

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



November 29, 2022

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

Re: Initial Submission Review – Prairie Point Site Plan No 2 (Kings Point North) – Site Plan and Plat
Application Number: **DA-1609-24**
Case Numbers: **2022-4052-00, 2022-3085-00**

Dear Mr. Bauer.

Thank you for your initial submission, which we started to process on October 20, 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 December 13th, 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 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 set for January 18th, 2023. Please remember that all abutter notices and site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause your administrative 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.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7132 or egates@auroragov.org.

Sincerely,

Erik Gates
Planner

cc: Layla Rosales, Terracina Design
Scott Campbell, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\SDA\1600-1699\1609-24rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Storm drain development fees due: **\$169,542.94**
- You will need to make sure no lots are split by zone district boundaries. If they are and cannot be reorganized to avoid this conflict, a rezoning application will be needed. [Planning]
- The proposed public art plan shows a public art element proposed to be sited within PA - 24, however, this is not addressed in the site plan. The site plan should include details for this planned public art piece. [Public Art]
- Include lot typicals showing front yard landscaping in accordance to our requirements. [Landscaping]
- Curbside landscaping and some street trees appear to be missing. [Landscaping]
- The site plan will not be approved by public works until the preliminary drainage letter/report is approved. [Civil Engineering]
- Add pedestrian ramps and sight triangles as indicated on the plans. [Traffic Engineering]
- Show all existing and proposed fire hydrants and fire lane signage. [Fire/Life Safety]
- Information on maintenance and ownership of easements and utility lines is requested throughout. [Aurora Water]
- Forestry cannot approve the plan until the tree protection plan has been approved. [Forestry]
- Add a land dedication table showing how open space and park dedication requirements are being met with this site plan. [PROS]
- Numerous labeling corrections requested, see the site plan and plat for full comments. [Real Property]
- See comments from outside reviewing agencies: Xcel Energy, E-470, and Arapahoe County. Your comment response letter should address their comments as well.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. There are no community comments on this first review cycle.

2. Completeness and Clarity of the Application

[Site Plan Page 1]

- 2A. Add '-with adjustment' to the title. List the adjustment code section on this cover sheet along with a brief description of the request.
- 2B. Do not use 'filing' in a site plan title.
- 2C. Consider making the amendment block wider.
- 2D. Add these notes:
- 'All crossings or encroachments by private landscape irrigation systems or private utilities into easements and street rights-of-way owned by the City of Aurora are acknowledged by the undersigned as being subject to City of Aurora's use and occupancy of the said easements or rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage or repair to city facilities that may result from the installation, operation or maintenance of said private irrigation lines or systems and/or private utilities.'
 - 'Final grade shall be at least six (6) inches below any exterior wood siding on the premises.'

[Letter of Introduction]

- 2E. In addition, please directly address the approval criteria for a major adjustment found in section [146-5.4.4.D.3](#).

3. Zoning and Land Use Comments

[Site Plan Page 1]

- 3A. Include required and proposed columns for the data table. Add in hard surface and landscape area and percentage of the overall site.



[Site Plan Page 5]

- 3B. Provide a sheet showing all of the individual lots overlaid on top of the zone district boundaries for R-1 and R-2. No lots should be split by a zone district boundary. If some lots are in the current proposal, the location of these lots will need to be adjusted, or a zoning map amendment will need to be pursued to eliminate any lot splits by zone districts.

4. Streets and Pedestrian Issues

- 4A. There were no street or pedestrian comments in this review.

5. Parking Issues

- 5A. There were no Parking comments on this review.

6. Architectural and Urban Design Issues

[Site Plan Page 9]

- 6A. Double-fronted lots are not permitted adjacent to local or collector streets. They are only allowed adjacent to arterial roadways with a minimum 20 ft buffer. The adjustment language only requests an adjustment from this standard along Kings Point Drive.

[Site Plan Page 10]

- 6B. Show the location of the sound wall on the site plan.

[Site Plan Page 11]

- 6C. Double-fronted lots are not permitted adjacent to local or collector streets. They are only allowed adjacent to arterial roadways with a minimum 20 ft buffer. The adjustment language only requests an adjustment from this standard along Kings Point Drive.

[Site Plan Page 12]

- 6D. Double-fronted lots are not permitted adjacent to local or collector streets. They are only allowed adjacent to arterial roadways with a minimum 20 ft buffer. The adjustment language only requests an adjustment from this standard along Kings Point Drive.

[Site Plan Page 13]

- 6E. Double-fronted lots are not permitted adjacent to local or collector streets. They are only allowed adjacent to arterial roadways with a minimum 20 ft buffer. The adjustment language only requests an adjustment from this standard along Kings Point Drive.

[Site Plan Page 14]

- 6F. Double-fronted lots are not permitted adjacent to local or collector streets. They are only allowed adjacent to arterial roadways with a minimum 20 ft buffer. The adjustment language only requests an adjustment from this standard along Kings Point Drive.

[Landscape Plan Page 28]

- 6G. If individual lot fencing is planned, you will need to show it on a lot typical with the code-required setbacks.

7. Signage Issues

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

8. Public Art (Roberta Bloom / 303-739-6747 / rbloom@auroragov.org)

- 8A. Comparing the site plan to the proposed public art plan it looks like there is a public art element proposed to be sited within PA - 24, however this is not addressed in the site plan. The site plan should include details for this planned public art piece: budget, timeline narrative description, selection process, and any other details that are currently available.



9. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

[Site Plan Page 2]

9A. Label the dimension of the curbside landscape area. [4 comments]

[Landscape Plan Page 1]

9B. Street names should be shown on the overall Landscape Plan.

9C. Correcting spelling of the word “existing”.

9D. Overall, on the street tree planting it was noted that a different tree is shown every fourth tree and on the opposite side of the street, there are different trees. We would recommend that the same tree variety be shown on the opposite side of the street to create a consistent canopy. Based on the length of the street, staff recommends a maximum of 2 or 3 different tree species, and these should be planted in groups of 3 to 4 of the same species for a cohesive aesthetic.

9E. All developments shall install an automatic irrigation system for landscape areas. Please add this note where landscape notes are being provided.

9F. Provide the Case Number for the future Antelope Creek area if this is an active project.

[Landscape Plan Page 2]

9G. Include the other curbside landscape requirements for this table or label this table as Street Tree Requirement and add the curbside landscape table separately.

9H. Review the Street Tree Quantities provided to ensure that the numbers are correct.

9I. See notes on the left side of this sheet for the Planting Typical.

9J. Provide an overall site plan depicting by hatch or color the various lot types. Also include keyed to that map, the front yard landscape requirements. Include lot typicals demonstrating the front yard requirements. All lots will have specific front yard standards vs. B lots etc.

9K. The Lot typical should be to a scale. (see the example from another project provided). The examples provided are what is being expected for these lot typicals. Provide what was provided for Kings Point South - PA-1-4 on Sheet L-12. Provide a specific plant list. City staff needs to verify that the plant material being selected will work given the size of the lots. Include a Plant List with sizes of plant material specified. Include a Legend for the planting. Include the approximate locations of the utilities and driveways going to each lot and any easements. If fencing is proposed for any of the lots, including that on the typicals. Include the streets, sidewalks, etc with these lots typicals. Provide a sheet designating the lot types and then under each lot type category, provide a list of the expected plant material to be included in that lot type.

9L. Verify provided street tree numbers as there seem to be some differences in the counts.

9M. Move the notes from the lower left to the upper left part of the sheet.

9N. Tract N is deficient in the tree count by 13 trees and in the shrub count by 395.

9O. Provide a Table for any Street Frontage Buffers, E-470 Landscape Buffers, and Detention Pond Landscaping.

9P. Tract R should be included- there are 91 trees provided in the park.

[Landscape Plan Page 3]

9Q. Show the site lighting on the Planting Plans to ensure that the locations do not conflict with the proposed street trees.

9R. Provide clarification with the connection at this point as this is within the applicants property.

9S. Add the sheet number - All Key Map References each Sheet number.

9T. Should the Label on the Plant List refer to Prairie Point or Kings Point??

9U. Please include the CN# for ISP East for S. Ireland Way plans.

9V. Provide the curbside landscape treatment for E. Irish Place.

9W. Label and dimension all easements of the plans.

9X. Provide the future Antelope Creek area Case Number if this is an active project.

9Y. Provide the curbside landscape treatment for South Jebel Street.

9Z. Include stop signs and ensure that the 50' clearance is provided to each stop sign where no trees are allowed.

9AA. For the curbside landscape areas, the ornamental grasses shall be 5 gallon. Please add these specifications for those areas.



[Landscape Plan Page 4]

- 9BB. Label and show all locations of stop signs and dimension 50' clearance to stop signs throughout the community.
- 9CC. What are the 1 & 2 referencing?
- 9DD. Show curbside landscape treatment along this portion of South Ireland Way & East Irish Place.
- 9EE. Provide the future Antelope Creek area Case Number if this is an active project.
- 9FF. Provide CN# for ISP East.

[Landscape Plan Page 5]

- 9GG. Include CN# for ISP East
- 9HH. Provide the future Antelope Creek area Case Number if this is an active project.

[Landscape Plan Page 6]

- 9II. Include CN# for ISP East
- 9JJ. Show all stop signs and ensure that the 50' clearance is provided in front of the stop signs. No street trees can be placed there.
- 9KK. Provide the curbside landscape treatment for South Liverpool Way & Maylaya Court.

[Landscape Plan Page 7]

- 9LL. Provide the curbside landscape treatment for South Malta Court.
- 9MM. Show all stop signs and ensure that the 50' clearance is provided in front of the stop signs. No street trees can be placed there.

[Landscape Plan Page 8]

- 9NN. Include CN# for ISP East & see the plan for showing curbside landscape treatment for this area.

[Landscape Plan Page 9]

- 9OO. Address existing trees in the roadway viewport.
- 9PP. Include CN# for ISP East
- 9QQ. Include a stop sign and dimension 50' clearance to the first street tree.
- 9RR. Show curbside landscape treatment throughout with the street trees.
- 9SS. Adjust the street tree on E. Irish Cir. as there is a conflict with a fire hydrant.

[Landscape Plan Page 10]

- 9TT. Planting is required in this Tract per the Open Space requirements. Please provide the deficient 13 trees and 395 shrubs.
- 9UU. Label the Views - View port A and View port B
- 9VV. Planting is required in this Tract per the Open Space requirements. Please provide the deficient 13 trees and 395 shrubs.

[Landscape Plan Page 11]

- 9WW. Show stop sign and 50' clearance to the first street tree.
- 9XX. Provide the future Antelope Creek area Case Number if this is an active project.
- 9YY. Include CN# for ISP East

[Landscape Plan Page 12]

- 9ZZ. Include stop sign and dimension 50' clearance to the first street tree.
- 9AAA. Provide the curbside landscaping layout for East Jamison Drive.
- 9BBB. Include CN# for ISP East

[Landscape Plan Page 13]

- 9CCC. Provide the CN# for ISP East
- 9DDD. Provide the curbside landscaping layout for East Moraine Drive.
- 9EEE. Include a stop sign and dimension 50' clearance to the first street tree.

[Landscape Plan Page 14]

- 9FFF. Show the stop sign and provide dimension for 50' clearance from the stop sign to the first street tree.
- 9GGG. Provide the curbside landscaping layout for Maylaya Court.
- 9HHH. Revise and provide the walk layout in this area on the East. Irish Place culdesac.
- 9III. Show walkways on this sheet, it appears that a layer is frozen.
- 9JJJ. Provide the curbside landscaping layout for East Jamison Place.
- 9KKK. Provide the CN# for ISP East
- 9LLL. Provide the future Antelope Creek area Case Number if this is an active project.



[Landscape Plan Page 15]

9MMM. Provide the curbside landscaping layout for East Jamison Place.

9NNN. Label and dimension the 25' wide special landscape buffer that is required along the E-470 Multi-use Easement on the south side of CSP-2. The applicant shall work with the E-470 Authority when developing their site layout to determine whether the buffer may be provided within the multi-use easement or whether it shall be located outside the easement on the applicant's property. The buffer shall contain one tree and 10 shrubs per 30 lineal feet of buffer.

9OOO. Provide a label for E-470

9PPP. Authority has an approved trail design for this portion of the corridor and the applicant shall coordinate with the Authority and the Parks Department on the type of buffer plant material to be provided.

[Landscape Plan Page 16]

9QQQ. Include stop sign and dimension 50' clearance to the first street tree.

9RRR. Provide the CN# for ISP East

9SSS. Provide the curbside landscaping layout for East Jamison Place, E. Irish Circle, and South Nepal Court.

9TTT. Label and dimension the 25' wide special landscape buffer that is required along the E-470 Multi-use Easement on the south side of CSP-2. The applicant shall work with the E-470 Authority when developing their site layout to determine whether the buffer may be provided within the multi-use easement or whether it shall be located outside the easement on the applicant's property. The buffer shall contain one tree and 10 shrubs per 30 lineal feet of buffer. The E-470 Authority has an approved trail design for this portion of the corridor and the applicant shall coordinate with the Authority and the Parks Department on the type of buffer plant material to be provided.

9UUU. Include a dimensioned labeled area for the Multi-Use Easement.

[Landscape Plan Page 17]

9VVV. Provide the future Antelope Creek area Case Number if this is an active project.

9WWW. Include a stop sign and dimension 50' clearance to the first street tree.

9XXX. Provide the curbside landscaping layout for South Jebel Way.

[Landscape Plan Page 18]

9YYY. Include a stop sign and dimension 50' clearance to first street tree.

9ZZZ. Provide the curbside landscaping layout for South Jericho Street, East Moraine Drive & South Kilarney Street & South Jebel Way.

[Landscape Plan Page 19]

9AAAA. Show walkways in this area as it appears that a layer is frozen.

9BBBB. Provide the curbside landscaping layout for East Moraine Drive & South Kilarney Street.

9CCCC. Label street name.

9DDDD. Include a stop sign and dimension 50' clearance to the first street tree.

9EEEE. Show walkways in this area as it appears that a layer is frozen.

9FFFF. Include a dimensioned labeled area for the Multi-Use Easement.

9GGGG. Include a stop sign and dimension 50' clearance to the first street tree.

9HHHH. Label Tract.

[Landscape Plan Page 20]

9III. This matchline label must be revised as this sheet is LP.18

9JJJJ. Include a dimensioned labeled area for the Multi-Use Easement.

9KKKK. Plant symbols seem to be missing.

[Landscape Plan Page 21]

9LLLL. Include a dimensioned labeled area for the Multi-Use Easement.

9MMMM. Provide the curbside landscaping layout for South Killarney Street, South Jericho Street and South Jebel Way.

9NNNN. Include a stop sign and dimension 50' clearance to the first street tree.

[Landscape Plan Page 22]

9OOOO. Provide the curbside landscaping layout for South Killarney Street.

9PPPP. Include a dimensioned labeled area for the Multi-Use Easement.

9QQQQ. Provide the CN# for ISP East



[Landscape Plan Page 23]

9RRRR. Provide a label for this area. Label Street name. Label E-470 Provide label for Tract R

9SSSS. Label Street name

[Landscape Plan Page 24]

9TTTT. Provide label for Tract R.

10. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

10A. CAD submitted, but the plat and other documents need to display correct street names from the Denver Metro street grid. I will furnish these for you when you are ready.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

[Site Plan Throughout]

11A. Label flowline radii.

[Site Plan Page 1]

11B. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

[Site Plan Page 2]

11C. Include a section for the loop lanes.

[Site Plan Page 7]

11D. This doesn't appear to match.

[Site Plan Page 12]

11E. Include roadway dimensions. [2 comments]

[Site Plan Page 16]

11F. Add a note indicating if the storm sewer system is public or private and who will maintain it. Typical.

[Site Plan Page 26]

11G. Add a note indicating if the storm sewer system is public or private and who will maintain it. Typical.

[Site Plan Page 27]

11H. Show/label proposed storm sewer on grading sheets, typical.

11I. Label longitudinal street slopes, typical all grading sheets.

11J. Include RIRM Panel and effective date, typical.

11K. Label slopes. Min 2% slope for pond bottom and all non-paved areas, max 4:1 slope for detention pond side slopes, typical all grading sheets.

[Plat Page 5]

11L. 250' min centerline radius.

12. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

[Site Plan Page 1]

12A. CSP will not be approved until the Prairie Point/Kings Point Master documents have been approved.

[Site Plan Page 7]

12B. Provide base signing/stripping and callouts i.e. STOP signs, lane lines on all Site Plan sheets.

12C. Add sight triangles at All intersections that include public ROW.

12D. Some roadway widths are missing.

12E. Use FHWA's Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations for ped crossings of Kings Point Drive/Dry Creek Rd.

12F. Can ped ramps be moved to the northside.

[Site Plan Page 10]

12G. Need signing for maintenance access.

[Site Plan Page 11]

12H. Maintenance access signing needed.

12I. Add receiving ped ramp or defer north-side ped ramp until receiving ramp provided.

12J. Add ped ramps



[Site Plan Page 12]

- 12K. EB left turn lane required.
- 12L. Make consistent with other loop road access.
- 12M. Add ped ramp.

[Site Plan Page 13]

- 12N. Ped ramp/driveway conflict?

[Site Plan Page 15]

- 12O. Maintenance access signing needed.

[Landscape Plan Page 1]

- 12P. Landscape Plans will not be approved until the Prairie Point/Kings Point Master documents have been approved.

[Landscape Plan Page 3]

- 12Q. Add sight triangles per COA TE-13 to ALL intersections that include public ROW
- 12R. Verify mature plant height within sight triangles meets COA 4.04.2.10 requirements.
- 12S. 50' min spacing between STOP sign and tree, typical.

[Landscape Plan Page 21]

- 12T. Verify outside of sight triangle, typical.

[Landscape Plan Page 28]

- 12U. Add sight triangles and verify fence is outside of them.

[Traffic Conformance Letter]

- 12V. Memo will not be approved until Prairie Point/Kings Point MTIS is approved.

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

[Site Plan Page 1]

- 13A. 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.
- 13B. 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. If gated, provide sections for the automatic and manual gates.
- 13C. Add the following standard notes:
 - The applicant has the obligation to comply with all applicable requirements of the Americans with Disabilities Act.
 - The developer, his successors and assigns, including the homeowners or merchants association shall be responsible for installation, maintenance and replacement of all fire lane signs.
 - Right of way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as "service/emergency and utility easements and shall be posted "no parking - fire lane".
 - All building address numbers shall comply with the aurora city code, section 126, article vii -numbering of buildings.
- 13D. Add a data block.

[Site Plan Page 2]

- 13E. Provide a looped lane road section.

[Site Plan Page 5]

- 13F. Has the U.S.P.S. approved the appropriate mode of delivery and kiosk locations. Please provide a note that identifies the location of the mail kiosks and states compliance with ADA and Postal regulations?



- 13G. "SIGNAGE AND STRIPING" package shall be included for approval with the Site Plan, and shall include fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations for all. The sign package shall include all signs as required by other City of Aurora departments. See the example of fire lane signs.
- 13H. The Plat must reflect all fire lane easements.
[Site Plan Page 9]
- 13I. Show and label fire lane signs. Sheet 11
- 13J. Are there barricades being proposed? If so, additional information is required to include the addition of a gating/barricade cover sheet standard note.
- 13K. What are these elements? Please add these elements to the legend and label.
- 13L. An approved turnaround is required if this is a dead end.
[Site Plan Page 12]
- 13M. This looped lane is missing pertinent information. Please add the required information to include the fire lane and fire lane signs.
[Site Plan Page 14]
- 13N. Please call out all existing and proposed fire hydrants or provide a separate sheet showing all proposed fire hydrants and existing fire hydrants within 400' of this site.
- 13O. Fire hydrants shall be placed on average 600'; arranged on an alternating basis.
- 13P. Please describe the water mains including size and material.
[Site Plan Page 19]
- 13Q. It seems that a water main should be extended through Ireland. Why isn't a water main being extended to establish a looped water supply?
[Site Plan Page 25]
- 13R. This appears to be a dead-end water main. How will this water main be looped?

14. Aurora Water (Nina Khanzadeh / 720-859-4365 / nkhanzad@auroragov.org / Comments in red)

- [Site Plan Page 16]
- 14A. Provide a vicinity map to understand the location relative to the entire Prairie Point development- typical all sheets.
[Site Plan Page 17]
- 14B. Indicate whether the storm is public or private.
- 14C. Add these notes to all utility pages: All sanitary sewer services are private, including all cleanouts-All water services, irrigation lines, and fire suppression lines require backflow preventers -Piping downstream of the water meter is private.
[Site Plan Page 18]
- 14D. Label as existing and indicate who owns and maintains.
[Site Plan Page 19]
- 14E. Indicate what project number these existing lines are- Typical for all connection points.
[Site Plan Page 20]
- 14F. This storm line to be private.
- 14G. Encroaching into easement.
- 14H. Aurora Water will only maintain Type R inlets- FYI.
- 14I. Dead end manhole? Appears to be outside easement boundaries. Where will storm drainage flow?
- 14J. See previous comment.
[Site Plan Page 21]
- 14K. Type R.
- 14L. Project EDN or RSN/Plan Number for existing- Typical.
- 14M. Indicate which project or plan number existing infrastructure correlates to – Typical.
[Site Plan Page 22]
- 14N. Type R.
- 14O. What is this?



[Site Plan Page 24]

14P. Provide EDN/ RSN or project plan numbers.

[Site Plan Page 25]

14Q. Provide RSN or EDN or project plan number.

14R. To be private- remove easement.

14S. Can't have public sanitary or water going under a trail.

[Master Utility Study]

14T. MUS Conformance letters are due at the time of the Civil Plan Review. In correspondence with Rob Hansen, an amendment to the approved MUS is coming soon. Resubmit MUS conformance letter at the time of CP review

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

15A. Aurora Forestry cannot approve the plan until the tree protection plan has been approved.

16. Aurora Water/TAPS (Diana Porter / dsporter@auroragov.org)

16A. Storm drain development fees due: \$169,542.94

17. PROS (Joseph Odrzywolski / 303-739-7147 / jodrzywo@auroragov.org / Comments in purple)

[Site Plan Page 2]

17A. Street sections appear the same. Also include PROS standard trail details T1.0 and T1.1.

[Site Plan Page 5]

17B. Add a land dedication table showing how open space and park dedication requirements are being met with this site plan, including deficits or surplus as well as triggers for completion of construction.

[Site Plan Pages 27-35]

17C. Label all trails and neighborhood connector sidewalks required by the Master Plan with width, note as concrete, and include grade. Where trails are required to be 8' to 10' wide, please refer to PROS standard details T1.0 and T1.1 for construction specifics.

17D. Show existing (or proposed) Antelope Creek Trail on plan and provide connections as requested.

[Plat Page 1]

17E. Include standard PROS note:

'Parks, recreation improvements, trails and open space areas provided to satisfy land dedication and pedestrian/bicycle connectivity requirements in accordance with approved development plans or provided by a metropolitan district or other appropriate jurisdiction or owners association in accordance with approved metropolitan district service plans shall be open to the general public.'

17F.

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

[Site Plan Throughout]

18A. Label Exterior B&D's/Curve Data.

18B. Easements must match on plat & site plan.

18C. Block Labels must match on plat & site plan.

18D. Carry general comments throughout the document (Review was stopped on Sheet 11 due inordinate amount of errors).

18E. If any retaining walls encroach into easements, contact Grace Grey ggray@auroragov.org for the License Agreement concerns. (Typical)

[Site Plan Page 6]

18F. Existing Bridle Paths will need to be vacated or planned development alter to account for these paths.

[Plat Throughout]

18G. See minor redlines throughout.

18H. Label B&Ds (Typical). COA Subdivision Plat Checklist Item 16.

b. Easements

Show all proposed and existing easements within the plat with dashed lines; bearings, distances, and curve data; and tied out to a lot or tract line, or corner in the plat. If an easement line crosses a lot or tract line, break the overall distance for the easement line into two distances, one on each side of the lot or tract line.



[Plat Page 1]

- 18I. Provide the most recent AES State Board Monument Records (W 1/16th S28|S35).
- 18J. Provide a certificate of taxes due.
- 18K. Remove the formerly known as a reference from the Plat Title (See COA 2022 Subdivision Plat Checklist Item #2).
- 18L. Fully describe the cap stamping. AES Board Rule 1.6.H. Basis of Bearing Statements.
2. Composition. The basis of the bearing statement shall state the method used to derive the bearing (i.e., assumed, astronomic, geodetic, grid, reference to recorded or deposited survey, etc.) and the bearing between **fully described monuments** (i.e., monument material, diameter, length (if set), cap size and material, cap markings/stampings, etc.) at each end of a single line. When the monuments at each end of the reference line are fully described on the plat, they need only be referenced in the “Basis of Bearings” statement. A land survey plat shall show the graphic and mathematical relationship between the basis of bearing and the survey.
- 18M. Label all publicly dedicated roads within 1/2 mile of the site (Typical). (See COA 2022 Subdivision Plat Checklist Item #3)
- 18N. ‘Non-exclusive sidewalk easements are hereby granted to the City of Aurora for the purpose of maintaining, reconstructing, controlling and using such sidewalks together with the right of ingress and egress, provided the City shall not interfere with any other structures or improvements.’
- 18O. ‘Tracts are to be privately owned and maintained’
- 18P. ‘All owners of lots adjacent to (insert names of any arterial, collector, and continuous Type 1 local streets here) shall be required to comply with requirements of the Aurora City Code restricting the ability to build a fence along those streets or the types and sizes of fences that can be built along those streets.’
- 18Q. A statement indicating the source used for the research of easements and rights-of-way must be shown.
- 18R. (See COA 2022 Subdivision Plat Checklist Item #11) ‘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 guaranty or warranty, either expressed or implied.’

[Plat Page 3]

- 18S. W 1/16th? 1.6.E. Standards for Land Surveys
3. Procedural Techniques
a. Professional Land Surveyor Responsibility. The licensed professional land surveyor shall, under his personal direction, cause a survey to be executed, connecting all available monuments necessary for the boundary location as well as physical and parol evidence and coordinate the facts of such survey.
- 18T. Fully describe the cap stamping. AES Board Rule 1.6.H. Basis of Bearing Statements.
2. Composition. The basis of the bearing statement shall state the method used to derive the bearing (i.e., assumed, astronomic, geodetic, grid, reference to recorded or deposited survey, etc.) and the bearing between fully described monuments (i.e., monument material, diameter, length (if set), cap size and material, cap markings/stampings, etc.) at each end of a single line. When the monuments at each end of the reference line are fully described on the plat, they need only be referenced in the “Basis of Bearings” statement. A land survey plat shall show the graphic and mathematical relationship between the basis of bearing and the survey.

[Plat Page 5]

- 18U. W 1/16th? 1.6.E. Standards for Land Surveys
3. Procedural Techniques
a. Professional Land Surveyor Responsibility. The licensed professional land surveyor shall, under his personal direction, cause a survey to be executed, connecting all available monuments necessary for the boundary location as well as physical and parol evidence and coordinate the facts of such survey.

[Plat Page 8]

- 18V. Can these lot lines encroach on the E-470 Multi-Use Easement?

[Plat Page 10]

- 18W. Access for Lots 24-31, Block 4? Site Plan shows 41' Public Access Easement.



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

- 19A. The property owner/developer/contractor must complete the application process for any new natural gas 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.
- 19B. If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.

20. E-470 Public Highway Authority (Brandi Kemper / 303-537-3727 / bkemper@e-470.com)

- 20A. 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.
- 20B. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.
- 20C. Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>
- 20D. Clearly identify the E-470 ROW and MUE on all applicable drawings.
- 20E. E-470 discourages residential uses adjacent to the roadway.
- 20F. E-470 is not responsible for noise mitigation.
- 20G. E-470 will be widened to 4 lanes in each direction in the future.
- 20H. The High Plains trail extension should be located within the MUE.
- 20I. No structures are allowed in the MUE.
- 20J. Developed flows from the site will need to be treated and discharged at or below historic rates.
- 20K. An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE.
- 20L. Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.
- 20M. Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.
- 20N. Landscaping is only allowed in the outer 25' of the MUE.
- 20O. Any fencing disturbed will need to be reset meeting E-470 specifications.
- 20P. A comment/response document would be helpful to track the revisions to each submittal.
- 20Q. Additional comments will be issued as design progresses.

21. Arapahoe County Planning Division (Terri Maulik / 720-874-6650 / referrals@arapahoegov.com)

- 21A. 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.

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

- 22A. Filing 2 appears to be in conformance with Master Plans for Kings Point North. Please notify Staff if any significant changes are proposed.
- 22B. This development abuts Antelope Creek 100 year floodplain. Sediment basins and other sediment transfer measures should be in place to minimize the impacts to the drainageway and downstream properties.
- 22C. Floodplain improvements and sub-regional detention noted to be constructed with ISP East RSN 1662021, any comments provided for that referral should be considered. Staff was unable to locate referral documents for ISP East at the time of this referral.
- 22D. Please continue coordination with Arapahoe County Transportation Division, City of Centennial and the Town of Parker for regional traffic improvements.



Right of Way & Permits

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

November 4, 2022

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

Attn: Erik Gates

Re: Prairie Point Site Plan No. 2 (Kings Point North), Case # DA-1609-24

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the plat and plan for **Prairie Point Site Plan No. 2 (Kings Point North)**. The property owner/developer/contractor must complete the application process for any new natural gas 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, 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



ARAPAHOE COUNTY
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BRYAN D. WEIMER, PWLF Director

Engineering Services Division Referral Comments

November 4, 2022

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

RE: Prairie Point Site Plan No2 (Kings Point North) – Site Plan and Plat
DA-1609-24 (1659123)

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. The purpose of this letter is to inform you that we have the following comments regarding the referral at this time based on the information submitted:

1. Filing 2 appears to be in conformance with Master Plans for Kings Point North. Please notify Staff if any significant changes are proposed.
2. This development abuts Antelope Creek 100 year floodplain. Sediment basins and other sediment transfer measures should be in place to minimize the impacts to the drainageway and downstream properties.
3. Floodplain improvements and subregional detention noted to be constructed with ISP East RSN 1662021, any comments provided for that referral should be considered. Staff was unable to locate referral documents for ISP East at the time of this referral.
4. Please continue coordination with Arapahoe County Transportation Division, City of Centennial and the Town of Parker for regional traffic improvements.

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

Thank you,

Sarah White, PE, CFM
Arapahoe County Public Works & Development
Engineering Services Division
CC Arapahoe County Case No, O22-354