

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



September 2, 2022

Randy Bauer  
Clayton Properties Group II / Oakwood Homes  
4908 Tower Road  
Denver, Colorado 80249

**Re: Initial 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 Randy Bauer:

Thank you for your initial submission, which we started to process on August 11<sup>th</sup>, 2022. 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 September 16<sup>th</sup>, 2022.

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 changes to your documents other than those requested, be sure to list them in your letter.

Your estimated administrative decision date is tentatively set for November 2<sup>nd</sup>, 2022. As the administrative decision date approaches, remember to coordinate with your case manager regarding the notice of pending administrative decision and administrative decision hearing signs. The notice of pending administrative decision is required to be sent to abutting property owners at least 10 days prior to the decision date and the signs are required to be posted on-site a minimum of 10 days prior to the decision date.

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 I  
City of Aurora Planning Department

cc: Layla Rosales, Terracina Design  
Scott Campbell, Neighborhood Liaison  
Cesarina Dancy, ODA  
Filed: K:\SDA\1600-1699\1609-22rev1



## Initial Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Outstanding review fees totaling **\$53,370.25** are required to be paid before the second submission will be accepted.
- A neighborhood meeting will be required. Please coordinate a date for this meeting with your case manager prior to the second submittal.
- Please show the zone district boundaries. If any lots are split by a zone district boundary, a rezoning application will be needed to correct this.
- Some blocks exceed the maximum block perimeter or block length and will need to be broken up.
- Show fencing on lot typicals or the landscape plan.
- The shrub totals are not correct as the tree requirement is not being met and shrubs should be provided as equivalents.
- Label and dimension all ROW and include roadway classifications. Label all curb return radii
- The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.
- Site Plan will not be approved until MTIS has been approved.
- Provide site triangles at all intersections.
- Some fire hydrants are spaced too close. Provide an overall sheet showing all proposed fire hydrants.
- Several areas need a second point of access for Fire/Life Safety.
- A valve is to be on hydrant lateral per Aurora Water standards.
- Storm drain development fees totaling **\$195,268.42** are due.
- Site plan will not be approved until Tree Protection Plan has been approved. The TPP has to be submitted as a separate document along with the site plan.
- See outside reviewing agency comments from E-470, Xcel Energy, and CDOT.

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions, Comments and Concerns (Comments in teal)

- 1A. (Wesley Goodwin / 5664 E Valley Hi Drive / [sandjvolts@yahoo.com](mailto:sandjvolts@yahoo.com)): I feel that the impact of adding this many residences will add traffic to an already overcrowded Parker Road. We in Valley Hi already struggle to get on Parker Road from Valley Hi Drive which is our only point of access.
- 1B. (Matthew Spiro / 5839 E Valley Hi Drive / 303-530-1308 / [drspiro@yahoo.com](mailto:drspiro@yahoo.com)): This plan is not in compliance with August 31, 1987 agreement recorded with Arapahoe County September 29, 1988, book 5496, page 0174. The applicant must make changes to bring into compliance.
- 1C. (Hayes Redmond / 5861 E Valley Hi Drive / 303-250-3179 / [hayesred@hotmail.com](mailto:hayesred@hotmail.com)): As a property owner directly adjacent to this development, I am being impacted the decision and agreements being made on this development more than any other neighboring property. I have already had an annexation agreement with a 50 buffer around my property reduced to just over a foot at the round-about of Aurora parkway and kings point drive. This was not following the Law as it was agreed too. Now previous agreements following the establishment of a MASONARY Wall placed at the edge of a buffer zone are now being looked over and potentially changed to a Fence on our property line. Please, Please, respect the existing agreements and require Oakwood to abide by the law and develop responsibly. I would like to call for a public meeting where residents, Developers and building Authorities can sit down and agree on a reasonable solution, and not overlooking individual homeowners concerns.

#### 2. Completeness and Clarity of the Application (Comments in teal)

[Site Plan Page 1]

- 2A. A data block is needed on the cover page that includes the information provided and the number of lots (list lot counts with frontages between 50ft-60ft and between 60ft-70ft separately as well), lot density in the R-1 zone district and R-2 zone district separately, total landscape area, total hardscape area, max building height, max retaining wall height, and the information requested by fire/life safety.

[Site Plan Page 2]



- 2B. You need to provide a lot data table that provides information for each individual residential lot (organized by block and lot number) including: Lot size, lot frontage, front setback, garage and/or porch setback, side setbacks, and rear setback.

### **3. Zoning and Land Use Comments (Comments in teal)**

[Site Plan Page 3]

- 3A. You will need to show the boundaries of the R-1 and R-2 zone districts. If any lots are split by the zone district boundaries, a rezoning will be required to adjust the borders so that no lot is split between the two districts.

### **4. Streets and Pedestrian Issues (Comments in teal)**

[Site Plan Page 3]

- 4A. Roundabout location may need to be adjusted to the east to avoid encroachment onto private property.

[Landscape Plan Pages 10-14]

- 4B. Make a note that this area is being landscaped as part of the Kings Point North ISP for this area.

### **5. Parking Issues (Comments in teal)**

- 5A. There are no comments related to parking in this review cycle.

### **6. Architectural and Urban Design Issues (Comments in teal)**

[Site Plan Page 2]

- 6A. You will also need to show lot typicals for corner lots that show the appropriate side street setback as required in [Table 4.2-2 of the UDO](#).

[Site Plan Page 3]

- 6B. This block well exceeds the maximum allowed block perimeter of 2,800 ft. It will need to be broken up using compliant streets or an open space corridor of at least 30 ft in width.
- 6C. This block exceeds the maximum block length of 700 ft. It will need to be broken up using compliant streets or an open space corridor of at least 30 ft in width.
- 6D. This block appears to exceed the maximum block length of 700 ft. It will need to be broken up using compliant streets or an open space corridor of at least 30 ft in width.

[Landscape Plan Page 21]

- 6E. Is this the only fencing being proposed for this development? Any other residential fencing needs to be shown and must comply with the height and setback standards of [Table 4.7-4 of the UDO](#). Please note, typical side yard privacy fences must be a minimum of 4-feet from the back of the sidewalk.

### **7. Signage Issues (Comments in teal)**

- 7A. There were no signage issues identified in this review.

### **8. Landscaping Issues (Tammy Cook / 954-684-0532 / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in bright teal)**

[Landscape Plan Page 1]

- 8A. Provide the CN # at three locations on this plan.
- 8B. Provide Street labels.
- 8C. Sample typical Plant list and plan to be shown on Sheet LN-1.

[Landscape Plan Page 2]

- 8D. 7 more shrubs should be at the 5-gallon size.
- 8E. Please locate the quantity in the second column.
- 8F. For the Street Tree requirements, please provide lineal footage for each side of the roadway as a separate line item to demonstrate compliance. For example, east Nova Drive and west Nova Drive.
- 8G. Please update the curbside landscape in lieu of on-lot typicals.
- 8H. Correct spelling for equivalent.
- 8I. City code requires that shrubs be 5-gallon at the time of installation. There should be a total of 120 – 5-gallon shrubs.
- 8J. Provide a Table that documents the high, medium, and low water use areas by square footage and by the



- percentage of the overall landscape area for the entire development.
- 8K. A total of 292 shrubs would be required to compensate for the trees not being provided plus the required shrubs. If these quantities are not feasible, then request an adjustment.
- 8L. In general, the shrub totals are not correct as the tree requirement is not being met and shrubs should be provided as equivalents.
- 8M. This needs to be determined now. If specific lots can have sod, identify those lots. The Public Works Department inspectors cannot determine whether this is applicable out in the field.
- 8N. The lot typicals should be to a scale. The examples provided are what is being expected for these lot typicals.
- 8O. Provide a specific plant list for each typical. City staff needs to verify that the plant material being selected will work given the size of the lots.
- 8P. Include the approximate location of the utilities and driveways going to each lot and any easements. If fencing is proposed for any of the lots, include that on the typicals. Provide a sheet designating lot types and then under each lot type category, provide a list of the expected plant material to be included in that lot type.
- 8Q. If lots with xeric landscaping are anticipated, those lots should be identified.
- 8R. See Sheet LS-1 for the recommended Sample for the Typical Lot Planting.
- [Landscape Plan Page 3]
- 8S. Provide note to explain why planting is not shown on this side of the right of way.
- 8T. Add Sheet number LP.1.
- 8U. On all sheets, label stop signs and provide 50' dimension for sight clearance to stop sign.
- 8V. The PAN symbol is not shown on plant legend, please add specification.
- 8W. Label the 50' dimension to the stop sign.
- 8X. Remove trees within the 50' clearance of stop sign.
- 8Y. The QM symbol is not shown on plant legend, please add specification.
- 8Z. Provide the landscape treatment for the curbside landscape. Refer to Section 146-4.7.5 C Curbside Landscaping.
- 8AA. Provide plant abbreviation for all Plant Legends on each sheet.
- 8BB. On all sheets, show all water, sewer and other utility connections.
- 8CC. Tree and plant symbol cut off, from viewport, please provide.
- 8DD. The UAP symbol is not shown on plant legend, please add specification.
- 8EE. On all sheets, provide the water and sewer connections screened back as they are not show on these plans.
- 8FF. Note for all roadways surrounding Prairie Point, provide the Case Number and Project Title.
- [Landscape Plan Page 4]
- 8GG. Provide CN#
- [Landscape Plan Page 5]
- 8HH. Please provide a label for this area.
- 8II. Please explain why there are no street trees along this side of the road.
- 8JJ. Label this stop sign.
- 8KK. Remove this tree as it is within the 50' stop sign clearance.
- 8LL. Why is curbside landscaping only being provided in these areas and not the other curbside landscape areas?
- [Landscape Plan Page 7]
- 8MM. Please provide the height of this wall in the call-out.
- 8NN. Plant symbols have been cut off of viewport. Please add the symbols to this sheet.
- 8OO. Remove this tree as it is within the 50' stop sign clearance.
- [Landscape Plan Page 8]
- 8PP. Remove this tree as it is within the 50' stop sign clearance.
- [Landscape Plan Page 9]
- 8QQ. Label this stop sign typ.
- 8RR. Remove this tree as it is within the 50' stop sign clearance.
- 8SS. Darken easement call-out and provide a dimension for the easement.
- 8TT. Tree conflict with a fire hydrant, please remove or adjust tree.
- 8UU. Provide CN#
- [Landscape Plan Page 10]
- 8VV. Label landscape buffer width. Note that if the landscape buffer width is less than 20-feet a Street Frontage



landscape buffer shall be required.

8WW. Label easement and provide a dimension for the easement.

8XX. Provide height of column and color.

8YY. Remove this tree as it is within the 50' stop sign clearance.

8ZZ. Please show this hatch pattern on the Legend.

8AAA. Label easement and provide a dimension for the easement.

8BBB. Provide wall height and color.

[Landscape Plan Page 11]

8CCC. Provide the plan name and case number reference for the areas being landscaped with a separate plan from this application.

8DDD. Provide CN#

8EEE. Clarify which hatch pattern this is as it does not seem to match the legend, it is not clear.

8FFF. Symbol is cut off for this tree, please provide.

[Landscape Plan Page 12]

8GGG. Provide CN#

[Landscape Plan Page 13]

8HHH. Provide CN#

8III. Remove this tree or adjust all three so this one is not within the 50' stop sign clearance.

8JJJ. Remove this tree as it is within the 50' stop sign clearance.

8KKK. Label this viewport as LP.11/A.

8LLL. Label this viewport as LP.11/B.

[Landscape Plan Page 14]

8MMM. Provide the CN and plan title for where the street trees can be found for this location.

8NNN. Provide CN#

8OOO. Remove this tree as it is within the 50' stop sign clearance.

[Landscape Plan Page 19]

8PPP. Provide specific material call-outs and colors for each detail.

[Landscape Plan Page 20]

8QQQ. Provide a Table that documents the high, medium and low water use areas by square footage and by the percentage of the landscape area for the entire development.

[Landscape Plan Page 21]

8RRR. Provide specific material call-outs and colors for the open rail fence.

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

### **9. Civil Engineering (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)**

[Site Plan Throughout]

9A. Label all curb return radii. A note or sample local intersection can be included with the typical lot layouts to indicate a typical curb return radius if they are uniform.

9B. Label/dimension all ROW and include road classifications.

9C. Reference infrastructure plans where indicated.

9D. Add notes indicating if a storm sewer system is public or private and who will maintain it.

[Site Plan Page 1]

9E. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

[Site Plan Page 2]

9F. Min 25' radius required for arterial intersections.

[Site Plan Page 3]

9G. Railing is required on all retaining walls greater than 30". Refer to Section 4.02.7.01 of the roadway manual for additional retaining wall requirements including for terraced walls.

9H. If structural calculations are required (or global stability analysis), they must be submitted with the first civil plan submittal.

9I. Label: Walden Court.



[Site Plan Page 4]

9J. Add a note that street light locations are conceptual. Final street light locations will be determined by photometric analysis submitted with the street lighting plan in the civil plan submittal (include on all site plan sheets).

[Site Plan Page 5]

9K. Label flowline radius.

[Site Plan Page 7]

9L. Label flowline radius.

[Site Plan Page 8]

9M. Fix dimension. Should be 34'

[Site Plan Page 9]

9N. Minimum 250' centerline radius required for Local Type 1 Streets. Local Type 2 streets are the only local section permitted to reduce the centerline radius with pavement widening. Refer to Section 4.04.4 and Table 4.04.4.1 of the roadway manual.

[Site Plan Page 11]

9O. Label longitudinal street slopes, typical all grading sheets.

9P. Label slopes in all tracts and open space areas. Min 2% slope for non-paved areas. Typical all grading sheets.

9Q. Provide additional proposed contour labels.

[Site Plan Page 12]

9R. Label slopes.

9S. Cross pans are not permitted on streets with storm sewers.

9T. Per Section 4.03.3 of the Roadway manual at a street intersection where two streets slope down to the intersection an inlet shall be placed on the through street's uphill point of curb return and on the intersecting street's uphill point of curb return.

[Site Plan Page 15]

9U. Cross pans are not permitted on streets with storm sewers.

[Site Plan Page 17]

9V. Label slopes - Max 4:1 for side slopes and min 2% for pond bottom, show/label drainage easement, show/label maintenance access to the pond bottom and the top of the outlet structure, show/label 100-year water surface elevation, indicate the direction of emergency overflow.

9W. The drainage easement is meant for the functional limits of the detention pond.

[Site Plan Page 18]

9X. Label slopes - Max 4:1 for side slopes and min 2% for pond bottom, show/label drainage easement, show/label maintenance access to the pond bottom and the top of the outlet structure, show/label 100-year water surface elevation, indicate the direction of emergency overflow.

[Site Plan Page 20]

9Y. All new street lights in public right-of-way's must meet COA standards. Refer to draft lighting standards for additional information.

[Landscape Plan Page 1]

9Z. Landscaping for proposed detention ponds is not shown.

[Plat Page 14]

9AA. Min 250' centerline radius required. See comments on site plan.

9BB. Label easements in the private loop lane.

## **10. Traffic Engineering** (Steven Gomez / 303-739-7300 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

[Site Plan Throughout]

10A. Move STOP sign in front of ped ramp, typical.

[Site Plan Page 1]

10B. Duplicate to note 2.

10C. Site Plan will not be approved until MTIS has been approved.

[Site Plan Page 4]

10D. Label access type.

10E. Provide sight triangles at all intersections, per COA TE-13, that include public ROW, typical.



- 10F. For reference only, Min 75' from driveways to adjacent street flowline, typical.
- 10G. For reference only, Min 75' from Nova Drive flowline to driveway.
- 10H. Label access type.  
[Landscape Plan Page 3]
- 10I. Provide sight triangles at all intersections, per COA TE-13, that include public ROW, typ.
- 10J. Provide plant codes for all plants within sight triangles.  
[Landscape Plan Page 5]
- 10K. Show mailbox locations, typical.  
[Traffic Conformance Letter]
- 10L. Traffic conformance letter will not be approved until MTIS has been approved.

**11. Fire / Life Safety** (William Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

[Site Plan Throughout]

- 11A. See fire hydrant comments.
- 11B. Some fire hydrants are spaced too close. Provide an overall sheet showing all proposed fire hydrants.
- 11C. Verify that the water supply is connecting and providing COA Water approved looped water supply.  
[Site Plan Page 1]
- 11D. Provide a data block:
- 11E. Number of buildings, square footage of each building and the gross square footage of all buildings on site.
- 11F. 2015 IBC Construction Type of structure(s). Indicate if structures are fire sprinkled or non-fire sprinkled. (Note: This information is needed to determine the number of fire hydrants required to support this site.)
- Maximum Building Height.
  - Handicap Parking Spaces Provided.
  - Handicap Parking Spaces Required.
  - Parking Spaces Provided.
  - Parking Spaces Required.
- 11G. Advisory comment: The developer is responsible for construction of all on-site and off-site infrastructure needed to establish two points of emergency access to the overall site. Prior to the issuance of the first certificate of occupancy, the project site must have the required number of emergency access points and approved water supply. This requirement includes, but not limited to, the construction of any emergency crossings improvements, looped water supply and fire hydrants as required by the adopted fire code and city ordinances.
- 11H. Will this site be phased? If so, provide a phasing plan. A phasing plan must be provided with the Planning Departments' site plan and Public Works Departments' civil plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.
- 11I. Will this site be gated? If this site is gated, then the installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief.
- 11J. If gated, provide sections for the automatic and manual gates.
- 11K. Are there any submitted plans for this connection? What is the overall status of this required waterline?  
[Site Plan Page 3]
- 11L. Identify how the infrastructure will be built out. If phased, a phasing plan will be required.
- 11M. Please identify any road intersections that are not COA-approved intersections.
- 11N. This is only one point of access. Currently, this intersection supports all units off E Prairie Point. If this intersection is lost, we will have no emergency access to the first phase of construction. The goal in creating a second independent point of emergency access needs to follow the requirements of the 2015, IFC, Section D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.



- 11O. Will there be a mail kiosk amenity? If so, please provide an accessible route to the mail kiosks and details. Within this detail show the adjacent street, vertical/mountable curb, curb ramp from the street to sidewalk, and width of the sidewalk. The detail shall convey information that demonstrates compliance with ADA and Postal regulations including units of measurements and scales, and cross-referencing
- 11P. This area needs an approved second point of access.
- 11Q. A 23' wide Loop Lane configuration cannot exceed 250' in length. Any loop lane that exceeds 250' shall be a minimum width of 30' providing a 23' fire lane easement and 7' for parking.
- 11R. More details are required describing how this site will interconnect.  
[Site Plan Page 4]
- 11S. Reconfigure the fire hydrants to be spaced on an average of 600' or less. Start from recommended placement locations.
- 11T. Fire hydrants shall be placed on alternating sides.

**12. Aurora Water** (Nina Khanzadeh / 303-883-2060 / [nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org) / Comments in red)

[Site Plan Throughout]

12A. Valve is to be on hydrant lateral per Aurora Water standards- typical.

[Site Plan Page 11]

12B. If outside of ROW- need to encompass within the easement.

12C. Show ROW limits- Typical all sheets. This will help to determine when easements are required outside of ROW- typical all sheets.

12D. If outside of ROW, need to be within pocket utility easement per Aurora Water standards, section 5.

12E. Inlets collecting ROW flows ONLY, will be considered as public inlets and to be type R per standards. Commingled flows will cause storm inlets and pipes to become private. TYP all sheets.

12F. Need to maintain 10 ft between water and sanitary at all times.

12G. Refer to Aurora Water details for placement of valve on hydrant laterals.

12H. If outside of ROW- needs to encompass within the easement.

12I. Label as private.

12J. Identify in legend- check valve?

12K. Ensure no valves or manholes in any crossspans- typical all sheets.

12L. See previous comments on easements and ROW limits.

12M. If outside of ROW an easement is needed to access the stub.

12N. Valve?

12O. All hydrants to be in landscaped areas.

[Site Plan Page 12]

12P. Label Private.

12Q. What is this?

12R. Easement is needed if outside of ROW.

12S. Need valve on lateral. Note that the minimum lateral length is 5 ft.

12T. Valve on hydrant lateral.

12U. Is this ROW? Clearly label typical all sheets.

[Site Plan Page 14]

12V. Sanitary main size doesn't match MUS.

12W. Show and label easement for this sanitary main.

12X. Thrust block at any bends per section 11 of Aurora Water standards.

12Y. Need 5 ft clear from all hydrants- typical all sheets.

[Site Plan Page 15]

12Z. Valve. See the previous sheet on comment in requiring 5 ft clear on all sides of hydrant.

12AA. Label Private.

[Site Plan Page 16]

12BB. Label Private.

12CC. Depict length of separation in between two lines.

12DD. Label Private.



- 12EE. Manhole?
- 12FF. Why this stub connection?
- 12GG. Bend? Thrust block?
- 12HH. Show and label easement for this main.
- 12II. Why plug with blowoff here?
- 12JJ. 3- way tee.
- [Site Plan Page 17]
- 12KK. Show and label maintenance access for all proposed ponds.
- 12LL. Label Private.
- 12MM. Easement-show and label if outside of ROW.
- 12NN. Label Private.
- 12OO. Is this meant to indicate bends? Manhole?
- [Site Plan Page 19]
- 12PP. Manhole?
- 12QQ. This symbol has been used quite a bit in this set- usually this indicates an end of a main-clarify.

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

- 13A. Storm Drain Development fees due 157.221 acres x \$1,242.00 = \$195,268.42.
- 13B. Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

**14. Forestry (Rebecca Lamphear / 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)**

- [Site Plan Page 1]
- 14A. Site plan will not be approved until Tree Protection Plan has been approved. The TPP has to be submitted as a separate document along site the site plan. Forestry would be more than willing to review TPP prior to the next submittal so that the process continues to move forward.

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

- 15A. There were no comments from PROS on this review.

**16. Real Property (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)**

- [Site Plan Overall]
- 16A. Label all Easements where indicated.
- [Site Plan Page 2]
- 16B. Should be the arc definition and not the chord?
- 16C. Match Subdivision Plat description and see those comments.
- [Site Plan Page 4]
- 16D. May require a license agreement for this improvement into the 20' U.E.?
- 16E. Unplatted?
- 16F. Monument?
- 16G. Label Tract.
- 16H. Label tract.
- [Site Plan Page 5]
- 16I. Label exterior subdivision boundary with curve data and B&D's (typical).
- 16J. Label road name.
- [Site Plan Page 7]
- 16K. Label all exterior B&D's and Curve data (typical).
- 16L. Future?
- [Site Plan Page 8]
- 16M. Show where 6' G.E. ends?
- [Site Plan Page 9]
- 16N. Label exterior B&D.



16O. Does U.E. need to continue?

[Site Plan Page 10]

16P. Show limits of subdivision exterior.

16Q. Label exterior B&D's.

[Plat Throughout]

16R. Numerous minor corrections for labeling and clarification. See Plat for full redlines.

[Plat Page 1]

16S. Provide Closure Report.

16T. Provide AES Board Monument Records that match the described monuments.

16U. Provide certificate of taxes due.

16V. Provide title commitment date within 120 days of plat acceptance.

16W. Did not see these tracts?

16X. This call has not been previously made? Be consistent with aliquot part references.

16Y. Match title of plat and dedication names!

16Z. Graphics shows 540.24'?

16AA. Graphics shows 06"?

16BB. Graphics shows 709.76'?

16CC. Provide recording information.

16DD. 1.74" = 1,740' Expand vicinity map to cover 1/2 mile per COA Subdivision Plat Checklist Item 3.

16EE. Remove Logo. See COA Subdivision Plat Checklist Item 1. (All sheets typical)

16FF. Provide unique identification of said title commitment. i.e., This survey does not constitute a title search by EMK Consultants, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way, and title of record EMK Consultants, Inc. relied upon Title Commitment Number 22000310511, prepared by Stewart Title Company, dated July 11, 2022, at 5:30 P.M.

16GG. 'I further certify that the information contained herein is accurate and in accordance with applicable standards of practice to my knowledge, information, and belief. This certification is not a guarantee or warranty, either expressed or implied.'

16HH. See COA 2022 Subdivision Plat Checklist Item 2.

16II. \*\*Arapahoe County only: place a 1"x 3" rectangle in the upper right-hand corner of the first page of the plat. (\*\*per Arapahoe County Subdivision plat checklist dated 1-2-2021)

[Plat Page 2]

16JJ. AES Board Rule: 1.6.M. Description of Monuments.

Section 38-51-106(1)(f), C.R.S., requires professional land surveyors to provide "a description of all monuments, both found or set, that mark the boundaries of the property and of all control monuments used in conducting a survey."

1. Purpose. The purpose of this statute is to identify the physical attributes of the monuments and caps set or found during the original survey and subsequent retracement surveys.

2. Acceptable description of monuments. Description of monuments found, or set should include, but not be limited to the physical attributes and size of the monument, and the physical attributes and size of the cap. (Typical)

16KK. Show controlling monuments for Parker Road southerly of set monument.

16LL. Monument boxes with rebar (provide length and size of rebar and cap size) with cap bearing the registration number of the responsible surveyor, to be set after construction is completed per Sec. 147-47 Aurora City Code and per Sec. 38-51-105 (9)(a) & (b) Colorado Revised Statutes 2020.

16MM. Monuments must be set no more than 1,400' apart along any straight line. (See COA 2022 Subdivision Plat Checklist Item 13.d.(3).

16NN. Show controlling Section monument and fully describe the monument and cap and stamping. Also label B&D?

16OO. Show controlling monuments for E470 ROW.

[Plat Page 5]

16PP. Contact Andy Niquette [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org) and [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org) for the easement concerns.

[Plat Page 6]



16QQ. Fully describe monuments.

[Plat Page 9]

16RR. Contact Andy Niquette [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org) and [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org) for the easement concerns.

16SS. Site plan shows two easements in this area?

[Plat Page 11]

16TT. Site plan shows drainage easements in these areas.

[Plat Page 13]

16UU. Site plan shows an easement in this area?

[Plat Page 14]

16VV. Is this a private drive?

16WW. Site plan shows an easement in this area.

[Plat Page 17]

16XX. Show distance to found monument and describe monument.

[Plat Page 18]

16YY. Show street control line with monument at south end.

16ZZ. Add tic mark for change of radius?

16AAA. Monuments cannot exceed 1,400'.

[Plat Page 19]

16BBB. Monuments cannot exceed 1,400'.

16CCC. Add other side of easement or remove the easement line if tract is considered to be an easement.

[Plat Page 20]

16DDD. Monuments cannot exceed 1,400'.

16EEE. Show E470 ROW controlling monuments.

16FFF. Add tic marks where there is a change of direction (typical).

[Plat Page 21]

16GGG. Add tic marks at change of radius or direction (typical).

**17. Arapahoe County Engineering Services** (Sarah White / 720-874-6500 / [referrals@arapahoegov.com](mailto:referrals@arapahoegov.com))

17A. Staff has no comments regarding the referral at this time based on the information submitted. Please know that other Divisions in the Arapahoe County Public Works Department may submit comments as well. If you have any questions, please feel free to contact our offices at 720-874-6500

**18. E-470 Public Highway Authority** (Chuck Weiss / 303-537-3420 / [cweiss@E-470.com](mailto:cweiss@E-470.com))

18A. E-470 discourages residential uses adjacent to the roadway.

18B. E-470 is not responsible for noise mitigation.

18C. E-470 will be widened to 4 lanes in each direction in the future.

18D. A comment/response document would be helpful to track the revisions to each submittal.

18E. Additional comments will be issued as design progresses.

**19. Mile High Flood District** (Laura Hinds / 303-455-6277 / [submittals@udfcd.org](mailto:submittals@udfcd.org))

19A. We have no objections to the referenced project at this time. We appreciate the opportunity to review this application and look forward to working with you as the drainage design progresses.

**20. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

20A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for Prairie Point F1. The property owner/developer/ contractor must complete the application process for any new natural gas service via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

20B. If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.

**21. CDOT (Aaron Eyl / 720-703-5737 / [aaron.eyl@state.co.us](mailto:aaron.eyl@state.co.us))****[Drainage]**

21A. Drainage within the development of Kings Point Filing 1 will be accommodated by storm sewer, channels, and detention basins sized such that no significant negative onsite or offsite impacts are anticipated. Offsite flows entering the property shall be allowed to enter unimpeded and are conveyed safely through the site. The onsite drainage system includes storm sewer sized for the 100-year storm event. Onsite and offsite tributary flows will be detained within two detention basins per City of Aurora requirements prior to their release into the respective drainage ways.

21B. Needs to provide details about the proposed outlet structures for the detention.

21C. Need to inspect and clean the existing 2x48" CMP located underneath SH83.

21D. I am available to meet at the site if needed. -Samer 8-29-2022

**[Right of Way]**

21E. No real concerns at this time - what is the blue line on the east side of Parker Road shown in the Plat?

21F. It seems the primary plat is for the eastern portion of the development and the areas impacting Parker Road will occur later.

21G. There aren't any shown currently, but will there be any ROW dedications along Parker Road related to a possible future interchange with Aurora Pkwy?

**[Resident Engineer]**

21H. Civil plans required for the connection at SH83. Upon that submittal, Cherry Creek will review. It is advised that a concept plan for an interchange is included to ensure infrastructure is not constructed and in conflict in the future.

**[Permits]**

21I. This subdivision clearly will need to utilize Aurora Parkway for access to SH 83. At this time, the Notice to Proceed has not been issued for construction.

21J. The Aurora Parkway connection to SH 83 is conditionally allowed under permit 119070. That permit contains key performance indicators relative to the eventual transformation to an interchange to accommodate the traffic anticipated in the future. This is shown on the 2009 Access Management Plan (AMP) for SH 83. In that AMP document, Nichols Avenue directly north of Aurora Parkway at mm 63.46 is identified as:

"This access would be modified with the Parker / Aurora Parkway interchange to provide access to Aurora Parkway or Long Ave east of the interchange"

21K. In short, CDOT and the City discussed at length during the rezoning of the Kings Point Property, the need to provide an alternate / secondary access to the Kraaglund Acres subdivision. It was agreed that the City of Aurora (developer) would coordinate with the City of Centennial to determine where that access easement would appear and address it at time of platting. The City of Centennial had erroneously vacated at least one of connective rights of-way leaving only one option available. Ideally to avoid any future surprises, this planned connection should be correctly shown on the plat and site plan and an easement dedicated at this time. Please see the red-line sheet that best illustrate this omission/oversight.

21L. This site plan and plat should both anticipate and accommodate the future interchange and not create constraints on future design alternatives. We need to ensure that Nova Drive is sufficiently spaced back from SH 83.

21M. Right in-out to be closed with interchange. Depending on the final design for the Aurora Parkway intersection, this roadway may need to be closed earlier. Our last review of the Aurora Parkway intersection pointed out issues with having this roadway at the gore point of the NB auxiliary lane.

21N. This is inaccurate. The City of Centennial vacated this road. A 2nd point of access will be needed when the interchange goes in, Nichols Place is closed. Show where an easement will be provided for a 2nd point of access to this subdivision.

21O. The access permit (119070) for this intersection anticipates the conversion to an interchange when certain traffic thresholds are met. It is imperative that that access approaching the future interchange be sufficiently spaced back from the intersection & future interchange. What is this distance (to Nova Drive)?

21P. To Longs or Aurora Parkway?

21Q. Please show-illustrate the planned secondary access (easement) to the Kraaglund Acres subdivision.

**From:** [Brandi Kemper](#)  
**To:** [Gates, Erik](#)  
**Cc:** [Chuck Weiss](#); [Kate Oberleas](#)  
**Subject:** E-470 COMMENTS: PRAIRIE POINT SITE PLAN NO 1 1643306  
**Date:** Monday, August 29, 2022 8:47:18 AM

---

Thank you for allowing the E-470 Public Highway Authority the opportunity to review and respond to the PRAIRIE POINT SITE PLAN NO 1 - 1643306 project.

For any question concerning our response to this projects request for comments, please contact the reviewing engineer Chuck Weiss at 303.537.3420 or [cweiss@e-470.com](mailto:cweiss@e-470.com).

Currently, E-470 has the following comments regarding this referral:

- E-470 discourages residential uses adjacent to the roadway.
- E-470 is not responsible for noise mitigation.
- E-470 will be widened to 4 lanes in each direction in the future.
- A comment/response document would be helpful to track the revisions to each submittal.
- Additional comments will be issued as design progresses.

Thank you!

Brandi Kemper  
Permitting Supervisor  
Engineering and Roadway Maintenance  
E-470 Public Highway Authority  
22470 E. Stephen D. Hogan Parkway, Suite 100  
Aurora, CO 80018  
Cell: 303.907.8272  
<http://www.e-470.com>



Office Hours: 7:00 am to 5:30 pm Tuesday – Thursday  
Remote Hours: 6:30 am to 5:00 pm Friday

---

CONFIDENTIALITY NOTICE

This message and any accompanying documents are intended only for the use of the intended addressee, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is prohibited. If you have received this communication in error, please notify the author immediately. Thank you.

# STATE OF COLORADO

## Traffic & Safety

Region 1

2829 W. Howard Place  
Denver, Colorado 80204



**COLORADO**  
Department of Transportation

Project Name: **Prairie Point**

Print Date:

Highway:

Mile Marker:

### Drainage Comments:

I have reviewed the drainage report for this site

Drainage within the development of Kings Point Filing 1 will be accommodated by storm sewer, channels, and detention basins sized such that no significant negative onsite or offsite impacts are anticipated. Offsite flows entering the property shall be allowed to enter unimpeded and are conveyed safely through the site. The onsite drainage system includes storm sewer sized for the 100-year storm event. Onsite and offsite tributary flows will be detained within two detention basins per City of Aurora requirements prior to their release into the respective drainage ways.

needs to provide details about the proposed outlet structures for the detention

Need to inspect and clean the existing 2x48" CMP located underneath SH83

I am available to meet at the site if needed

Samer 8-29-2022

### Environmental Comments:

No WQ concerns at this time.

### Traffic Comments:

Kiene 8/26/22 - No traffic comments this submittal.

### Right of Way Comments:

MJO - 8/15/2022 - No real concerns at this time - what is the blue line on the east side of Parker Road shown in the Plat?

It seems the primary plat is for the eastern portion of the development and the areas impacting Parker Road will occur later.

SDH - 8/16/22 - There aren't any shown currently, but will there be any ROW dedications along Parker Rd related to a possible future interchange with Aurora Pkwy?

### Resident Engineer Comments:

Civil plans required for the connection at SH83. Upon that submittal, Cherry Creek will review. It is advised that a

concept plan for an interchange is included to ensure infrastructure is not constructed and in conflict in the future.

Permits Comments:

This subdivision clearly will need to utilize Aurora Parkway for access to SH 83. At this time, the Notice to Proceed has not been issued for construction.

The Aurora Parkway connection to SH 83 is conditionally allowed under permit 119070. That permit contains key performance indicators relative to the eventual transformation to an interchange to accommodate the traffic anticipated in the future. This is shown on the 2009 Access Management Plan (AMP) for SH 83. In that AMP document, Nichols Avenue directly north of Aurora Parkway at mm 63.46 is identified as:

*"This access would be modified with the Parker / Aurora Pkwy interchange to provide access to Aurora Pkwy or Long Ave east of the interchange"*

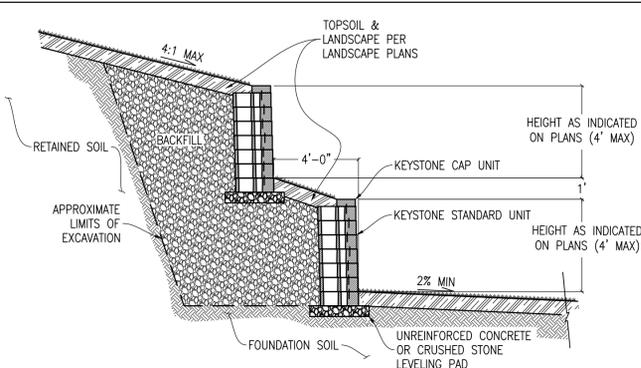
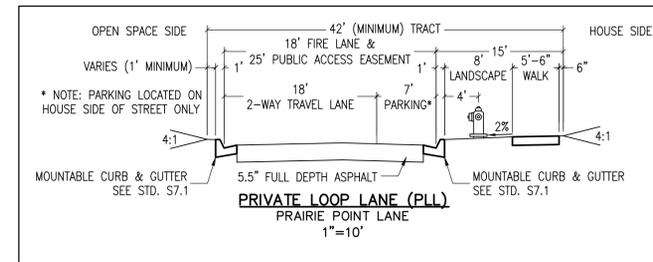
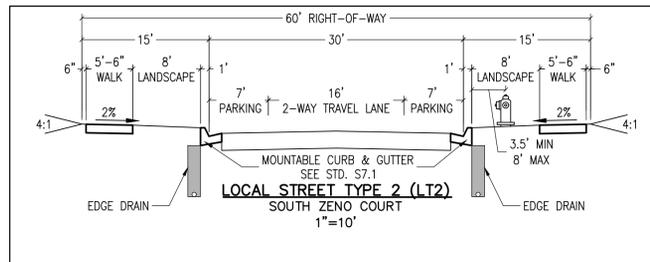
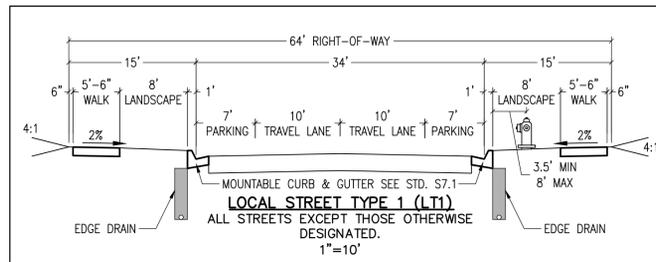
In short, CDOT and the City discussed at length during the rezoning of the Kings Point Property, the need to provide an alternate / secondary access to the Kraaglund Acres subdivision. It was agreed that the City of Aurora (developer) would coordinate with the City of Centennial to determine where that access easement would appear and address it at time of platting. The City of Centennial had erroneously vacated at least one of connective rights-of-way leaving only one option available. Ideally to avoid any future surprises, this planned connection should be correctly shown on the plat & site plan and an easement dedicated at this time. Please see the red-line sheet that best illustrate this omission/oversight.

This site plan & plat should both anticipate and accommodate the future interchange and not create constraints on future design alternatives. We need to ensure that Nova Drive is sufficiently spaced back from SH 83.

See red lines.

RS 08-15-22

Bridges Comments:



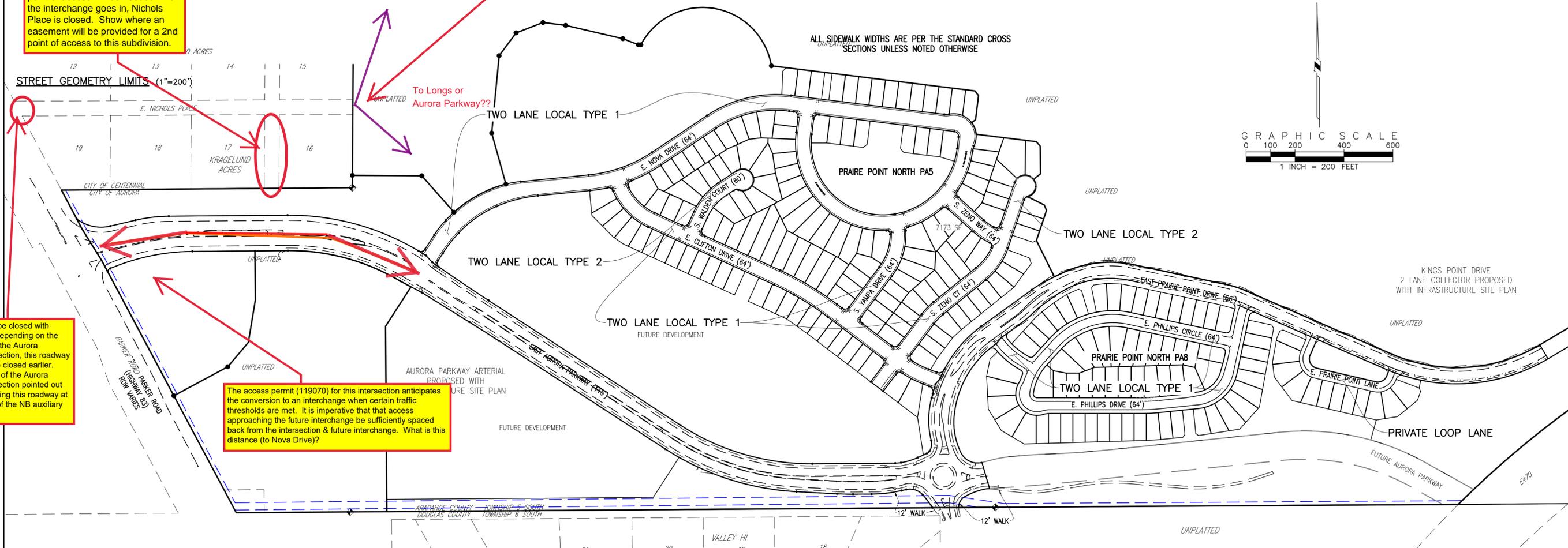
- NOTES**
1. EXPOSED WALL HEIGHT FOR INDIVIDUAL WALLS SHALL NOT EXCEED 4'.
  2. FOUNDATION, BACKFILL, AND GRID DEPTHS PER DESIGN / BUILD CONTRACTOR AND MANUFACTURER'S REQUIREMENTS.
  3. WALL DESIGN TO BE SUBMITTED TO AND APPROVED BY THE COUNTY ENGINEER.

Please show-illustrate the planned secondary access (easement) to the Kraaglund Acres subdivision

This is inaccurate. The City of Centennial vacated this road. A 2nd point of access will be needed when the interchange goes in, Nichols Place is closed. Show where an easement will be provided for a 2nd point of access to this subdivision.

Right in-out to be closed with interchange. Depending on the final design for the Aurora Parkway intersection, this roadway may need to be closed earlier. Our last review of the Aurora Parkway intersection pointed out issues with having this roadway at the gore point of the NB auxiliary lane.

The access permit (119070) for this intersection anticipates the conversion to an interchange when certain traffic thresholds are met. It is imperative that that access approaching the future interchange be sufficiently spaced back from the intersection & future interchange. What is this distance (to Nova Drive)?



NO.	DESCRIPTION	DATE	BY

DESIGNED BY: *JWM*  
DRAWN BY: *JS*  
CHECKED BY: *BOM*  
APPROVED BY: *BOM*

**PRAIRIE POINT FILING 1**  
**STREET & RETAINING WALL CROSS SECTIONS; SIDEWALK PLAN**



## **Engineering Services Division Referral Comments**

August 26th, 2022

City of Aurora Planning & Development Services  
15151 E Alameda Parkway, Ste. 2300  
Aurora, CO 80012  
Attn: Case Manager

RE: Prairie Point Site Plan No 1 (King's Point North) – Site Plan & Plat  
DA-1609-22 (1643306)

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.

Please know that other Divisions in the Arapahoe County Public Works Department may submit comments as well.

If you have any questions, please feel free to contact our offices at 720-874-6500.

Thank you,

Emily Gonzalez, PE  
Arapahoe County Public Works & Development  
Engineering Services Division  
cc Arapahoe County Case No. O22-282



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571. 3284  
donna.l.george@xcelenergy.com

August 26, 2022

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

Attn: Erik Gates

**Re: Prairie Point Subdivision Filing No. 1, Case # DA-1609-22**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Prairie Point F1**. The property owner/developer/contractor must complete the application process for any new natural gas service via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com