



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

*AuroraGov.org*

September 20, 2024

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

**Re: Technical Submission Review:** Prairie Point Site Plan No 3 (Kings Point North) – Site Plan and Plat  
**Application Number:** DA-1609-26  
**Case Numbers:** 2023-4009-00; 2023-3026-00

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.

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](mailto:egates@auroragov.org).

Sincerely,

Erik Gates  
Planner II

cc: Layla Rosales, Terracina Design  
Cesarina Dancy, ODA  
Filed: K:\\$DA\1600-1699\1609-26tech1



## Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Remove cross pans from all sheets, typical. Cross pan locations will be reviewed/approved with the civil plans. [Civil Engineering]
- This site plan will not be approved until the ISP's showing required infrastructure are approved. [Civil Engineering, Aurora Water]
- Storm Drainage Development Fees totaling **\$107,974.51** have yet to be paid. [TAPS]
- There are numerous minor corrections. See the **full** red line comments on the plat and site plan. [Land Development Services]

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions, Comments, and Concerns

1A. No community comments were received on this review cycle.

#### 2. Planning (Erik Gates / 303-739-7132/ [egates@auroragov.org](mailto:egates@auroragov.org) / comments in teal)

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

#### 3. Landscaping (Tammy Cook / 954-266-6488 / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in bright teal)

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

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

[Site Plan Page 1]

4A. This site plan will not be approved until the ISP's showing required infrastructure are approved. DA-1609-25.  
[Site Plan Page 17]

4B. Repeat: Remove cross pans from all sheets, typical. Cross pan locations will be reviewed/approved with the civil plans. If the cross pans remain, please add the following note: "Cross pan locations are conceptual and will be reviewed and approved on the civil plans."

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

[Site Plan Page 37]

5A. Delete the proposed mailbox callout near E Nichols Pl and S Flanders Ct.

#### 6. Fire / Life Safety (Richard Tenorio / 303-739-7628 / [rtenorio@auroragov.org](mailto:rtenorio@auroragov.org) / Comments in blue)

6A. There were no more Fire/Life Safety comments on this review.

#### 7. Aurora Water (Iman Ghazali / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / Comments in red)

7A. No comments, but since PW is rejecting due to unapproved ISP, AW will also be rejecting for another chance to review.

#### 8. TAPS (Aurora Water) (Diana Porter / 303-739-7395 / [dsporter@auroragov.org](mailto:dsporter@auroragov.org))

8A. Storm Drainage Development Fees:  $86.93 \times \$1,242.00 = \$107,974.51$ .

#### 9. Land Development Review (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

9A. 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.)

9B. 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.)

- 9C. 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.
- 9D. There are numerous minor corrections. See the **full** red line comments on the plat and site plan.  
[Site Plan Page 2]
- 9E. Change the description to match the plat.
- 9F. Fill in the blanks in the legal description (typical).  
[Site Plan Page 8]
- 9G. Show the 20' Drainage easement in Tract J to match the plat.
- 9H. Add the Lot numbers as shown.  
[Site Plan Page 9]
- 9I. Show the 20' Drainage easement in Tract J to match the plat.  
[Site Plan Page 10]
- 9J. Add the Lot numbers as shown.  
[Site Plan Page 11]
- 9K. Show the 20' Drainage easement in Tract P to match the plat.
- 9L. Add the Lot numbers as shown.  
[Site Plan Page 13]
- 9M. Show the 20' Drainage easement along the golf course to match the plat.  
[Site Plan Page 14]
- 9N. Add the Lot numbers as shown.  
[Site Plan Page 28]
- 9O. Show the 20' Drainage easement in Tract J to match the plat.  
[Site Plan Page 29]
- 9P. Show the 20' Drainage easement in Tract J to match the plat.  
[Site Plan Page 38]
- 9Q. Rotate the north arrow to match graphic.  
[Plat Page 1]
- 9R. Fill in the blanks in the description.
- 9S. Fix the text overlap in vicinity map.
- 9T. Update Note #7.
- 9U. Delete Note #8.  
[Plat Page 2]
- 9V. Delete extra lines.  
[Plat Page 3]
- 9W. Fill in all the blanks. (typical)
- 9X. Change the off-site Lot, Block and Tract designations to match the plats. (typical)
- 9Y. Fix the text overlap.
- 9Z. Change the arrow as shown in the Detail A.  
[Plat Page 4]
- 9AA. Fix the text overlap
- 9BB. Change the 30' UE to the water type easement next to Tract J - confirm with Aurora Water Dept.
- 9CC. Delete the 10' maintenance easement in Tract I - the private easement cannot be dedicated by the plat (remove the line work)
- 9DD. Delete the redundant text.  
[Plat Page 5]
- 9EE. Fix the text overlap.
- 9FF. Change the 30' UE to the water type easement next to Tract J - confirm with Aurora Water Dept.



[Plat Page 6]

9GG. Fix the text overlap.

[Plat Page 7]

9HH. Delete the redundant text.

9II. Fix the text overlap.

9JJ. Dedicate the identified portion of the Drainage easement near S Himalaya St by separate document.

[Plat Page 8]

9KK. Fix the text overlap.

9LL. Dedicate the portion of the Drainage easement near S Himalaya St by separate document.

9MM. Add the bearing and distance for the street R.O.W.

9NN. Fill in this info or add: "to be dedicated by separate document".

[Plat Page 9]

9OO. Fill in the blanks. (typical)

9PP. Change the off-site Lot, Block and Tract designations to match the plats. (typical)