



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

AuroraGov.org

July 3, 2024

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

Re: Technical 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 technical submission, which we started to review on June 14th, 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. Please revise your previous work and send us a new 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 II

cc: Jeff Marck, Terracina Design
Anthony Files, Terracina Design
Cesarina Dancy, ODA
Filed: K:\SDA\1600-1699\1609-25tech2



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Several questions relating to the retaining wall shown on sheet 7 of the site plan remain. [Civil Engineering]
- Ensure utility callouts are in the correct location. [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]
- Confirm that certain gates at the maintenance building and adjacent to E Long Ave need to be covered by a license agreement. [Real Property]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No additional Community comments were received during this review.

2. Planning Comments

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

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

- 3A. There were no comments from Transportation Planning on this review.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Johnathan Phan / 303-326-8273 / jphan@auroragov.org / Comments in green)

[Site Plan Page 7]

- 4A. Label the TOW and BOW elevation (TYP.)
- 4B. Advisory: During the civil plan process structural calcs are required since the wall exceeds 4 feet. Structural reinforcing shall be properly called out and dimensioned on the plans. (4.02.7.03.3.3 of the 2023 COA Roadway Manual)
- 4C. Identify the type of material for the wall (4.02.7.03.3.3 of the 2023 COA Roadway Manual)
- 4D. Label the roadway classification. (TYP.) (2.06.1.03 of the 2023 COA Roadway Manual)
- [Site Plan Pages 12, 13, 16]
- 4E. Fill in detail sheet labels. Should reference sheet 7.

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

- 5A. There were no more comments from Traffic Engineering on this review.

6. Fire / Life Safety (William Polk / 303-995-2107 / wpolk@auroragov.org / Comments in blue)

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

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

[Site Plan Page 25]

- 7A. Remove the storm drainage callouts if no longer relevant.

[Site Plan Page 27]

- 7B. Remove the storm drainage callouts if no longer relevant.

[Site Plan Page 29]

- 7C. Per revisions on this submittal, the sanitary connection and water connection labels must be revised to point at the correct items.

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

- 8A. Storm Drainage Development Fee: 215.314 acres x \$1,242.00 = \$267,419.99. Fees are due prior to Subdivision



Plat recordation.

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

[Site Plan Page 2]

9A. The Blanks shown need to be filled in with the correct and current information (Typical).

[Site Plan Page 7]

9B. Confirm with Fire/Life Safety that this gate at the maintenance building needs to be covered by a License Agreement.

[Site Plan Page 18]

9C. Confirm with Fire/Life Safety that this gate next to E Long Ave needs to be covered by a License Agreement.

[Plat Page 1]

9D. (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.)

9E. (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.)

9F. (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.

9G. The Blanks shown need to be filled in with the correct and current information (Typical).

9H. Typo: Should read “Guaranty”.

9I. Note 8 says this is a Private Tract - remove it on the City of Aurora Approvals.

[Plat Page 3]

9J. The Blanks shown need to be filled in with the correct and current information (Typical).

[Plat Page 5]

9K. The Blanks shown need to be filled in with the correct and current information (Typical).

[Mass Easements Map Page 1]

9L. Advisory Comment: See pages 5 and 18 dealing with the sidewalk easement dedications and the need for Engineering Department input on these easements.

[Mass Easements Map page 5]

9M. The Sidewalk easement should be adjacent to the street R.O.W. Is this portion south of Aurora Parkway going to be maintained by the City of Aurora? Please confirm with the Engineering Department to see if the City will maintain this Sidewalk easement. This portion may need to be deleted from this document.