



Planning Division
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Aurora, Colorado 80012
303.739.7250

AuroraGov.org

October 10, 2024

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

Re: Technical Submission Review – Antelope Creek (Kings Point North) – Site Plan and Plat
Application Number: DA-1609-23
Case Numbers: 2022-6050-00, 2022-3081-00

Dear Mr. Bauer:

Thank you for your technical submission, which we started to process on September 5, 2024. 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 comments remain, you will need to make another technical submission. 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.

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:\\$DA\1600-1699\1609-23tech1



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Numerous labeling comments remain. See the Plat **and** Site Plan for full redline comments. [Land Development Services]
- Storm drain development fees due: \$42,159.69 [TAPS]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. There are no community comments on this review cycle.

2. Planning Comments

- 2A. There were no more Planning comments on this review.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 3A. There were no more comments from Aurora Water on this review.

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

- 4A. Storm drain development fees due: **\$42,159.69**.

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

- 5A. (Advisory Comment) The City of Aurora has revised the subdivision plat checklist (2024) to include new covenants amongst other changes and this checklist must now be followed.
- 5B. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2024 Subdivision Plat Checklist Item 19.b.
- 5C. (Advisory Comment) Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.
- 5D. (Advisory Comment) Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.
- 5E. (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.
- 5F. Send in a closure report for the plat exterior boundary per COA 2024 Subdivision Plat Checklist Item #19.d.
- 5G. Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e.
- 5H. (Advisory Comment): All missing reception numbers will need to be inserted prior to plat acceptance. (Typical)
- 5I. See the full red line comments on the plat and site plan.

[Plat Page 1]

- 5J. Vicinity Map – Show existing public roads to match graphics and add a bar scale.
- 5K. Dedication - The written property description must match the graphics and closure report.
- 5L. Dedication – Reference the recording information for East Prairie Point Drive.
- 5M. Dedication – Be consistent with which Tract is being dedicated to the City of Aurora.
- 5N. Covenants – Revise to match the COA 2024 Subdivision Plat Checklist requirements and add required covenants.



- 5O. Notes – Note 8 – Revise to list out the Tracts that will be privately owned.
- 5P. Notes – Note 9 – Be consistent with the Tract that is being dedicated to the COA.
- 5Q. Notes – Adds required notes depending on there being a Trail Easement.
- 5R. Notes - Adds required note for Tracts adjacent to roadways.
- 5S. City of Aurora Approvals – Be consistent with the Tract that is being dedicated to the COA.

[Plat Page 2]

- 5T. All Tracts must have public access.
- 5U. Show controlling monuments for the labeled aliquot section lines.
- 5V. Confirm the L10 distance to match the written and closure report.

[Plat Page 3]

- 5W. Easement Detail – Add distances along the Tract lines to the easements that cross or intersect.
- 5X. Easement Detail – Label existing easements.
- 5Y. Easement Detail – Either remove easements by separate document or provide the recording information for those easements.
- 5Z. Easement Detail – Add the set monument symbols.
- 5AA. Legend – Add “RSN” and “Rec. No.” to the legend. (Typical)
- 5BB. Legend – Be consistent between the Site Plan and Subdivision Plat regarding the “Access Easement”. (Typical)
- 5CC. Legend – Be consistent with the easement names “Storm Sewer Easement”. (Typical)
- 5DD. Label the distances along the Tract lines to easement crossings.
- 5EE. If there are road center line control monuments, show those monuments.
- 5FF. Be consistent with the “Access”, “Trail” and “Regional Trail” labels between the Plat and Site Plan.
- 5GG. Label the bold line in Tract B.
- 5HH. Label all easements. (Typical)
- 5II. Remove easements that are vacated by separate documents, if they are vacated prior to Plat acceptance. (Typical)

[Plat Page 4]

- 5JJ. All Tracts must have public access.
- 5KK. Provide the recording information for E. Prairie Point Drive.

[Plat Page 5]

- 5LL. Detail A - Be consistent between the Site Plan and Plat regarding the “Regional Trail”.
- 5MM. Detail A - Add tic marks where lines change bearings.
- 5NN. Detail A - All Tracts must have public access.
- 5OO. Detail B – separate text to avoid overplotting.
- 5PP. Detail B - Be consistent between the Site Plan and Plat regarding the “Regional Trail”.
- 5QQ. Detail B – Add a north arrow.

[Plat Page 6]

- 5RR. Label exterior plat B&D’s all Details.
- 5SS. Show distances along the Tract lines to the easement crossings all Details.