

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



April 2, 2024

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

Re: Technical Submission Review: Prairie Point Site Plan No 1 (Kings Point North) – Site Plan and Plat
Application Number: DA-1609-22
Case Numbers: 2022-4045-00, 2022-3066-00

Dear Mr. Bauer:

Thank you for your technical submission, which we started to review on March 15th, 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 issues 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,

A handwritten signature in cursive script that reads "Erik Gates".

Erik Gates, Planner II
City of Aurora Planning Department

cc: Layla Rosales, Terracina Design
Cesarina Dancy, ODA
Filed: K:\SDA\1600-1699\1609-22tech1



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- For all typicals, show the water and sewer connections to each unit. [Landscaping]
- There are some questions about unusual grading drawings that need to be addressed. [Civil Engineering]
- Storm drain development fees totaling \$195,268.42 are due prior to the recordation of the site plan or plat. [Aurora Water/ TAPS]
- An inclusive play feature needs to be added to the park playground. [PROS]
- Provide certificate of taxes due and the title commitment dated within 120 days of plat acceptance. See the site plan and plat for minor labeling corrections. [Land Development Review]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns (Comments in teal)

1A. There were no new community comments on this review cycle.

2. Completeness and Clarity of the Application (Comments in teal)

2A. There were no more completeness or clarity comments on this review.

3. Planning Comments (Comments in teal)

3A. There were no more Planning comments on this review.

4. Landscaping Issues (Tammy Cook / 954-684-0532 / tdcook@auroragov.org / Comments in bright teal)

[Landscape Plan Pages 24 & 25]

4A. For all typicals, show the water and sewer connections to each unit. The sewer line can be shown below the driveway (this is a correction from the previous comments). Please revise the planting typicals to reflect the actual locations of the water line connections in the green areas.

5. Addressing (Phil Turner / 303-739-7271 / pturner@auroragov.org)

5A. There were no more addressing comments on this review.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

[Site Plan Page 30]

6A. Repeat: Please check the grading through this area. This looks unusual. The comment response indicated that it was revised but it looks the same as before.

6B. Revise the sheet matchline callout.

[Site Plan Page 31]

6C. Repeat: Please check the grading through this area. This looks unusual. The comment response indicated that it was revised but it looks the same as before.

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

7A. There were no more comments from Fire/Life Safety on this review.

8. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

[Site Plan Page 15]

8A. A hydrant was requested near this check valve dead end at the west end of E Nova Drive to assist with water quality.



9. TAPs (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

9A. Storm Drain Development fees due 157.221 acres x \$1,242.00 = \$195,268.42.

10. Forestry (Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

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

11. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve)

[Site Plan Page 27]

11A. This linework appears to be a carryover from an earlier design. I think the other dashed lines in the park are the formerly proposed contours for the park and perhaps not the existing topography. Please rectify.

[Landscape Plan Page 17]

11B. Add a new detail for the appropriate inclusive access (rubber surfacing and ramp into the play area).

[Landscape Plan Page 18]

11C. The proposed grading on this plan doesn't match the grading plan (sheet 27) of the site plan. Please rectify.

11D. For compliance with PROS design principle to provide inclusive play opportunities within park playgrounds, integrate a piece of play equipment that strives to provide meaningful opportunities for children of different abilities to interact, play and learn together. Refer to Section 6.22(B)(1) of the PROS Dedication & Development Criteria Manual for guidance on how to add an inclusive play feature along with appropriate inclusive access.

[Landscape Plan Page 20]

11E. Add a new detail for the selected inclusive play feature to be incorporated into the playground.

12. Land Development Review (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

12A. (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.)

12B. (Advisory Comment) Send in the Certificate of Taxes Due 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 at the time of your final submittal of the electronic Plat for recording.)

12C. (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 scale does not match the drawing information, then this may cause the plat to be sent back and corrected and 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.

12D. Send in a closure report for the plat exterior boundary per COA 2023 Subdivision Plat Checklist Item #19.d.

12E. Send in the State Monument Records for the aliquot corners used in the plat.

12F. Advisory Comment: All missing reception numbers will need to be inserted prior to plat acceptance. (Typical)

12G. See the full red line comments on the plat and site plan.