



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

AuroraGov.org

October 7, 2024

David Carro
Clayton Properties Group II
4908 Tower Road
Denver, CO 80249

Re: Initial Submission Review: Prairie Point Site Plan No 4 (Kings Point North) – Site Plan with Adjustments and Plat
Application Number: DA-1609-28
Case Numbers: 2024-4022-00; 2024-3049-00

Dear Mr. Carro:

Thank you for your initial submission, which we started to process on September 12th, 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 important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before October 24th, 2024 in order to maintain your Planning Commission Hearing date.

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.

Your estimated Planning Commission Hearing date is tentatively set for December 11th, 2024. Please remember that all abutter notices and site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility, and the lack of proper notification will cause your hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

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

cc: Mike Weiher, Terracina Design
Cesarina Dancy, ODA
Filed: K:\SDA\1600-1699\1609-28rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Include, in the site plan set, a small lot tracking table that lists the number and lots types proposed and/or approved within each site plan of the master planned development [Planning]
- The landscaping counts in the Landscape Typicals are not consistent between what is shown, what is written out, and what is specified numerically. Some counts are not compliant. [Landscaping]
- Provide a typical section for private alleys and show all retaining walls on the site plan. [Civil Engineering]
- A couple of the sight triangles are on private property. Sight distant easements will be needed. [Traffic Engineering]
- In order to determine the correct placement of internal fire hydrants, external hydrants need to be shown. Some shown fire hydrants need to be relocated. [Fire/Life Safety]
- Relocate trees away from service lines, inlets, and meters. Consider not planting trees between water and sanitary service to ensure the trees will not be disturbed during maintenance of the services. [Aurora Water]
- Include an additional page showing which tracts are seeking PROS credit. Also include a chart showing the size of the tracts. [PROS]
- Numerous labeling and numbering corrections were identified. See the site plan and plat for the **full** redline comments. [Land Development Review]
- Please see the reviews and attached review letters from outside agencies. [Xcel Energy and RTD]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. Below is a comment received by staff regarding this application. Please provide written responses to the comments and questions with the resubmission, and you may also contact the member of the public directly. A neighborhood meeting will not be required at this time, but may be required if additional inquiries are received, or if requested by the public.
- 1B. (Dale & Joey Kranz / ckkranz@earthlink.net / 920-960-2567): After reviewing the location of project #1825581, we have the following questions. Is there a fence or barrier by us as had been promised on numerous occasions? Anything for noise? How are you going to contend with all the traffic after these homes/apartments have been built? Is there going to be another intersection on Parker Rd. How about all the water that will be needed? We are concerned with our well water. Please respond.

2. Completeness and Clarity of the Application

[Narrative]

- 2A. Provide more discussion on how the scale of development is compatible with the adjacent existing Valley Hi neighborhood and be more specific on how impacts to this adjacent neighborhood are mitigated.
[Site Plan and Landscape Plan Throughout]
- 2B. Label all streets in the site plan.
[Site Plan Page 3]
- 2C. Unclear what the info on this page adds. Use a lot tracking table and provide a number of lots based on lot type and general size categories per the lot diversity requirements of the UDO.
[Site Plan Page 5]
- 2D. Is the scale on this sheet correct? Based on the plat and the previously approved Site Plan No. 1, a 1" to 200' scale does not seem to match and would result in many non-conforming block lengths.

3. Zoning and Land Use Comments

[Site Plan Page 1]

- 3A. Lots 1-4 of Block 4 are also double fronting on a local. If only these lots need to be counted as double fronting (see comment about rear motor court lots), then it may be possible for this to be an administrative adjustment as these appear to account for less than 10% of lots adjacent to E Nova Dr.



3B. Now that small residential lots are proposed for the Prairie Point development, this site plan and all future site plans will need to track the percentage and type of each lot type defined in Section 146-4.2.3.A.8. Additionally, lot type diversity is required and at least 4 lot types (as defined by code) will need to be incorporated throughout Prairie Point. Lot type variations that may be used are:

- Single-family detached, front-loaded with frontage of 70 ft. or more
- Single-family detached, front-loaded with frontage of at least 60 ft. but less than 70 ft.
- Single-family detached, front-loaded with frontage of at least 50 ft. but less than 60 ft.
- Single-family detached, front-loaded with less than 50 ft. of frontage
- Single-family detached -- alley loaded
- Single-family Green Court or Motor Court, with at least 35 ft. of frontage
- Single-family Green Court or Motor Court, with less than 35 ft. of frontage
- Two-family (duplex)
- Single-family attached (townhouse)
- Multifamily

In addition, for the R-2 zone district:

- No more than 35 percent of the total number of lots in the Master Plan may be front-loaded Small Residential Lots.
- No more than 60 percent of the total number of lots in the Master Plan may be a single type as described in Section 146-4.2.3.A.8.
- A minimum of 40 percent of the total number of lots in the Master Plan must meet or exceed the standards for minimum lot width and minimum lot area for “single-family detached dwelling, standard” shown in Table 4.2-2.
- A minimum 10 percent of the total number of lots must be lots with at least 60 feet of lot frontage and 6,000 square feet of lot area.

[Site Plan Page 2]

3C. Is it anticipated that different setbacks will be applied to the same lot type? Please clarify how the R-1 and R-2 standards apply to the lot types proposed (through the lot tracking and lot type tables).

[Site Plan Page 4]

3D. Is it anticipated that different setbacks will be applied to the same lot type? Please clarify how these standards apply to the lot types proposed (through lot typicals or setback tables, and the lot tracking and lot type tables).

[Site Plan Page 5]

3E. List the zoning for each phase.

[Site Plan Pages 7-9]

3F. The 1-pack and 2-pack lots are not considered a motor court configuration.

[Site Plan Page 7]

3G. Lots 34 – 38 of Block 3 are large enough to count as standard single family detached lots. (Lot 37 would count with a slight lot line realignment.)

[Site Plan Page 8]

3H. Lots 6 – 9 of Block 3 are large enough to count as standard single-family detached lots.

[Site Plan Page 9]

3I. Lots 13 and 14 in Block 1 and Lots 1-4 in Block 3 are larger than 4,500 sf and would therefore count as standard single-family lots rather than small lots.

3J. Lots 1 – 4 in Block 4 are also double fronting on a local.

[Landscape Plan Page 17]

3K. The 1-pack is not a motor court lot and is instead a standard single-family detached dwelling.

3L. The 2-pack is not a motor court lots and are instead small single-family detached dwelling lots with a shared driveway.

4. Pedestrian and Connectivity Issues

[Landscape Plan Page 7]

4A. Extend the open space trail between Street A and E Aurora Parkway.



5. Parking Issues

5A. There were no Parking Issues identified on this review.

6. Architectural and Urban Design Issues

[Site Plan Page 4]

6A. Easement and hose pull typicals should also be shown for the 5-pack motor courts.

[Site Plan Page 7]

6B. Motor court Lots 58 and 59 of Block 1 should front the Prairie Point Dr collector with a porch and entry walk. This would also mean they can be removed from the double-fronting lots count.

[Site Plan Page 9]

6C. If the southwest open space corridor is needed to meet maximum block length standards (see the Planning comment on page 5), it will need to be widened to be at least 30 ft wide over its entire length. It currently only appears to be ~23ft on one end.

6D. Motor court Lots 5, 8, 9, and 12 in Block 1 should front the E Nova Dr local with a porch and entry walk. This would also mean they can be removed from the double-fronting lots count.

[Landscape Plan Page 16]

6E. The "H" typical west of the Streets A and C intersection appears to have a different layout (located at two corners) from the other "H" typical and will need its own lot typical.

[Landscape Plan Page 17 & 18]

6F. On all lot typicals, show the front, rear, and side setbacks with measurements. Show parking locations. Also, show building separation measurements for motor courts.

[Landscape Plan Page 18]

6G. There appear to be several different corner 4-pack lot configurations. All will need to be shown in the lot typicals in order to demonstrate landscaping, private open space, and setback requirements are being met.

6H. Demonstrate compliance with the private open space requirement (180 sf for a contiguous area or 200 sf total for non-contiguous areas, 10 ft minimum dimensions) for small lots either on the lot typicals or elsewhere.

7. Signage Issues

7A. There were no signage comments on this review.

8. Landscaping (Tammy Cook / 954-266-6488 / tdcook@auroragov.org / Comments in bright teal)

[Landscape Plan Page 2]

8A. Label the landscape concrete wall 2' ht. adjacent to E Nova Dr.

8B. Add this note: Where curbside landscaping occurs in front and sides of the individual lots, refer to the lot typicals on Sheets LT.2 & LT.3 and planting requirements on Sheet LN.1.

8C. Street A is referred to as Zeno St. on the civil plans. Use consistent street names.

8D. The Civil plan shows the Prairie Point Filing 1 reference as CN# 2022-3066-00 confirm which is correct. Update on all sheets.

8E. Revise the street trees and curbside landscape note to: East Aurora Parkway CN#2021-6058-00.

[Landscape Plan Page 3]

8F. Revise the retaining wall note to concrete landscape wall 4' maximum height.

[Landscape Plan Page 5]

8G. Label Prairie Point Drive CN#2021-6059-00.

8H. Revise the street trees and curbside landscape note to: East Aurora Parkway CN#2021-6058-00.

[Landscape Plan Page 6]

8I. Label Street B

8J. Label and dimension the street frontage buffer (typ).

8K. Revise the street trees and curbside landscape note to: East Aurora Parkway CN#2021-6058-00.

[Landscape Plan Page 8]

8L. Should this Tract D be Tract H? Per the overall plan it appears that this is Tract H.

8M. Show the Tract dividing lines darker as they do not read well on top of the hatch pattern.

[Landscape Plan Pages 8 – 10]



8N. Add note: Future Golf Course by others CN#2022-6062-00. (typ.)

[Landscape Plan Page 10]

8O. Why is there no landscaping shown in Tract H? Also, why is Tract H not showing on Sheet LN-1 for the Tract landscaping.

[Landscape Plan Page 12]

8P. For the Landscape Schedule: provide the landscape symbols.

8Q. The ornamental grasses in the curbside landscape area must be 5 gallon. The plant schedule should reflect a different abbreviation for the 5 gallon grasses vs. the 1 gallon grasses should be different.

8R. For the Landscape Notes, note #1, add an "s" onto road, and Add: "Landscaping for the front yards/lots will be installed prior to the issuance of a final Certificate of occupancy".

8S. Under the Tract Requirements: Tract H is missing from this table. Update table per markups.

8T. Under the Curbside Landscape Table: Add note: For street tree locations, refer to sheets LP.2 through LP.10. For the curbside landscaping shrubs for each lot refer to sheets LT.2 and LT.3.

8U. Update Curbside Landscape Requirements table per markups.

8V. No more than 40% of provided grasses can be ornamental grasses.

8W. Under the Street Frontage Buffer Requirements: revise spelling for equivalents.

[Landscape Plan Page 13]

8X. Unless there is something in the PP Master Plan, we don't do the tree valuation table anymore. We don't have requirements or assignments of values to plants based on square footage. This should be removed.

[Landscape Plan Page 16]

8Y. Provide a typical for this "C" lot as it does not match the typical shown on sheet LT.2.

8Z. Provide a typical for this "F" lot as it does not match the other "F" typical on sheet LT.2.

[Landscape Plan Page 17]

8AA. Is the intent for the overall plant list provided on sheet 41 to be used for the front yard landscaping? If so, please provide a note referencing that plant list for these lot typicals.

8BB. These landscape typicals sheets should be located after sheet 41.

8CC. Legend: Add symbology for the perennials. I don't see where turf is proposed. If there is no turf shown on the plan this should be removed.

8DD. For Unit C: The typical only includes 18 shrubs and a combination of 15 ornamental grasses and perennials. Please either update the typical layout or the required quantities. 3.

8EE. For Unit D: This is supposed to be the side yard? 24 shrubs are shown on the plan. Add or update the lot typical plant quantities. See the count provided above. There are currently 17 shrubs. See graphic count on the typical. There are currently 7 ornamental grasses shown in the side curbside area.

8FF. Under Unit E: Should a fence be provided as shown, then landscaping would not be required in the area enclosed by the fence. 49 shrubs are shown on the plan view side yard, update the requirements to add more shrubs.

8GG. Under Unit F: Specify that the landscape count is the total to be provided between the two homes. Not required for each home. This states 24 and 41 while the actual count on the plan is 29.

[Landscape Plan Page 18]

8HH. Under Unit G: The front yard description needs to be re-worded. This currently reads as if 1 shade tree AND 1 ornamental tree are required for each lot, each front yard. That is not what is being shown. What is being shown is either a shade or ornamental tree for each lot. Again, what quantity is correct?

8II. Under Unit H: Add 3 more shrubs to the plan view for the front curbside landscape. The text numbers do not correlate with the written numbers; 36, 64, and 13? Underside curbside landscape-add 3 shrubs to this count.

9. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

9A. Please submit preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing, and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it



will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <https://auroragov.org/CADtoGISstandards> OR by contacting CADGIS@auroragov.org.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

[Site Plan Page 4]

10A. Provide a typical section for the private alleys.

[Site Plan Page 7]

10B. Please add the following note: "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."

[Site Plan Page 9]

10C. Show all proposed retaining walls on the site plans.

[Site Plan Page 10]

10D. Minimum 250' centerline radius is required for local type 1 streets.

10E. Why are the radii smaller than 87' along the southern end of Street X?

[Site Plan Page 14]

10F. The maximum slope in a local street is 5% per section 4.05.1 of the Roadway Manual.

[Site Plan Page 15]

10G. Retaining walls shall be a minimum of 2' away from the property lines. Retaining walls should not cross private lot lines (4.02.7.04.2.06 of the Roadway Manual).

10H. Max 3:1 slopes allowed. Typical.

10I. These walls near the intersection of S Zeno St and E Nova Dr are not shown on the site plan. Are they crossing through the middle of the lots?

10J. Provide a typical section for the walls.

10K. Minimum 0.8% required slope in the street.

[Site Plan Page 16]

10L. Ensure proposed contours tie in.

11. Traffic Engineering (Jason Igo / jigo@auroragov.org / Comments in amber)

[Site Plan Throughout]

11A. A couple of the sight triangles are on private property. Sight-distant easements will be needed. This will need to be on the plat as well. See markups for the locations.

11B. Show Mailboxes on the plans.

[Site Plan Pages 25 & 27]

11C. Remove speed limit signs where shown in the markups.

11D. Remove crosswalks that are not midblock or at stop-controlled intersections.

11E. Signing and striping will be reviewed at a high level during the site plan stage and a detailed review during civil plans.

[Landscape Plan Pages 6 & 7]

11F. Street A has some trees that are close to the midblock crossing. Move two tree's a little further from that crossing to give ample view of the crosswalk sign and pedestrians crossing the street.

[Plat Throughout]

11G. Sight-distant easements will be needed. This will need to be on the site plan as well. See markups for the locations.

12. Fire / Life Safety (Stephen Kirchner / 303-739-7489 / stkirchn@auroragov.org / Comments in blue)

[Site Plan Pages 1]

12A. For each type of structure, list the 2021 IBC construction type, occupancy type, and maximum building height.

12B. Will there be any gating systems installed?

[Site Plan Page 2]



12C. Add the provided acoustic analysis note and place the word INFLUENCE between the words Exceeding and Under

[Site Plan Page 4]

12D. See notes provided for fire lane signs in the 6 pack configuration.

12E. Add fire lane sign and angle signs per notes provided.

12F. Add end of fire lane sign midway down the 6 pack configuration.

12G. Please provide the locations of mailbox kiosks on the site plan sheets. Also, add a detail of mailbox kiosks.

[Site Plan Page 5]

12H. Please show the street names on this sheet.

12I. Please include appropriate phasing notes to document. See notes provided.

[Site Plan Page 6]

12J. In order to determine the correct placement of internal fire hydrants, external hydrants need to be shown. See note.

[Site Plan Pages 7 & 9]

12K. Show and label fire lane easements.

[Site Plan Page 18]

12L. Please provide an overall utility sheet without the indexing.

[Site Plan Page 21]

12M. Please show the intersection of E Nova Dr and E Aurora Pkwy. TYP

12N. We do not allow more than one hydrant on a dead-end water line. Please remove the indicated fire hydrant and provide the calculations for the remaining hydrant. See notes provided.

12O. Is this hydrant on the north end of the sheet part of this project? If not, please remove it from the plans.

12P. Relocate the hydrant in the Street C cul-de-sac to the indicated location.

[Site Plan Page 23]

12Q. Please provide calculations on this sheet for the dead-end hydrant. See notes provided.

[Site Plan Page 25]

12R. Add the provided fire lane sign details.

[Landscape Plan Throughout]

12S. Show and label fire lane easements where shown in the markups.

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

[Site Plan Page 1]

13A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

[Site Plan Page 4]

13B. With two parallel utilities in the 6 pack access and utility easement, a 26' wide easement is required.

[Site Plan Pages 19 - 23]

13C. Remove the valves indicated by the markups shown on the plan sheets.

[Site Plan Page 21]

13D. License agreement required for the walls adjacent to Tract A.

[Landscape Plan Page 2]

13E. Plantings shall be at least 5 ft away from the public storm manhole (TYP).

[Landscape Plan Page 6]

13F. Consider not planting trees between water and sanitary service to ensure the trees will not be disturbed during maintenance of the services (TYP)

13G. Trees shall be at least 5 ft away from the edge of the meter pit.

[Landscape Plan Page 8]

13H. Relocate the tree on the north bend of Street X away from the service line.

[Landscape Plan Page 9]

13I. Provide 5 ft of separation between the tree and inlet along the south side of Street X.

[Landscape Plan Pages 17 & 18]

13J. Show the locations of the water meter and sanitary service line.

[MUS Throughout]



- 13K. Revise 'to' address to:
Chong Woo
26791 E Quincy Ave
Aurora, CO 80016
- 13L. These values in the Approved Contributions table are from a previously approved version of the MUS. Please reference the latest approved MUS.
- 13M. Show the channel report with the approved flows for comparison.
- 13N. Specify pipe diameter.

14. PROS (Scott Hammons / shammons@auroragov.org / Comments in purple)

[Landscape Plan Page 14]

- 14A. Include an additional page showing which tracts are seeking PROS credit. also include a chart showing the size of the tracts.
- 14B. Show the grade and width of all walkways within open space.

15. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org)

- 15A. There were no Forestry comments on this review.

16. TAPS (Aurora Water) (Melody Oestmann / 303-739-7244 / moestman@auroragov.org)

- 16A. No fee required. The storm drain development fee for this area is included in the drainage fee for Prairie Point flg #01.

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

- 17A. (Advisory Comment) The City of Aurora has revised the subdivision plat checklist (2024) to include new covenants amongst other changes and this checklist must now be followed.
 - 17B. (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.) per COA 2024 Subdivision Plat Checklist Item 19.b.
 - 17C. (Advisory Comment) Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.
 - 17D. (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 no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.
 - 17E. (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 the 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.
 - 17F. Send in a closure report for the plat exterior boundary per COA 2024 Subdivision Plat Checklist Item #19.d.
 - 17G. Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e.
 - 17H. (Advisory Comment): All missing reception numbers will need to be inserted prior to plat acceptance. (Typical)
 - 17I. See the full redline comments on the site plan and plat.
- [Site Plan Page 1]
- 17J. Add a property description.
 - 17K. Use the same basis of bearing as the plat.
- [Site Plan Page 2]
- 17L. Overall Site Notes - #3 Revise to match the text provided in the checklist.
- [Site Plan Pages 7 – 11]
- 17M. All Tract names must match the plat.
 - 17N. All easements must match the plat or previous filing that established those easements.



[Plat Page 1]

- 17O. Title – Insert “A Resubdivision of” in front of “Tract C”
- 17P. Dedication – In paragraph 1 replace “Parcel of land” with “All of Tract C and All of Tract J, Prairie Point Subdivision Filing No. 1 as shown on the recorded plat thereof in the records of the Arapahoe County Clerk and Recorder’s Office at Reception Number #####” and delete paragraph 2 and provide a metes and bounds property description.
- 17Q. Dedication – specify which Tracts are being dedicated to the City of Aurora, if any. If none remove the reference to Tracts.
- 17R. General Notes - #2 Insert “of” between “Quarter” and “Section”
- 17S. General Notes - #4 Remove this note if there are no 6’ Gas Easements.
- 17T. General Notes - #7 Populate the title commitment information.
- 17U. General Notes - #8 Remove this note as it is not a plat note.
- 17V. General Notes - #9 List out each Tract.
- 17W. General Notes - #10 Revise the street names to reflect the approved street names and add East Aurora Parkway and East Nova Drive.
- 17X. General Notes – Add the specified required note.
- 17Y. Survey Certification – Date of fieldwork appears to be 3 years ago?

[Plat Page 2]

- 17Z. Show all controlling monuments to establish the exterior of former Tract J?
- 17AA. Block 6 should be a continuation of Block 4?
- 17BB. Legend – It is not necessary to report the length of found monuments.

[Plat Page 3]

- 17CC. Add symbols for the street center line control and add required information to the legend.
- 17DD. Label street names with approved street names on all sheets.
- 17EE. All easement designations must match between the Site Plan and Plat (all sheets).

[Plat Pages 5-10]

- 17FF. Show and label all existing easements from Prairie Point Filing No. 1. (all sheets).
- 17GG. Confirm the necessity for some AE’s and label these to agree with the site plan (all sheets).

[Plat Page 7]

- 17HH. Label all easements.

[Plat Page 9]

- 17II. Move some text to alleviate overplotting

18. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

- 18A. Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has reviewed the plat and site plan for **Prairie Point Site Plan No. 4 (Kings Point North)** and requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:
 - *Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.*
- 18B. Upon recordation of the final version of the plat, PSCo requests that a copy is provided via email: ReferralsXcelDistribution@xcelenergy.com.
- 18C. The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.
- 18D. For additional easements that may need to be acquired by separate PSCo document (i.e. transformer), the Designer must contact a Right-of-Way Agent.
- 18E. As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

**19. Arapahoe County Planning Division** (Terri Maulik / 720-874-6650 / planning@arapahoegov.com)

19A. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and/or divisions may submit comments.

20. Arapahoe County Engineering Services Division(Sue Liu / 720-874-6500 / referrals@arapahoegov.com)

20A. Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the outside referral for the proposed project located in the City of Aurora. Staff has no comments regarding the referral at this time based on the information submitted.

21. Regional Transportation District (C. Scott Woodruff / 303-299-2943 / clayton.woodruff@rtd-denver.com)

21A. This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

21B.

Department	Comments
Bus Operations	No exceptions
Bus Stop Program	No exceptions
Commuter Rail	No exceptions
Construction Management	No exceptions
Engineering	No exceptions
Utilities	No exceptions
Light Rail	No exceptions
Real Property	No exceptions
Service Development	No exceptions
TOD	no exceptions



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

September 24, 2024

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Erik Gates

Re: Prairie Point Site Plan No. 4 (Kings Point North), Case # DA-1609-28

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat and site plan for **Prairie Point Site Plan No. 4 (Kings Point North)** and requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Upon recordation of the final version of the plat, PSCo requests that a copy is provided via email: ReferralsXcelDistribution@xcelenergy.com.

The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

For additional easements that may need to be acquired by separate PSCo document (i.e. transformer), the Designer must contact a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
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