.
- 17K. E-470 discourages residential uses adjacent to the roadway.
- 17L. E-470 is not responsible for noise mitigation.
- 17M. E-470 will be widened to 4 lanes in each direction in the future.
- 17N. The High Plains trail extension should be located within the MUE.
- 17O. No structures are allowed in the MUE.
- 17P. Developed flows from the site will need to be treated and discharged at or below historic rates.
- 17Q. An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE.
- 17R. Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.
- 17S. Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.
- 17T. Landscaping is only allowed in the outer 25' of the MUE.
- 17U. Any fencing disturbed will need to be reset meeting E-470 specifications.
- 17V. A comment/response document would be helpful to track the revisions to each submittal.
- 17W. Additional comments will be issued as the design progresses.