



Planning Division
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Aurora, Colorado 80012
303.739.7217

AuroraGov.org

January 21, 2025

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

Re: Initial Submission Review: Prairie Point Site Plan No 5 – Site Plan and Plat
Application Number: DA-1609-29
Case Numbers: 2024-4022-00; 2024-3049-00

Dear David Carro:

Thank you for your initial submission, which we started to process on December 26, 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 February 11, 2025, in order to maintain your estimated administrative decision 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 Administrative Decision date is tentatively set for March 26, 2025. Please remember that all abutter notices and site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility, and the lack of proper notification will cause your decision 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.

Please note, projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

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 II

cc: Mike Weiher, Terracina Design
Cesarina Dancy, ODA
Filed: K:\SDA\1600-1699\1609-29rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Planning would prefer the green courts to be platted as tracts with common area ownership. [Planning]
- Tract E does not meet green court design requirements for the western row of units. [Planning]
- Lot typicals are required for those units fronting Aurora Parkway. Street trees are also deficient. [Landscaping]
- Drainage structures shall not be placed within 5 feet of curb ramps and no closer than 5 feet from the PCR. [Civil Engineering]
- The TIS has a left turn lane for the east Street A intersection. The width at the intersection doesn't look to be wide enough to accommodate a left turn lane. [Traffic Engineering]
- Please relocate the Fire Hydrants at the ends of Alleys F, G, and B to the entrance of the Alley way as indicated and adjust overall spacing as needed to maintain required distances. [Fire/Life Safety]
- These Utility Plans provide details not required at Site Plan level. If conflicts arise between the Civil Plan and Site Plan, the Site Plan will require revision. Please remove all unnecessary details. [Aurora Water]
- The required open style fence with wire mesh should be continuous along the southern part of the development to prevent/discourage social trail connections to and from the regional trail. To help demarcate maintenance responsibilities in the field, the fence should be installed 7' from the concrete trail edge. [PROS]
- Numerous labeling and numbering corrections were identified. See the site plan and plat for the full redline comments. See advisory comments on the first page of the plat. [Land Development Review]
- See the comments and letter from Xcel Energy.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. (Michael Friesenegger / 303.889.9480 / elder.friesenegger@gmail.com) The reason that I'm writing is that all these plans do not address my concern. Our street E. Nichols Place intersecting with Parker Road northbound is approx. 400 or so feet from the right turn onto Parker from Aurora Parkway intersection. During morning and afternoon peak busy times we have to wait till all the stoplight traffic from Cottonwood Drive passes before we can exit our subdivision. Please take an aerial view of our 2 required entry/exit roads to our subdivision. The stoplight timing at times at E Long Ave. does not help our situation either. Our subdivision property owners are already using E Nichols to exit instead of our other exit being E. Mineral Place. Long's stoplight backup at times won't let you in. IF YOU WANT TO GO SOUTHBOUND ON PARKER you really can't from Mineral to make a u-turn at Long Ave. stoplight. IT'S ALREADY DIFFICULT doing that from Nichols Place. With no traffic there is no problem. YOU ARE CROSSING 4 TRAFFIC LANES to being able to go southbound on Parker. The simplest solution is a stoplight at Nichols and Parker which would really be stupid a stoplight 400ft or so from a Aurora Parkway right turn. Where is the governing body (the State?) for Parker Road in this traffic situation? I hope that I will get a reply from you. Thank-you for your time... After all these years my wife and I want to see dirt being moved and the project being started. What was proposed 2015/6 and now... when will it stop? Renderings of this housing proposal would have been worth their weight in gold.... not pictures of trash cans, swings, benches, pet waste stations, etc.

2. Application Completeness and Clarity (Erik Gates / 303.739.7132 / egates@auroragov.org / comments in teal)

[Narrative]

- 2A. A more recent 4th master plan amendment was approved and recorded last year. Update language to reflect this.
- 2B. A Site Plan 4 has also been submitted and been through some review. Please reference the location of this plan on the applicable site plan sheets.
- 2C. Is new development screening/fencing proposed as part of this site plan? The fencing proposed with the west ISP does not extend into this site plan area and so the statement about fencing shown in the west ISP does not appear relevant.
- 2D. See redlines for typos in the narrative.



[Site Plan Page 1]

- 2E. There do not appear to be any double fronted units in this site plan. An alley does not count as street frontage. Remove the double frontage count from the data table
- 2F. Unless adjustments are requested, this application can be administratively approved. Remove the City Council and Planning Commission signature lines from the cover sheet.

[Landscape Plan Pages 2 – 4]

- 2G. Correct the typo identified on the sheet in the E Aurora Parkway curbside landscape note.

3. Zoning and Land Use Comments (Erik Gates)

[Site Plan Page 1]

- 3A. This site is in the R-2 zone district, not R-1.
- 3B. Add a table to track the percentage and type of each lot type defined in Section 146-4.2.3.A.8 for the entire Prairie Point development so far. These lot types 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
- The units added by this site plan will all be considered two-family (duplex) lots, not single-family green court lots for the purposes of lot tracking.

4. Pedestrian and Connectivity Issues (Erik Gates)

[Landscape Plan Pages 3 – 5]

- 4A. Green courts should be platted as common area tracts. Doing so ensures common area access and shared use to the amenity spaces. Additionally, the size of the lots and dimensional standard requirements are misrepresented when including common areas within the private lots.

5. Parking Issues (Erik Gates)

[Site Plan Page 1]

- 5A. 2 spaces per each duplex unit plus 1 guest space for every 5 units are required. Calculate this requirement and list the total number of spaces provided.

6. Architectural and Urban Design Issues (Erik Gates)

[Site Plan Page 1]

- 6A. Is any private fencing proposed for the lots in this site plan? If so, detail of that fencing will need to be shown and the location of the fencing should be shown in lot typicals to verify compliance.

[Site Plan Page 7]

- 6B. The area in Tract E is largely a drainage swale and is not considered usable green space that would meet green court standards, especially for the southern 8 lots. At least 50 percent of the Green Court open space area must be landscaped and shall be designed to accommodate foot traffic and play areas.

[Landscape Plan Pages 2 – 4]

- 6C. Demonstrate how the duplexes along E Aurora Parkway meet private open space requirements. The open spaces must be 180 sf, have minimum 10 ft dimensions, and have a 6ft x 8 ft min porch or deck when counted in the front yard. This could be shown in lot typical diagrams.



[Landscape Plan Page 5]

- 6D. The area in Tract E is largely a drainage swale and is not considered usable green space that would meet green court standards, especially for the southern 8 lots. At least 50 percent of the Green Court open space area must be landscaped and shall be designed to accommodate foot traffic and play areas.

7. Signage Issues (Erik Gates)

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

8. Landscaping (Tammy Cook / 954.266.6488 / tdcook@auroragov.org / Comments in bright teal)

[Landscape Plan Page 1]

- 8A. Label King's Point Development Company Parcel 2073-33-3-00-021.
8B. Show all the Tract areas so they are more identifiable. The boundaries of the Tracts are not clear. Perhaps a hatch might be added to help distinguish the boundaries of the tracts.
8C. Label Tract H.

[Landscape Plan Page 2]

- 8D. The boulders or other special feature appear to be missing on some of the lots. (typical)
8E. Include the boulders in each Legend.
8F. Street trees are deficient, but one could be placed at the identified location on the west side of Street A.
8G. The grasses in the curbside landscape must be 5 gallon. They should be SHP #5 (typical).
8H. If the trees are deficient on the north side of the street due to the mid-block crossing, you should note that in the landscape table for the curbside landscaping. You should also subtract that distance from the street and not count that towards their required curbside landscaping for street trees.
8I. Six shrubs are required in the west landscape island of the Alley B and Alley C intersection.

[Landscape Plan Page 3]

- 8J. Six shrubs are required in each island in two locations on this plan.
8K. How do the common amenities work from a maintenance perspective as they appear to be on private lots per the plat?
8L. Street trees are deficient, but some could be placed at the identified location on the east side of Street A.

[Landscape Plan Page 4]

- 8M. How do the common amenities work from a maintenance perspective, as they appear to be on private lots per the plat?

[Landscape Plan Page 5]

- 8N. Note that the required two boulders seem to be missing from each yard.
8O. What is this material between the duplex lots along Alley E?
8P. Note the height of each wall.
8Q. How do the common amenities work from a maintenance perspective as they appear to be on private lots per the plat?
8R. Label Tract H.

[Landscape Plan Page 6]

- 8S. The lot typicals are required for those units fronting Aurora Parkway. An interior and corner lot typical shall be provided which notes the type and no. of trees, shrubs, features. and side yards. the specific numbers for the shrubs shall be provided.
8T. In the Plant list, Change one plant noted at #6 to #5.
8U. For the Green Court Table: The landscape quantities provided within the greencourts appear to comply with UDO standards, however, further assessment will be necessary once the greencourts are within platted tracts. Per Sec. 146-4.2.3.c.(1)(b) 50% of the greencourt shall be landscaped.
8V. Note that the Greencourts will need to be separate tracts due to the amenities, irrigation, walkways, retaining walls and other elements which are common areas and will likely be maintained by an HOA or Metro District. In addition, greencourt tracts are to be accessible to all the residents and as currently shown are part of private lots which do not allow public access.
8W. In the Curbside Landscaping Table: No more than 40% of the required shrubs can be ornamental grasses. This quantity exceed the 40%. See markups in table.



- 8X. If the trees are deficient on Street A due to the mid-block crossing, you should note that in the landscape table for the curbside landscaping. You should also subtract that distance from the street and not count that towards their required curbside landscaping for street trees.
- 8Y. The lot typicals are required for those units fronting East Aurora Parkway. An interior and corner lot typical shall be provided which notes the type and no. of trees, shrubs, features, and side yards. the specific numbers for the shrubs shall be provided.

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 (Jonathan Phan / 303.326.8273 / jphan@auroragov.org / Comments in green)

[Site Plan Page 5]

- 10A. Include the RSN and case number (TYP.)

[Site Plan Page 6]

- 10B. It may be helpful to label the streets on the key map (TYP.)
- 10C. Advisory comment: Min scale for the key map is 1' = 500' at the civil plan
- 10D. Dimension curbside landscaping (TYP.)
- 10E. Label roadway classification (TYP.)
- 10F. Mail kiosk within the ROW requires a license agreement
- 10G. Dimension existing sidewalk (TYP.)

[Site Plan Page 10]

- 10H. Advisory note: Drainage structures shall not be placed within 5 feet of curb ramps and no closer than 5 feet from the PCR (TYP.)

[Site Plan Page 11]

- 10I. See previous sheet (comment) about curb ramp comments.

[Site Plan Page 12]

- 10J. Provide a typical section for the retaining walls.

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

[Site Plan Page 2]

- 11A. ADD NOTE: (Applicant/owner name, address, phone) shall be responsible for payment of 25% of the traffic signalization costs for the intersection of Street A and Aurora Pkwy, if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the most recently adopted version of Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warrant purposes, the minor street approach traffic shall typically be comprised of all through and left-turn movement and 50% of right turn movements unless otherwise determined by the traffic engineer. Pursuant to 126-38 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant / owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code. The percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirement.



[Site Plan Page 4]

11B. Provide design speed, ADT, and clear zone on typical Section.

[Site Plan Pages 6]

11C. The TIS has a left turn lane for the east Street A intersection. The width at the intersection doesn't look to be wide enough to accommodate a left turn lane.

11D. Internal intersections have perpendicular parking in the sight distance. This will be hard to see around.

[Site Plan Page 8]

11E. Eastern intersection of Private Alley B and Street A has a deficient intersection angle. Roadways should come to a 90 degree angle.

[Site Plan Page 18]

11F. Parking shall be 20' away from any pedestrian crossing.

11G. Site plans should dimension parking spaces.

11H. Label intersection movements at intersections.

11I. Mail boxes need some updating. See redlines for additional information on requirements.

11J. Only a preliminary review of signing and striping was done. Further comments will be made at Civil Plans.

[Site Plan Page 19]

11K. Parking shall be 20' away from any pedestrian crossing

11L. Need to see vehicle turning template for a couple of the garages to verify they can get in and out of the garage.

[Site Plan Page 20]

11M. Show vehicle turning template to verify that they can get out of the parking spot.

11N. Label intersection movements such as right in right out.

11O. Move mail box to the other side of the curb ramp to not block pedestrian crossing.

[Landscape Plan Page 2]

11P. ADD NOTE to all sheets:

All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10

[Plat Page 2]

11Q. Plat will need to show the sight distance easements and signal easement.

[Traffic Letter]

11R. Provide Synchro worksheets from MTIS and the new analysis.

12. Fire / Life Safety (Erick Bumpass / 303.739.7627 / ebumpass@auroragov.org / Comments in blue)

[Site Plan Page 1]

12A. Will this project be Phased? If so please provide a Phasing Plan.

12B. Please include the Occupancy Classification, Construction Type, and Building Height in the data Block.

12C. Are these attached or detached single family dwellings? Are these duplexes?

12D. Please show the number of Accessible and Van Accessible Parking Spaces Required and the number of Accessible and Van Accessible Parking Spaces Provided in the data Block.

[Site Plan Page 4]

12E. Please indicate both existing and proposed Fire Hydrant within the legend.

12F. Please provide a Mailbox kiosk Detail.

12G. Will there be any gates as part of this site? If so, please provide a detail.

12H. Has The United States Postal Service been contacted regarding the Kiosk and approval of delivery method?

12I. Please provide a Fire Lane easement detail.

[Site Plan Page 5]

12J. Please call out and identify the Mailbox Kiosk locations on the site plans and provide a symbol in the legend.

[Site Plan Pages 6 - 8]

12K. Please show the locations of all proposed Fire Hydrants on the Site, Utility, and Landscaping Plans Plan and provide a Symbol in the Legend.

[Site Plan Page 6]

12L. Please show Private Alley B, C, and D as Dedicated Fire Lane Easements.



[Site Plan Page 7]

12M. Please show Private alley E, Private Alley D, and Private Alley F as dedicated Fire Lane Easements.

[Site Plan Page 8]

12N. Please show Private Alley G and Private Alley B as Dedicated Fire Lane Easements.

[Site Plan Page 13]

12O. Please provide a Fire Hydrant Symbol and Legend on the Utility Plans. TYP

12P. Please relocate the Fire Hydrants at the ends of Alleys F, G, and B to the entrance of the Alleyway as indicated and adjust overall spacing as needed to maintain required distances.

[Site Plan Pages 17]

12Q. Please identify on the plans and provide a Legend for all Accessible parking spaces.

[Site Plan Pages 18 - 20]

12R. Please include the No Parking Sign Locations for within 15 feet of either side of the Fire Hydrants and include sign as part of sign package.

12S. Where Fire Lane Signs are provided please provide a 30-45 degree angle to oncoming traffic.

12T. Please include the directional No Parking Fire Lane Signs with the sign package.

[Plat Page 1]

12U. Please provide a Signature Block for the Fire Department.

[Plat Page 2]

12V. Please identify the Public Right of Way and Private Alleys on the Plat.

13. Aurora Water (Travis Haugen / thaugen@auroragov.org / Comments in red)

[Site Plan Page 4]

13A. Revise the private alley cross section easement label to "Water, Sanitary and Access Easement".

[Site Plan Page 14]

13B. These Utility Plans provide details not required at Site Plan level. If conflicts arise between the Civil Plan and Site Plan, the Site Plan will require revision. Please remove all unnecessary details (TYP). See the City of Aurora Site Plan Manual.

13C. Storm infrastructure in Private Alleys require dedicated Storm Sewer Easements.

[Site Plan Page 15]

13D. It appears these two private services are crossing lot boundaries in Block 2. Revise as crossing of lot boundaries is not permitted.

13E. Storm infrastructure in Private Alleys require dedicated Storm Sewer Easements.

[Site Plan Page 16]

13F. Per ISP West RSN #1589046, an existing 12-inch stub is to be installed at approximately this location. Coordinate with RSN 1589046 project to re-locate stub to needed location. Otherwise, stub will be required to be removed, capped and abandoned at main.

13G. It appears water meters in Private Alleys are located in the Utility Easement. Utility Easements are intended for "dry" utilities only. Provide pocket water easements for all water meters located in Private Alleys, unless the will be installed within the 26' wide water and sanitary easements. (TYP).

[Plat Page 3]

13H. All Tracts with water and sanitary shall be provided with minimum 26' wide water and sanitary easements (TYP).

13I. All Fire Hydrants easements shall be dedicated as Water Easements (TYP).

13J. A dimension in Tract E conflicts with Site Plan. Please update.

13K. Revise identified utility easement designation to Storm Sewer Easement. Update on Site Plan.

[Plat Page 5]

13L. Revise identified utility easement designation to Water Easement.

14. TAPS (Melody Oestmann / 303.739.7244 / moestman@auroragov.org)

14A. Drainage development fees totaling \$195,268.48 are due prior to recordation of the site plan.



15. PROS (Curtis Bish / 303.739.7131 / cbish@auroragov.org / Comments in purple)

[Site Plan Page 11]

- 15A. A minimum 2' clear zone (shoulder) should be provided along the entire northern of the edge of the concrete regional trail.
- 15B. Remove. The longitudinal slope of the regional trail cannot be interrupted by a dip to accommodate access at this location.
- 15C. Add 12' radius on both sides of this trail intersection.

[Site Plan Page 12]

- 15D. A minimum 2' clear zone (shoulder) should be provided along the entire northern of the edge of the concrete regional trail.
- 15E. Th slope behind private Alley G is very close to reaching the maximum before a railing is required to protect trail users from adjacent steep slopes. If any of the adjacent slope exceeds 1V:3H (33.33%) after this area is regraded to accommodate the required 2' clear zone (shoulder), a railing will be required.
- 15F. The lateral offset of the railing should be at least 1' from the edge of the path.

[Landscape Plan Page 4]

- 15G. Remove the central neighborhood trail connections, as it would become a safety concern/nuisance. The other connections at the southwest and southeast corners of this filing should suffice, as set forth in the Master Plan.
- 15H. The required open style fence with wire mesh should be continuous along the southern part of the development to prevent/discourage social trail connections to and from the regional trail. To help demarcate maintenance responsibilities in the field, the fence should be installed 7' from the concrete trail edge.
- 15I. The fence should be 4' high with wire mesh to match PROS standard detail F-1.0. See additional comment below regarding installation/placement of this fencing.
- 15J. Shift all proposed trees adjacent to the trail so that the trunks are located north of the fence.
- 15K. It is noted that the width of the special landscape buffer does not comply with the 25' requirement. PROS supports an adjustment due to the impact of the regional trail, provided the landscaping in the buffer north of the fence complies as best as possible with the 1 tree and 10 shrubs per 30 linear feet planting requirement to achieve suitable screening.

[Landscape Plan Page 5]

- 15L. Remove the central neighborhood trail connections, as it would become a safety concern/nuisance. The other connections at the southwest and southeast corners of this filing should suffice, as set forth in the Master Plan.
- 15M. Add 12' radius on both sides of the eastern trail intersection.
- 15N. The required open style fence with wire mesh should be continuous along the southern part of the development to prevent/discourage social trail connections to and from the regional trail. To help demarcate maintenance responsibilities in the field, the fence should be installed 7' from the concrete trail edge.
- 15O. Shift all proposed trees adjacent to the trail so that the trunks are located north of the fence.
- 15P. It is noted that the width of the special landscape buffer does not comply with the 25' requirement. PROS supports an adjustment due to the impact of the regional trail, provided the landscaping in the buffer north of the fence complies as best as possible with the 1 tree and 10 shrubs per 30 linear feet planting requirement to achieve suitable screening.

[Landscape Plan Page 6]

- 15Q. For purposes of buffering, screening and aesthetics, the preferred trees within the special landscape buffer adjacent to the regional trail are highlighted in this column. Species not recommended are identified using strike-through.

[Landscape Plan Page 9]

- 15R. Keep the detail of this fence type if it is intended to be used elsewhere in addition to serving as the standard for the fence parallel to the regional trail. Otherwise, swap this detail out to match PROS' standard detail F-1.0, as that is what should be installed along the trail.

[Plat Page 2]

- 15S. The City is in the process of securing an easement from Clayton Properties Group for construction, operation and maintenance of the High Plains Trail extension. The easement is expected to be in place prior to plat approval and should be shown. The CAD linework for the easement can be provided by PROS staff.



16. Forestry (Becky Lamphear / 303.739.7177 / rlamphea@auroragov.org / Comments in)

16A. There were no Forestry comments on this review.

17. Public Art (Roberta Bloom / 303.739.6747 / rbloom@auroragov.org)

17A. There were no Public Art comments on this review.

18. Land Development Review (Maurice Brooks / 303.739.7294 / mbrooks@auroragov.org / Comments in magenta)

- 18A. (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.
- 18B. (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.
- 18C. (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.
- 18D. There may be some items that were not shown or pointed out in this review. The Subdivision Plat checklist is to be utilized as a guide. Any items not adhering to the Checklist may be pointed out in this or the subsequent reviews, then it is up to the Surveyor to have those changes made prior to the final submission of the plat for electronic recording.

[Site Plan Page 4]

18E. Please confirm with Aurora Water that the Proposed Water Meters need to be in a Water easement (Typ).

[Site Plan Pages 6 - 8]

- 18F. Since this completes the full width of the proposed right of way it will need to be recorded when the plat is recorded.
- 18G. Please confirm with Aurora Water that the Proposed Water Meters need to be in a Water easement (Typ.)
- 18H. Change the name of the easements as indicated.
- 18I. There are Tract areas that do not match the plat.
- 18J. Add tic marks at the change in direction along the boundary of the platted area (Typical)
- 18K. Show and label the existing Sidewalk easement - add Rec. Information
- 18L. Add the Tract letters and the areas for the alleys.
- 18M. Label the Subdivision to the South of the Site.
- 18N. Show and label the existing Sidewalk easement, Trail easement, Water easement and Storm Sewer easement. (Rec. No. E4056661)
- 18O. Add "Subdivision" to the name on the other side of East Aurora Parkway. (Typical)

[Plat Page 1]

- 18P. Add the Metes and Bounds Description for this new Subdivision boundary.
- 18Q. Correct the Plat name in the dedicatory language.
- 18R. Please upgrade this text to the new Covenant language text.
- 18S. Update Note No. 6 – Title Commitment
- 18T. Add a Note: Confirm with Parks Department that a Trail Easement is needed for the Site. If so, then the following note should be added: Non-exclusive Trail easements are hereby granted to the City of Aurora for the purpose of maintaining, reconstructing, and using such trails together with the right of ingress and egress, provided the City shall not interfere with any other structures or improvements.
- 18U. Add the Email address for the Surveyor.
- 18V. Change the spelling to: Guaranty

[Plat Page 2]

18W. Add all the existing easements within and adjacent to the subdivision.



- 18X. West side of the site: Since this completes the full width of the proposed right of way it will need to be recorded when the plat is recorded.
- 18Y. Fill in the Recording Info as indicated.
- 18Z. If this is a Public Right of Way add the name and the width.

[Plat Page 3]

- 18AA. Be Advised - all Lots must have access to the street Right of Way. Either by Access easement or by direct contact (adjacency)
- 18BB. Add “unplatted” on the west side of the site.
- 18CC. Add the Street name (Typ.)
- 18DD. Show and label the existing Sidewalk easement (Rec. No. E4056661).

[Plat Page 4]

- 18EE. On the South side of the Site Plan, it shows a Regional Trail in this area - does it need to be added?
- 18FF. There are some hydrants in easements: confirm the name and make the easement lines dashed.
- 18GG. Show and label the existing Sidewalk easement (Rec. No. E4056661)
- 18HH. Add the Street name (Typ.)

[Plat Page 5]

- 18II. On the South side of the Site Plan, it shows a Regional Trail in this area - does it need to be added?
- 18JJ. There are some hydrants in easements: confirm the name and make the easement lines dashed.
- 18KK. Show and label the existing Sidewalk easement, Trail easement, Water easement and Storm Sewer easement. (Rec. No. E4056661)
- 18LL. Add the Street name (Typ.)
- 18MM. These are two different size U.E.’s - show where their sizes change. (Lot 51, Block 2)
- 18NN. Add the label of the easement near Lot 44, Block 2.

19. Xcel Energy (Donna George / 303.571.3306 / donna.l.george@xcelenergy.com)

- 19A. Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has reviewed the plat amendment for Prairie Point Site Plan No. 5 and requests that 8-foot-wide utility easements are added to Lots 1-30 and 51-56 abutting East Aurora Parkway.
- 19B. PSCo also 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.”
- 19C. The property owner/developer/contractor must complete the application process for any new natural gas or electric service via www.xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.
- 19D. If additional easements need to be acquired by separate PSCo document (i.e. transformer/s), a Right-of-Way Agent will need to be contacted by the Designer.
- 19E. As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

20. Arapahoe County Planning Division (Terri Maulik / 720.874.6650 / referrals@arapahoegov.com)

- 20A. 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.

21. Arapahoe County Engineering Services Division (Joseph Boateng / 720.874.6500 / jboateng@arapahoegov.com)

- 21A. 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.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

January 13, 2025

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

Attn: Morgan Jennings

Re: Prairie Point Site Plan No. 5, Case # DA-1609-29

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat amendment for **Prairie Point Site Plan No. 5** and requests that 8-foot-wide utility easements are added to Lots 1-30 and 51-56 abutting East Aurora Parkway.

PSCo also 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.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service 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.

If additional easements need to be acquired by separate PSCo document (i.e. transformer/s), a Right-of-Way Agent will need to be contacted by the Designer.

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
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