



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

AuroraGov.org

November 27, 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 Randy Bauer:

Thank you for your technical submission, which we started to process on November 7, 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.

Sincerely,

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

Erik Gates
Planner II

cc: Layla Rosales, Terracina Design
Cesarina Dancy, ODA
Filed: K:\SDA\1600-1699\1609-26tech2



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Remove the statement “that are within 36” of a walking surface” in reference to railings required for walls over 30”. [Civil Engineering]
- A relocation of a water service line around a sanitary service line is requested to ensure there is space to work around a meter pit during maintenance. [Civil Engineering, Aurora Water]
- Storm Drainage Development Fees totaling **\$107,974.51** have yet to be paid. [TAPS]
- See the advisory comments on the first sheet of the plat and make sure to fill in all blank lines throughout the site plan and plat. [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 / comments in teal)

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

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Julie Bingham / 303.739.7403 / jbingham@auroragov.org / Comments in green) [Site Plan Page 23]

3A. Please remove the statement “that are within 36” of a walking surface” in reference to railings required for walls over 30”. The Roadway Manual does not differentiate when railing is required. (typical).

4. Traffic Engineering (Steven Gomez / 303.739.7336 / segomez@auroragov.org / Comments in amber)

4A. There were no more Traffic Engineering comments on this review.

5. Aurora Water (Iman Ghazali / ighazali@auroragov.org / Comments in red) [Site Plan Page 17]

5A. The golf course plans do not indicate the storm infrastructure shown in this site plan. Please remove the references to the golf course plans from all applicable call outs (TYP).

[Site Plan Page 27]

5B. Please move water service line to the west side of the sanitary service line to ensure there is ample space to work/excavate around the meter pit during maintenance.

[Landscape Plan Page 4]

5C. Relocate tree at least 3 ft away from irrigation meter.

6. TAPS (Aurora Water) (Diana Porter / 303.739.7395 / dsporter@auroragov.org)

6A. Storm Drainage Development Fees: $86.93 \times \$1,242.00 = \$107,974.51$.

7. Land Development Review (Maurice Brooks / 303.739.7294 / mbrooks@auroragov.org / Comments in magenta)

7A. 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.)

7B. Advisory Comment: Send in the Certificate of Taxes Due to 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.)



- 7C. 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 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.
- 7D. There may be some items that were not shown or pointed out in this review. The Subdivision Plat checklist is to be utilized as a guide. Any items not adhering to the Checklist may be pointed out in this or the subsequent reviews, then it is up to the Surveyor to have those changes made prior to the final submission of the plat for electronic recording.

[Site Plan Page 2]

- 7E. Fill in the Blank lines (typical).

[Plat Throughout]

- 7F. Fill in the blanks (typical) (Add abbreviations to the Legend on each page).

- 7G. Add the (N.R.) for the non-radial bearings perpendicular to the Street R.O.W. curves shown (Typical).

[Plat Page 1]

- 7H. Update Note #7 to include up-to-date title work.