

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



December 19, 2022

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

Re: Second 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 Mr. Bauer:

Thank you for your second submission, which we started to process on November 29th, 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 January 4th, 2023.

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 February 8th, 2022. As the hearing date approaches, remember to coordinate with your case manager regarding the notice of pending administrative decision and administrative decision hearing signs. The notice of the Planning Commission hearing 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.

Sincerely,

Erik Gates, Planner I
City of Aurora Planning Department

cc: Layla Rosales, Terracina Design
Scott Campbell, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\\$DA\1600-1699\1609-22rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Storm drain development fees totaling **\$195,268.42** are due. [Aurora Water/ TAPS]
- Provide the specific landscape design for the curbside landscape. [Landscaping]
- All crossings need to be identified, signed, and marked. [Traffic Engineering]
- Identify how the second point access will be established to this site. [Fire/ Life Safety]
- Identify and label all drainage, maintenance path, and utility easements. [Aurora Water]
- Provide certificate of taxes due and the title commitment dated within 120 days of plat acceptance. See the site plan and plat for numerous minor labeling corrections. [Real Property]

PLANNING DEPARTMENT COMMENTS

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

1A. There were no community comments received on this review cycle.

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

[Landscape Plan Page 20]

2A. Include monument sign area in the data block on the site plan.

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

3A. Rezoning application materials received. There were no additional zoning or land use comments on this review.

4. Streets and Pedestrian Issues (Comments in teal)

4A. There were no streets or pedestrian issues identified on this review.

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)

6A. There were no architectural or urban design issues on this review.

7. Signage Issues (Comments in teal)

7A. There were no signage issues identified on this review.

8. Landscaping Issues (Tammy Cook / 954-684-0532 / tdcook@auroragov.org / Comments in bright teal)

[Landscape Plan Page 2]

8A. Provide the CN# for the planting for this area.

8B. Revise the landscape tables where the tree counts differ on the plan counts.

8C. If the Detention Pond C1 is to be constructed as part of this project, then this note needs to be updated to include the completion and planting of the pond.

[Landscape Plan Page 3]

8D. None of the Street trees are provided in groups, every single tree is a different variety. Consider grouping 3 to 5 trees of the same variety for some consistency.

8E. Provide the specific landscape design for the curbside landscape. Refer to Section 146-4.7.5C Curbside Landscaping. This is typical for all streets.

8F. Label sight triangles.

[Landscape Plan Page 5]

8G. Provide CN# for PA-3 Future Development Tract C.\

[Landscape Plan Page 9]

8H. Utility conflicts with street trees, please adjust.



[Landscape Plan Page 10]

8I. Adjust dimension so it is legible from matchline.

8J. Adjust note for Gas Easement so it is legible.

8K. Label East Phillips Circle

8L. Add "East" to this note.

[Landscape Plan Page 14]

8M. Label Tract O.

[Landscape Plan Page 15]

8N. Please identify a CN# for Golf Course Plans referenced here- DA#1609-25.

8O. If this pond is being constructed as part of this project, then the landscaping needs to be shown with this application

[Landscape Plan Page 16]

8P. Provide hatch label material for this area of the site.

8Q. The curbside landscaping for this lot must be shown as a specific typical.

8R. The curbside landscaping for this lot must be shown as part of the Open Space Tract.

[Landscape Plan Page 20]

8S. Provide specific material call-outs and colors for each detail. City staff does not have access to construction documents.

[Landscape Plan Page 22]

8T. Provide specific material call-outs and colors for each detail. City staff does not have access to construction documents.

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

[Landscape Plan Page 23]

8V. The turf maximum needs to be determined now. If specific lots have sod, identify the square footage. The Public Works dept. inspector's cannot determine this in the field.

8W. For each Typical, provide each lot plant list and also include the curbside landscaping if that is how this will be shown.

8X. Specific planting must be shown per lot. City staff needs to verify that the plant material being selected will work given the size of the lots.

8Y. Plant symbols shall be shown here which correlate to what is being shown on the typical unit planting plans.

8Z. If two shrub types are shown for each typical, then two different types of shrub symbols need to be shown.

8AA. Corner lot typicals shall also be shown as the length of the curbside landscaping is a different length for each corner lot.

8BB. For each Typical, provide each lot plant list and also include the curbside landscaping separately.

8CC. State that the specific lot will have X# of shrubs, X# of ornamental grasses and X# of perennials – no equivalents.

8DD. The turf must be in one consecutive location. It cannot be shown on both sides of the driveway.

8EE. This must be removed. The exact square footage of sod for each yard must be called out. The Square footage of turf must be known for the City staff to inspect it.

8FF. Provide specific curbside landscape treatment for each typical lot.

9. Addressing (Phil Turner / 303-739-7271 / pcturner@auroragov.org)

9A. CAD received but needs confirmation of street names including one custom street name.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

[Site Plan Throughout]

10A. The dimensions don't make sense for a 47' centerline radius.

10B. Remove the reference to Xcel poles on streets. There are draft standards available from the city.

10C. Railing is required on all walls greater than 30".

10D. Label slopes in ponds and tracts.

10E. Please show the storm sewer on the grading sheets.



- 10F. Per Table 4.05.1.1 of the Roadway Manual, 8% may be allowed by the City Engineer where an alternate access route at 6% or less exists.

11. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

[Site Plan Throughout]

- 11A. Label STOP sign & Street Name sign.
11B. Uncontrolled crossings needs to be signed and marked.
11C. Midblock crossings needs to be identified, marked and signed

[Site Plan Page 1]

- 11D. Provide sight triangles from Nova Dr.

[Site Plan Page 11]

- 11E. Sidewalk & ramps needed for mailbox kiosk.

12. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

[Site Plan Page 1]

- 12A. Please revise the a data block to include the following. If there is no additional parking proposed, identify as N/A:
Number of buildings
2015/2021 IRC Construction Type of structure(s).
Handicap Parking Spaces Provided.
Handicap Parking Spaces Required.
Parking Spaces Provided.
Parking Spaces Required.

[Site Plan Page 14]

- 12B. The phasing plan and second point of access are contingent on off-site infrastructure and should include adjacent and abutting roadways and utilities such as Dry Creek. Please identify how the second point access will be established.
- 12C. 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.
- 12D. Advisory Note: As you already know the 2015 fire code requires single family developments that exceed 30 units to have two separate and approved access points. Which means the Plan must show the two points of access with a looped water supply to each phase of the development. The two points of access have to meet the required "remoteness" distance apart as identified in the 2015 IFC Appendix D. Basically, the plan must clearly explain how the required two points of access will be address since roads outside this filing is required. So your phasing plan must indicate which roadways from the adjacent filing will be utilized to achieve the two points of access and that issuance beyond the 30th CO is contingent upon the second point of access being established.
- 12E. A second point of access needs to be established and reflected from either East Prairie Point or Future Point.
- 12F. The connection to Dry Creek must be shown and reflected, which is required for the second point of access for PA8/9.

13. Aurora Water (Nina Khanzadeh / 303-883-2060 / nkhanzad@auroragov.org / Comments in red)

[Site Plan Page 16]

- 13A. Label as Private.
13B. Callout maintenance path.
13C. Show/label proposed drainage easement and access easement. Show/label the 100-year water surface elevation, indicate direction of emergency overflow- TYP all sheets.
13D. Show/label proposed drainage easement and access easement. Show/label proposed maintenance access to the bottom of the pond and the top of the outlet structure outside of the pond bottom- TYP all sheets.
13E. Label fore bays/ FES (if commingled)/outfall/outlet structure as private- TYP all sheets.



- 13F. Label ROW limits.
- 13G. Commingled flows here- downstream of manhole label as private.
- 13H. Easement for this pipe? Clarify when stubs/lines going to ISP East- TYP.
- 13I. Show full extents to make sure both these stubs are in an easement.
- 13J. Show how far back the easement goes- TYP
- [Site Plan Page 17]
- 13K. Easement?
- 13L. Where is the UE for this?
- [Site Plan Page 18]
- 13M. Easement for these utilities?
- 13N. Conflict here.
- 13O. Please indicate whether ROW or private streets- TYP all pages.
- 13P. Disconnection?
- [Site Plan Page 19]
- 13Q. Private?
- 13R. This inlet is now collecting private flows?
- 13S. Plug?
- 13T. Private if mixing public and private flows together.
- 13U. Sheet continuation?
- 13V. Label ROW limits.
- 13W. Blow-off not necessarily at all plugs.
- 13X. Ensure 5 ft separation- typ.
- 13Y. Label what dashed utilities mean in legend.
- [Site Plan Page 20]
- 13Z. End looks to be outside of UE.
- 13AA. Can't see this alignment. Page continuation number?
- [Site Plan Page 21]
- 13BB. Show full limits of UE. DE not needed because public pipe, conveying public flows.
- 13CC. Would prefer to have all PRVs/ARVs in a landscaped area outside of ROW for maintenance safety.
- [Site Plan Page 22]
- 13DD. 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
- 13EE. Ensure that PRV is placed in optimal location to avoid having on resident having high pressures compared to the other
- 13FF. Label as Private.
- 13GG. Show/label proposed drainage easement and access easement. Show/label proposed maintenance access to the bottom of the pond and the top of the outlet structure outside of the pond bottom.
- 13HH. Ensure that PRV is not located directly in between two zones, as when don't one resident to have a significantly high pressure that the other- TYP.
- [Site Plan Page 23]
- 13II. Label as Private.
- 13JJ. Also indicate that the forebays/ outlet structure/outfall pipe are private.
- [Site Plan Page 24]
- 13KK. Need to indicate who will own and maintain.
- [Site Plan Page 25]
- 13LL. Need to indicate ownership of this lines. Are they conveying public flows only, or private and public flows?
- 13MM. Sheet 27 is a grading plan?
- [Site Plan Page 26]
- 13NN. See previous comments on labeling private forebays/ outlet structure/outfall pipes.
- 13OO. 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

13PP. What about the continuation pipe?

13QQ. Pipe supposed to be here?

13RR. Easement?

[Site Plan Page 28]

13SS. What is this for?

[Plat Page 5]

13TT. Is this for the 36" RCP storm as shown on page 18/54 on site plan?

14. TAPs (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

14A. Storm Drain Development fees due 157.221 acres x \$1,242.00 = \$195,268.42.

14B. 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.

15. Forestry (Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

15A. Waiting for bond for escrow trees and mylars.

16. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve)

16A. The city intends to acquire right-of-way for construction of the future High Plains Trail generally following these conceptual lines. Linework for the proposed permanent trail easements will be provided for purposes of including in this plat. The easement areas should be delineated and labeled as "to be established by separate document."

16B. Add the requested note to the cover sheet of the Site Plan.

16C. Label the neighborhood park.

16D. The open, multi-purpose turf area should ideally be a minimum of 300' x 225'. Consider shifting other park facilities / features to enlarge the playfield dimensions.

16E. Landscaping or a fence along the sidewalk would be beneficial for the comfort and safety of users of the playfield.

16F. Consider providing supplemental shade for the playground through the use of sails or other means.

16G. Include an enlargement of the playground area as a separate sheet.

16H. Where an open style fence is adjacent to park and open space areas, it must comply with PROS standards.

16I. Address all redline comments in the Site Plan.

17. Real Property (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

17A. See the full redline comments on Subdivision Plat and Site Plan.

17B. Provide certificate of taxes due.

17C. Provide title commitment date within 120 days of plat acceptance.

[Site Plan Page 2]

17D. Closure Report shows 6,847,811 SQ FT = 157.204 AC?

[Site Plan Page 3]

17E. Label Tracts (Typical).

[Site Plan Page 5]

17F. Label Tract. [2 comments]

17G. Will an offsite easement be required?

[Site Plan Page 7]

17H. Label exterior B&D's (Typical).

[Site Plan Page 8]

17I. Label exterior B&D's

17J. Offsite easement for drainage maintenance road?

17K. Label this easement.

[Site Plan Page 10]

17L. Label this easement.

17M. License agreement will be required for any portion of this wall within an easement.

[Site Plan Page 11]



- 17N. Label this easement.
17O. Label Tract & Area. [2 comments]
[Site Plan Page 12]
17P. Label this easement.
[Plat Throughout]
17Q. Remove (FKA Kings Point North).
17R. Various labeling is missing or needs correction. See comments on the Plat
[Plat Page 1]
17S. Closure Report shows 6,847,811 SQ FT = 157.204 AC?
[Plat Page 2]
17T. Describe the monument that the cap was found on per AES Board Rule.
17U. Wipeout of curve text here?
17V. Label Subdivision Name & Reception No. per City of Aurora 2022 Subdivision Plat Checklist.
17W. Clarify these distances.
17X. Show controlling ROW monument and fully describe the monument and cap and stamping. Also label B&D/Curve Data.
[Plat Page 4]
17Y. Show Southerly ROW lines
17Z. Dedicated to the City of Aurora?
[Plat Page 5]
17AA. Contact Andy Niquette releaseeasements@auroragov.org for the easement concerns.
17BB. Contact Andy Niquette decationproperty@auroragov.org for the easement concerns.
[Plat Page 6]
17CC. Is this the westerly line of the 20' U.E.?
[Plat Page 7]
17DD. Is this being dedicated by this plat or by separate document?
17EE. Dedicated to the City of Aurora?
[Plat Page 8]
17FF. Dedicated to the City of Aurora?
[Plat Page 9]
17GG. Dedicated to the City of Aurora?
17HH. Contact Andy Niquette releaseeasements@auroragov.org for the easement concerns.
17II. Contact Andy Niquette decationproperty@auroragov.org for the easement concerns.
[Plat Page 11]
17JJ. Is this road being dedicated by this plat?
[Plat Page 12]
17KK. Is this road being dedicated by this plat?
[Plat Page 13]
17LL. Is this being dedicated by this plat?
17MM. Is there an easement here?
[Plat Page 14]
17NN. Access Easement?
[Plat Page 15]
17OO. Is this being dedicated by this plat?
17PP. Controlling ROW monument?

18. Arapahoe County Engineering Services (Sarah White / 720-874-6500 / referrals@arapahoegov.com)

18A. No additional comments were received from Arapahoe County on this review cycle.

19. E-470 Public Highway Authority (Chuck Weiss / 303-537-3420 / cweiss@E-470.com)

19A. Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008,



as may be amended from time to time (the “Permit Manual”) and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for construction. • A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction. • Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx> • 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 10’ wide concrete regional trail will be constructed along E-470 in the future. Please coordinate with the City of Aurora, Arapahoe County, and E-470 for trail improvements which may connect to the regional trail system. • Developed flows from the site will need to be treated and discharged at or below historic rates. • An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE. • Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system. • Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications. • Any fencing disturbed will need to be reset meeting E-470 specifications. • A comment/response document would be helpful to track the revisions to each submittal. • Additional comments will be issued as design progresses.

20. Mile High Flood District (Laura Hinds / 303-455-6277 / submittals@udfcd.org)

20A. MHFD staff have no objections to the referenced project at the present time. We appreciate the opportunity to review this application and look forward to reviewing Channel C2 in further detail as the drainage design progresses.

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

21A. No additional comments from Xcel Energy were received on this review cycle.

22. CDOT (Aaron Eyl / 720-703-5737 / aaron.eyl@state.co.us)

22A. See attached comments.

STATE OF COLORADO

Traffic & Safety

Region 1

2829 W. Howard Place

Denver, Colorado 80204



COLORADO
Department of Transportation

Project Name: **Prairie Point**

Print Date: 12/16/2022

Highway:

083

Mile Marker:

65.8

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.

12/12/2022:

For ANY ground disturbance/work within CDOT ROW---

Required:

Arch/History/Paleo:

Since this is a permit, a file search for Arch, Paleo and History is required. If the file search identifies anything, a more extensive report will be required. If nothing is identified, then the file search should be sufficient. For the file search contact:

Cultural/History File Search: <https://www.historycolorado.org/file-access> Email: hc_filesearch@state.co.us

Paleo File Search: Colorado University Museum of Natural History - Email: jacob.vanveldhuizen@colorado.edu and <https://www.dmns.org/science/earth-sciences/earth-sciences-collections/>

The ECIS will be used to support HazMat requirements.

Non-historic 4f does not apply.

If any non-historic 6f properties will be impacted or disturbed applicant shall coordinate with Veronica McCall veronica.mccall@state.co.us

Info for Applicant/Contractor:

The Permittee shall complete a stormwater management plan (SWMP) which must be prepared with good engineering, hydrologic, and pollution control practices and include at a minimum the following components:

qualified stormwater manager; spill prevention and response plan; materials handling; potential sources of pollution; implementation of control measures; site description; and site map.

In addition, the Permittee shall comply with all local/state/federal regulations and obtain all necessary permits. Permittee shall comply with CDOT's MS4 Permit. When working within a local MS4 jurisdictional boundary, the permittee shall obtain concurrence from the local MS4 that the local MS4 will provide construction stormwater oversight. The local MS4 concurrence documentation shall be retained with the SWMP.

Clear Zone: It is the responsibility of the engineer/architect who stamps the plans to ensure that: any new landscaping/trees are outside of the clear zones for any State Highway/CDOT ROW and that the new landscaping/trees do not interfere with site lines from any State Highway/CDOT ROW.

Landscape: Any new or changes to existing landscaping within CDOT ROW must be reviewed and approved by CDOT. Landscaping plans should be submitted and should include details of all proposed plant species and seed mixes/ratios.

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?

MJO - 12/1/2022 - RESPONSE: NO ADDITIONAL RIGHT-OF-WAY IS PROPOSED AT THIS TIME. - so we assume no dedication around or near Parker Road to local and then to CDOT.

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:

CDOT is currently reviewing the Notice to Proceed construction plans associated with permit #119070. That permit is issued to the City, yet the scope of work at the intersection/tie-in of Aurora Parkway to SH 83 is being constructed by the metro district. These off-site improvements are critical to this subdivision and future development within Prairie Point. CDOT has discussed and agreed with the City staff that certain notes will be added to both the site plan, plat and Master Plan as needed to address matters of maintenance responsibility of public Improvements. CDOT will need to receive a copy of those plan sheets and notes to ensure these necessary provisions are properly addressed. Whereby a Metro District has been created, and existing Contract Maintenance Agreements (for both traffic signals and RoW improvements) between the City & State now exist, it was agreed that any deferrment of maintenance to the District will be by a separate agreement between the City and District (not CDOT).

- RS 12-13-22

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: