

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7217



June 17, 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 May 28th, 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 primarily labelling comments remain with land development, you will not need to make another technical submission. Please revise your previous work and send your case manager a final copy to verify corrections were made before printing and signing mylars. When sending in final mylars, please also include a filled out copy of the attached mylar checklists at the end of this letter.

Note that all our comments are numbered. 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, you will need to make another submission and submit a comment response 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

cc: Layla Rosales, Terracina Design
Cesarina Dancy, ODA
Filed: K:\SDA\1600-1699\1609-24tech2



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Numerous labeling comments remain. Please address these and email final mylar copies of the site plan and plat to your case manager prior to printing and signing in order to verify these were addressed.
- 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 / Comments in amber)

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

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

5A. There were no more comments from Aurora Water on this review.

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

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

7. Land Development Review (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

[Site Plan Page 1]

7A. Confirm Title Land Description (Plat calls for N ½ Section 35).

[Site Plan Page 8]

7B. Label Easement in Tract R.

7C. Plat calls for U.E. and Easement is labeled G.E. (be consistent with easement labels between the plat and site plan TYPICAL).

7D. Plat calls for W.E. and Easement is labeled Hydrant Easement.

[Site Plan Page 9]

7E. Easement shown with Lot 9, 10, 11, 15, & 16, Block 11 should be labeled.

7F. Match plat geometry for easement within Tract Q.

[Site Plan Page 10]

7G. Easement shown in Tract J is labeled as Utility and the plat shows Access?

[Site Plan Page 11]

7H. Make Access Easement within Lots 11, 12, & 13, Block 8 dashed lines.

[Site Plan Page 12]

7I. Dry Utility Easement with Lot 4, Block 8 is labeled as U.E. on plat.

7J. ROW for E. Irish Dr. is labeled as 66' wide and plat calls for variable width?

7K. Lot 4, Block 5 shows a 5' U.E. that is not shown on the plat.

[Site Plan Page 13]

7L. Easement shown in Tract N & Tract E is not shown on the plat.

7M. Label Easement shown in Tract E.



- 7N. Tract J match plat easement label.
- 7O. Retaining wall within an easement may require a license agreement.
[Site Plan Page 14]
- 7P. Match Lot Number labels from the plat.
- 7Q. Plat shows a retaining wall easement in Tract T.
[Site Plan Page 15]
- 7R. Label Easements in Block 11, Tract Q, and Lots 21 & 22.
- 7S. Label Easement within Tract J.
[Plat Page 1]
- 7T. (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.)
- 7U. (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.)
- 7V. (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.
- 7W. Advisory Comment: All missing reception numbers will need to be inserted prior to plat acceptance. (Typical).
- 7X. Advisory Comment: "Easements by Separate Document" should be shown if they are of record at the time of recording.
- 7Y. Advisory Comment: "Easements to be released by separate document" should not be shown if they are released prior to plat acceptance or shown as existing.
- 7Z. General Notes – Note #7 is not a typical subdivision plat note and should be removed.
- 7AA. General Notes – Note #8 omits Tracts K, M, S, & T. What is the purpose of these Tracts?
- 7BB. General Notes – Add note about ability to build fences.
[Plat Page 2]
- 7CC. Show record Bearings & Distances/Curve Data where different from existing.
[Plat Page 3]
- 7DD. Block 5 can be consolidated in with Block 1 as there are no roads separating these Blocks?
- 7EE. Provide the Reception Numbers for the Subdivision along the northerly plat boundary.
- 7FF. Show record versus measured where they differ.
[Plat Page 4]
- 7GG. Easements by separate document should reflect the reception number or be removed as they are not existent at the time of platting.
[Plat Page 5]
- 7HH. Easements “To be released by separate document” should be shown as existent if not released at plat acceptance date or removed, if they are released at plat acceptance date.
- 7II. Easements “To be released by separate document” should be shown as existent if not released at plat acceptance date or removed, if they are released at plat acceptance date.
[Plat Page 6]
- 7JJ. Label easement across Tract J.
- 7KK. Easements by separate document should reflect the reception number or be removed as they are not existent at the time of platting.
- 7LL. Be consistent with easement labels in Tract Q.
- 7MM. Site Plan shows an existing easement within S. Nepal Court ROW.
[Plat Page 7]
- 7NN. Easements by separate document should reflect the reception number or be removed as they are not existent at the time of platting.
- 7OO. Easements “To be released by separate document” should be shown as existent if not released at plat acceptance



date or removed, if they are released at plat acceptance date.

[Plat Page 8]

7PP. Easements “To be released by separate document” should be shown as existent if not released at plat acceptance date or removed, if they are released at plat acceptance date.

7QQ. Confirm width of 18’ wide Fire Land Easement?

7RR. Easement is obscured in Lot 36, Block 1.

7SS. Site Plan shows existing easements in Tract R.

[Plat Page 9]

7TT. Over plotting near the Street Name Label for E. Moraine Ave.

7UU. Site Plan shows portion of slope easement within Lot 34, Block 11 is to be vacated.

7VV. Easements by separate document should reflect the reception number or be removed as they are not existent at the time of platting.

[Plat Page 10]

7WW. Over plotting near the Street Name Label for S. Jebel St.

[Plat Page 11]

7XX. Easements by separate document should reflect the reception number or be removed as they are not existent at the time of platting.



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 · 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



City of Aurora Planning & Development Services

RECORDING CHECKLIST - SUBDIVISIONS

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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 electronic copies to the planning case manager. Use this form for all subdivision plat applications including plat amendments, replats, and lot line adjustments. NOTE: All subdivision must be recorded electronically. No MYLARS will be accepted. Please allow a minimum of 10 business days for recording.

Subdivision Name: _____ DA #: _____

Applicant Name: _____ Date: _____

Phone: _____ Email: _____

Applicant (√)	Steps Needed for Electronic Recording	Staff (√)
	All required city application and recording fees have been paid (verify this with the planning case manager)	
	· Impact fee for relevant school district has been paid (for residential plats only). Please attach the paid invoice from the respective district.	
	· Impact fee for parks has been paid (for residential plats only). Please attach the paid invoice..	
	· Impact fee for stormwater drainage fee has been paid. Please attach the paid invoice.	
	Comments from all departments have been addressed and all changes to the final electronic copy have been approved by the affected departments prior to submittal of the final PDF 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), surveyor, and notary must sign the plat electronically, using either 1) digital stamps and flattening the document, or 2) physically signing the document and scanning it to a digital PDF format. Do not use e-signature technology as that locks the file, and can cause issues with adding additional signatures and reprinting to an incorrect scale. The notaries must also apply their seals. Signature blocks on Sheet 1 must match the most current title work exactly and must not deviate from the Statement of Authority statement. The surveyor is required to sign and stamp all sheets per the State Surveying Bylaws.	
	The effective date on the title work is within 30 days of signature set submission of the plat.	
	The effective date on the Certificate of Taxes Due is within 30 days of signature set submission of the plat.	
	Ensure the Statement of Authority is submitted and up to date.	

	<p>Please submit the following: One final and approved subdivision plat copy in PDF. NOTE- all subdivision plats can be scanned at no more than 300 DPI. In addition, no electronic plat may be over 20 MB in size as the Counties will reject anything over that size.</p>	
	<p><i>For properties within Adams County:</i></p> <p>a) One complete set of signed and notarized subdivision sheets in 18.00 inch by 24.00 inch electronic format (Please note, all plat must be this exact size on ALL sheets. If any sheet is determined to be a different size, even by a tenth or a hundredth, the plat will be returned for correction).</p> <p>b) 2" on left margin and ½" margins on all the other sides.</p>	
	<p><i>For properties within Arapahoe or Douglas Counties:</i></p> <p>a) One complete set of signed and notarized subdivision sheets in 24.00 inch by 36.00 inch electronic format. (Please note, all plat must be this exact size on ALL sheets. If any sheet is determined to be a different size, even by a tenth or a hundredth, the plat will be returned for correction).</p> <p>b) 2" margin on left side and 1" margins on all other sides.</p>	

When ready to submit the electronic copy of the plat, please attach this checklist for ease of routing and review.

Note: This form is also available online