



Planning Division  
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April 5, 2024

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

**Re: Technical Submission Review – Prairie Point Site Plan No 2 (Kings Point North) – Site Plan and Plat**  
Application Number: **DA-1609-24**  
Case Numbers: **2022-4052-00, 2022-3085-00**

Dear Mr. Bauer:

Thank you for your technical submission, which we began to review on March 22<sup>nd</sup>, 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 several 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](mailto:egates@auroragov.org).

Sincerely,

Erik Gates  
Planner

cc: Layla Rosales, Terracina Design  
Cesarina Dancy, ODA  
Filed: K:\SDA\1600-1699\1609-24tech1



## Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- There are several comments left remaining to manhole locations. [Aurora Water]
- Send in the Title Commitment and Certificate of Taxes Due prior to recording. [Land Development Review]
- Storm drain development fees due: **\$169,542.94**. [Aurora Water/TAPS]

### PLANNING DEPARTMENT COMMENTS

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

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

#### 2. Completeness and Clarity of the Application

2A. There were no more Completeness or Clarity comments on this review.

#### 3. Planning Comments

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

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

[Site Plan Page 4]

4A. Update location of mail kiosk.

[Landscape Plan Page 26]

4B. Move this sheet to be with other LP sheets, it is out of order.

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

[Site Plan Page 21]

5A. There used to be an irrigation meter where indicated on the sheet.

[Site Plan Page 22]

5B. Apologies -- ARVs are not required for 8" water mains.

[Site Plan Page 26]

5C. Please ensure that there is a manhole no more than 400 ft downstream of this manhole.

5D. Remove these valves.

[Site Plan Page 27]

5E. Please move manholes away from hardscape.

5F. Provide maintenance access to these manholes.

[Site Plan Page 28]

5G. Sheet 28 is missing.

[Landscape Plan Pages 4 & 6]

5H. Tree location conflicts with irrigation meter.

#### 6. Aurora Water/TAPS (Diana Porter / [dsporter@auroragov.org](mailto:dsporter@auroragov.org))

6A. Storm drain development fees due: \$169,542.94.

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

[Site Plan Page 1]

7A. Add: () to "city" where indicated per checklist.

[Plat Overall]

7B. (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.)



- 7C. (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.)
- 7D. (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.
- 7E. Advisory Comment: Fill in the Blanks throughout the plat.