



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

[AuroraGov.org](http://AuroraGov.org)

May 29, 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 May 10<sup>th</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 only minor issues remain, you will not need to make another full submission. Prior to submitting mylars for recording, make the remaining requested changes and send a copy of the updated plans to your case manager directly to verify that the comments were addressed. Note that all our comments are numbered. If you have made any other changes to your documents other than those requested, you will need to make another submission and list the new changes in a comment response letter. The Planning Department reserves the right to reject any resubmissions that fail to address items.

When you are ready to submit final mylars, please fill out the attached mylar checklist and send it along with the mylars to your case manager.

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  
City of Aurora Planning Department

cc: Layla Rosales, Terracina Design  
Cesarina Dancy, ODA  
Filed: K:\SDA\1600-1699\1609-22tech2



## *Technical Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- For all typicals, show the water and sewer connections to each unit. [Landscaping]
- Trees need to be 5 ft away from the edge of meter pit rims. [Aurora Water]
- Storm drain development fees totaling \$195,268.42 are due prior to the recordation of the site plan or plat. [Aurora Water/ TAPS]
- 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](mailto:tdcook@auroragov.org) / Comments in bright teal)** [Landscape Plan Page 25]

4A. For all typicals, show the water and sewer connections to each unit.

4B. For typical J, show the water connection as only the sewer connection is shown.

#### **5. Addressing (Phil Turner / 303-739-7271 / [pturner@auroragov.org](mailto: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](mailto:jbingham@auroragov.org) / Comments in green)**

6A. There were no more Civil Engineering comments on this review.

#### **7. Aurora Water (Iman Ghazali / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / Comments in red)** [Landscape Plan Pages 3, 5, 8, 9, 13, 14]

7A. Trees shall be 5 ft away from edge of meter pit rim.

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

8A. Storm Drain Development fees due 157.221 acres x \$1,242.00 = \$195,268.42.

#### **9. PROS (Curtis Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in mauve)**

9A. There were no more PROS comments on this review.

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

10A. (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.)

10B. (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.)



- 10C. (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.
- 10D. All missing reception numbers will need to be inserted prior to plat acceptance. (Typical)
- 10E. See the **full** red line comments on the plat and site plan related to labeling and easements. Some of the easement dimensions and curve data were missing and needed to be added throughout. Some of the easements need to be changed to dashed lines as indicated. There are some texts that are obscured and need to be clear.
- [Plat Page 1]
- 10F. Please bleed the color out of the Vicinity Map - color comes out as dark blobs and makes the names unreadable.
- 10G. Move the indicated comment out of Note 5 - it may be moved to the Legends on the subsequent pages. (Per Checklist do not provide the "use" of the private Tracts in the Plat Notes)



## City of Aurora Planning & Development Services

# RECORDING CHECKLIST - SITE PLANS

15151 E. Alameda Parkway, Ste 2300 • Aurora, CO 80012  
303.739.7217 • Email: [Planning@AuroraGov.org](mailto:Planning@AuroraGov.org) • [AuroraGov.org/Planning](http://AuroraGov.org/Planning)

**Instructions:** The applicant shall confirm that each item listed below has been completed by checking each box or writing not applicable (N/A) and signing and dating the form before submitting MYLARs to the planning case manager. Use this form for all new site plans and all major site plan amendments. Minor site plan amendments, mylar changes, and redevelopment plans do not need to be recorded. Please allow a minimum of 10 business days for MYLAR recording.

Site Plan Name: \_\_\_\_\_ DA #: \_\_\_\_\_

Applicant Name: \_\_\_\_\_ Date: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Applicant (√)	Steps Needed for MYLAR recording	Staff (√)
	All required city application and recording fees have been paid (verify this with the planning case manager)	
	• Impact fee for tree mitigation fund has been paid (if applicable)	
	• Public art fee has been paid (if applicable for properties with Metro Districts or zoned MU-TOD).	
	Comments from all departments have been addressed and all changes to the MYLARs have been approved by the affected departments prior to submittal of the final MYLARs to the planning case manager.	
	Drainage plan/study approved and civil drawings near completion.	
	If an Avigation Easement is required, a copy of the final document with signatures has been submitted to the planning case manager.	
	The property owner(s), mortgage company/lien holder (if applicable), and notary have signed both cover sheets with black, permanent ink. Please ensure that any signatures, stamps, and seals do not smear	
	Any public notice/hearing signs on the property have been taken down	
	Please submit the following: • One complete site plan set in PDF (can be emailed to the case planner). • All mylars shall be four millimeters thick, double mat, reverse print/burn, and photo quality	
	For properties within Adams County: • One complete set of signed and notarized MYLARs in 18" x 24" format • One additional signed and notarized MYLAR cover sheet in 24" x 36" format	
	For properties within Arapahoe or Douglas Counties: • One complete set of signed and notarized MYLARs in 24" x 36" format • One additional signed and notarized MYLAR cover sheet in 24" x 36" format	

When ready to submit the MYLARs, please drop off at the Access Aurora Window in the Lobby of the Municipal Center during business hours. Please attach this checklist for ease of routing and review.

Note: This form is also available online