

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



May 23, 2023

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

Re: Second 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 second submission, which we started to review on May 2nd, 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 June 13th, 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 tentatively set for July 19th, 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\1609-25rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The pump house elevations were not provided. Minor access and fencing corrections have also been identified. [Planning]
- The Site Plan will not be approved by Public Works until the preliminary drainage letter/report is approved. [Civil Engineering]
- Numerous grading and slope corrections and clarifications are requested including for slopes away from buildings, drive slopes, and drainage pond slopes. [Civil Engineering]
- Numerous additional details are needed in regard to the maintenance building site including for the occupancy type, construction type, whether or not the building is sprinklered, fuel type, fuel storage, fuel dispensing, and the gating system emergency access. [Fire/Life Safety]
- A floodplain permit is needed due to proximity to the creek. [Aurora Water]
- 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]
- Provide a closure report to match revised exterior boundary and provide an updated title commitment dated within 30 days of plat acceptance date. [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

[Elevations Pages 7-8]

2A. Pump house elevation is missing. Provide this elevation.

3. Zoning and Land Use Comments

[Site Plan Page 1]

3A. Include the amount/percentage of hardscape from the buildings and pathing, and the amount/percentage of landscaping in this data table.

[Landscape Plan Page 24]

3B. This material storage is considered outdoor storage by the code and will need to comply with Section 146-3.3.5.X of the UDO. Namely, the screening fence needs to be 9ft tall. As this use is accessory to the golf course, no additional approvals or hearings are triggered by this outdoor storage use unless an adjustment is requested.

4. Parking Issues

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

5. Architectural and Urban Design Issues

[Site Plan Page 1]

5A. The maximum building height should be 38 ft.

[Site Plan Page 7]

5B. A paved pedestrian path from the building entrance leading all the way out to the roadway sidewalk is needed.

[Landscape Plan Page 26]

5C. Fences along open space should have 6"x6" posts and include 2"x4" welded wire mesh between the horizontal slats.

6. Signage Issues

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

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

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

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

[Site Plan Page 1]

8A. Provide bike parking equivalent to 5% of vehicle parking spaces, or minimum of 2 U-racks. UDO Section 4.6.3.F, Bicycle Parking.

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

9A. There were no comments from addressing on this review.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**10. Civil Engineering** (John Springs / 303-739-7572 / jsprings@auroragov.org / Comments in green)

[Site Plan Page 1]

10A. Label street names, E-470 & Aurora Pkwy.

10B. The Site Plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

10C. Add note: "Accessible exterior routes" shall be provided from public transportation stops, accessible parking, accessible passenger loading zones and public sidewalks to the accessible building entrance they serve. At least 50% of all building entrances shall be the most practical direct route. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36", and shall be painted with white stripes. Required accessible means of egress shall be continuous from each required accessible occupied area to the public way. The "Accessible Exterior Routes" shall comply with U.B.C. Chapter 11, Appendix 11, and C.A.B.O./A.N.S.I. 117.1. (Note to Applicant: Please see Exhibit B8 under the Development/Design Standards section of this Guidebook for items to be shown on a Site Plan).

[Site Plan Page 7]

10D. Are these lines part of the building? Please use a consistent linetype to depict the building outline for clarity.

10E. Provide more slope labels outside the building to show the slope away from all parts of the building.

10F. Callout wall with material type, label private. A typical section of the wall is required and should callout the height range or max height. Any walls greater than 4' require structural calculations submitted with the Civil Plans per 4.02.7.04.

10G. Minimum slope away from the building is 5% for 10' for landscape areas, minimum 2% for impervious areas.

10H. Provide height range or max height.

10I. Label the roadway, include roadway classification.

10J. Max private driveway grade approaching public and private streets is 4% when sloping down for the distance indicated in Figure 4.05.4.1.

10K. Nova St has a 64' wide ROW according to the latest submittal of the Plat.

10L. Show proposed curb ramps per requirements of 4.02.3. Include any needed sidewalk easement in the Plat and show in the Site Plan.

10M. Curb returns are required for sites with >20 parking spaces per 4.02.4.

10N. Show railing for all walls over 30".

[Site Plan Pages 13]

10O. Max grade is 3:1 (typical).

10P. Fix grading, proposed contours must tie out to existing contours. (typical)

[Site Plan Page 15]

10Q. Identify this box or delete.

[Site Plan Page 18]

10R. 3:1 grade max.

10S. 2' recovery zone required adjacent to all walks per 4.02.8.

10T. Dimension sidewalks (typical).

10U. Check dimensions.



[Site Plan Pages 25-26]

10V. Label swale slope (min 2%) (typical)

[Site Plan Page 29]

10W. Minimum slope away from the building is 5% for 10' for landscape areas, minimum 2% for impervious areas. The green shaded area is directed towards the building.

10X. Provide the max height or height range for the proposed retaining walls. Any retaining walls over 30" require railing. Any CIP walls and any walls over 4' require structural calculations. See Table 4.02.7.03 of the 2023 COA Roadway Manual for structural calculation requirements.

10Y. Label slope away from buildings (typical).

10Z. Per 4.02.7.04.3, max height of retaining walls is 8', walls shall be terraced until the required amount of slope has been taken up.

10AA. Provide a high point and swale around buildings.

[Site Plan Page 30]

10BB. Min 2% slope for swales.

[Site Plan Page 32]

10CC. Block out signatures from COA details.

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

[Site Plan Page 7]

11A. Label as full movement access.

11B. What are these signs?

11C. Label STOP sign and provide sight triangles per COA TE-13.

11D. Extend view to show entire sight triangle and Aurora Parkway.

11E. Adjust parking space, curb ramp layout to remove curve in crosswalk.

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

[Site Plan Page 1]

12A. Add the word INFLUENCE here.

12B. It appears you have two van-accessible spaces. Please include in the data block.

12C. Please provide the ICC code year being used.

12D. For each building, provide the occupancy type, construction type, and whether or not the building is sprinklered.

12E. Provide the following note: "A licensed contractor is required to obtain a valid building permit through the Aurora Building Division prior to the installation of any gating system utilized by emergency responders to enter the site. Call 303-739-7420 to begin the plan review, permitting, and inspection processes."

12F. Please give me a call at 303-739-7489 to set up a meeting and discuss corrections.

[Site Plan Page 7]

12G. Show and label fire lane signs.

12H. Provide a detailed utility sheet for this grid and provide the information shown in the example on the plan. Note: fire service line connects to riser room.

12I. Change to fire hydrant lateral.

12J. Provide more detail regarding fuel island. Include fuel type, storage, and dispensing. Further notes may be necessary after information has been provided.

12K. Show accessible route on site plan.

12L. The installation of security gates across a fire apparatus access road shall be approved. Where security gates are installed at primary access points those gates shall have an approved automatic means of emergency operation (Siren Operated System or SOS), a Knox Key Switch or Knox Box with a means of manual operation. Security gates installed at secondary access points shall have an approved means of operation. The security gates and the emergency operation shall be maintained in proper working condition at all times. In the event that there are electric gate operators, they shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed in compliance with the requirements of ASTM F 2200. (Details on the plan)

12M. Label gate using example provided. Note: gate needs to swing towards building.



[Site Plan Page 29]

12N. 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]

12O. Show curb stops in accessible spaces. Typical.

12P. Are these accessible spaces as well?

12Q. Identify sign 20 in the key notes.

12R. Typical: Relocate all light poles shown encroaching into or over a dedicated fire lane easement.

12S. Show proper signage for fire lanes including dead-end signs. See notes 2 and 3 on sheet 32.

12T. Accessible parking signs appear to be facing away from spaces.

[Site Plan Page 32]

12U. Provide details of gating system. See example on the plan.

[Elevations Page 3]

12V. Update the elevation sheets to show symbol and label for the FDC, show symbol and label for the Knox Box, Show location of Riser Room exterior door.

12W. See the note for the Knox Box.

[Landscape Plan Page 1]

12X. Add the notes shown on the plan.

[Landscape Plan Page 26]

12Y. See gating notes on sheets 7 and 32 of the site plan.

[Photometric Plan]

12Z. The photometric plan must show and label the location of the internal site accessible route. Provide a minimum of 1 foot-candle of lighting within the accessible route.

12AA. Show accessible route on photometric plan and verify compliance.

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

[Site Plan Page 4]

13A. Floodplain permit needed due to proximity to the creek.

[Site Plan Page 7]

13B. Make this public and within utility easement. Sent an email to Barry on 5/17.

13C. Ensure that hydrants are 5 ft clear from any building or obstructions. Show and label pocket utility easement dimensions.

13D. Add: "unless otherwise noted."

13E. Is this correct? A sanitary proposed here? Clarify.

13F. Hard to see line work for waterline.

13G. Is this a main? If so need to encompass within easement. No direct service taps on mains larger than 12 inches.

13H. Need to show locations of water meters (typical) and include dims of pocket utility easements.

13I. Need to show and label water meter within pocket utility easement. Include dimensions.

13J. To be a minimum of 60 inches- typical.

[Site Plan Page 12]

13K. Note that pipe penetrations cannot be through the corners of a precast inlet- FYI for construction drawings- Typical.

[Site Plan Page 15]

13L. Update this.

[Site Plan Page 29]

13M. Label as private.

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

14A. There were no more comments from PROS on this review.

15. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org)

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



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

16A. Storm Drainage Development Fee: 215.314 acres x \$1,242.00 = \$267,419.99. Fees are due prior to Subdivision Plat recordation. Commercial users with meters 1 ½ inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

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

17A. Numerous Labeling comments. See the Site Plan and Plat for the FULL redlines.

[Site Plan Page 7]

17B. Access Gate will require a license agreement to cross Fire Lane Easement.

[Site Plan Page 18]

17C. Access Gate within Emergency Vehicle Access will require a license agreement.

[Plat Page 1]

17D. Provide closure report to match revised exterior boundary.

17E. Provide updated title commitment dated within 30 days of plat acceptance date.

[Plat Page 3]

17F. Does the City division occur along the section line?

[Plat Page 5]

17G. Tracts do not interrupt Block designations. Only Roads will cause Block designations to change.

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

18A. There were no additional comments received from Xcel Energy on this review.

19. Arapahoe County Engineering (Emily Gonzales)

19A. There were no additional comments received from Arapahoe County on this review.