



May 15, 2025

City of Aurora
Planning and Development Services Dept
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

RE: Prairie Point West (aka Kings Point Northwest) Site Plan ISP West Amendment 1 Response to Comments

Dear Mr. Gates,

On behalf of Clayton Properties Group LLC, EMK Consultants Inc., Fox Tuttle Transportation Group, and Terracina Design, we have reviewed the comments from the Initial Submission Review for the Kings Point Northwest ISP Amendment 1. The following is a response to comments:

1. **Planning (Erik Gates / 303-578-5787 / egates@auroragov.com**
(ISP Page 1)
 - a. Do not amend the recorded site plan title. Unnecessary.
RESPONSE: Understood.
(Landscape Page 22)
 - b. Remove bubble marking shown on this sheet that appears to be an error.
RESPONSE: Removed bubble marking.

2. **Landscaping (Kelly Bish/303-739-7189/kbish@auroragov.com/ (Comments in teal)**
(Landscape Page 1)
 - a. What is the Trees Required/Trees Provided total supposed to represent as it doesn't equal the columns that are above it.
RESPONSE: Error updated.

3. **Civil Engineering (Julie Bingham/303-739-7403/jbingham@auroragov.com/Comments in Green)**
(ISP Page 6)
 - a. Fix sheet label number.
RESPONSE: Revised.
(ISP Page 23)
 - b. A sidewalk is required on both sides of the street in order to obtain TCO/CO for any building within any planning area that requires Aurora Parkway. If Planning Area 7 lags behind the construction of Aurora Parkway, there will be delays in getting TCO/CO for all other planning areas that are reliant on Aurora Parkway.
RESPONSE: The sidewalk for this portion is replaced with The High Plains Trail as previously agreed upon.

4. **Traffic Engineering (Jason Igo/303-739-1792/jigo@auroragov.com/Comments in Orange)**
(ISP Page 4)
 - a. Add "to follow COA STD M1.2" to call out.
RESPONSE: The callout has been revised to reference the landscape plan.
(Landscape Plan Page 1)

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b. Add note "Landscape cobble in median shall follow COA STD M1.3.

RESPONSE:

(Landscape Plan Page 6)

c. Cobble in the median doesn't have this pattern. Sheet 33 shows this as rock mulch. Updated legend and plans since this is confusing.

RESPONSE: Agreed - legend and plans were updated.

(Landscape Plan Page 10)

d. Roadway plans has the splinter islands changing. Use cloud to show what is changing on this sheet.

RESPONSE: Revclouds and deltas added to this sheet.

5. PROS (Abigail Scheuermann/303-739-7169/ahscheue@auroragov.com/Comments in Purple)

(Landscape Plan Page 1)

a. ADVISORY COMMENT: Please be aware that coordination between the developer and Aurora Water is required for any irrigation within medians. Reference Ordinance No. 2022-46.

RESPONSE: Noted.

6. Land Development (Darren Akrie/303-739-7331/dakrie@auroragov.com/Comments in magenta)

(ISP Page 1)

a. All Cobble paver within City of Aurora right of way will have to be covered with a Master License Agreement.

RESPONSE: Noted.

Please feel free to call myself or any member of our team with any questions you may have.

Sincerely,

Anthony 'Ziggy' Files

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