

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



July 7, 2023

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

Re: Third Submission Review – Antelope Creek (Kings Point North) – Site Plan and Plat
Application Number: **DA-1609-23**
Case Numbers: **2022-6050-00, 2022-3081-00**

Dear Mr. Bauer:

Thank you for your third submission, which we started to process on June 13th, 2023. 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 July 20th, 2023 in order to be able to retain 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 set for August 30th, 2023. 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 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
Cesarina Dancy, ODA
Filed: K:\SDA\1600-1699\1609-23rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Label the max height of the retaining wall. The max height is 4ft. Also, provide a section detail of the wall. [Civil Engineering]
- The PDR has not yet been approved as of the writing of this letter. [Aurora Water]
- Storm drain development fees due: \$42,159.69 [TAPS]
- Send in the documents shown on the first page of the plat. [Real Property]
- See comment letter attached from the Mile High Flood District. There are a number of comments related to the channel design.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

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

2. Completeness and Clarity of the Application

2A. There were no more completeness or clarity comments on this review.

3. Planning Comments

3A. There were no more Planning comments on this review.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

[Site Plan Page 12]

4A. Label the max height of the wall. Per the Roadway Manual, the max height in common areas of residential areas is 4'. Provide a section detail for the wall.

[Site Plan Page 14]

4B. How do these contours tie in?

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

[Site Plan Page 1]

5A. As of 6/28, PDR has not been approved.

[Site Plan Page 5]

5B. Per PDR, need to include a note indicating who will be maintaining Antelope Creek/improvements- Typical all pages.

5C. Identify this.

[Site Plan Page 6]

5D. Existing? Indicate associated site plan number- Typical for all pages and existing items.

[Site Plan Page 7]

5E. Provide RSN for WL connection.

5F. Where is the continuation of the water main easement? down to Halifax?

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

6A. There were no more comments from Forestry on this review.

7. Aurora Water/TAPS (Diana Porter / dspoerter@auroragov.org)

7A. Storm drain development fees due: **\$42,159.69**.

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

8A. There were no more comments from PROS on this review.



9. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

[Site Plan Throughout]

9A. On the Site Plan match the easement names from the Plat to the Site Plan.

9B. Change the Tract designations to match the plat.

[Site Plan Page 2]

9C. Change this to 'Water' - confirm with Aurora Water Dept.

9D. Delete this plat statement. [2 comments]

[Plat Throughout]

9E. Fill in the empty blanks and change the names as indicated thereon.

[Plat Page 1]

9F. Update this to be within 30 days of the Plat recording date.

9G. 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.) (Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office.

9H. Check name and fill in the info.

9I. Change this info. [3 comments]

[Plat Page 2]

9J. Delete this line from the plat - only show existing or proposed easements. This may be shown on the Civil Drawings or Site Plans.

9K. Fill in this info indicated on the sheet.

[Plat Page 3]

9L. Delete this line from the plat - only show existing or proposed easements. This may be shown on the Civil Drawings or Site Plans.

9M. Change this to 'Water' - confirm with Aurora Water Dept. [2 comments]

9N. Delete this line from the plat - only show existing or proposed easements. This may be shown on the Civil Drawings or Site Plans.

[Plat Page 4]

9O. Delete this line from the plat - only show existing or proposed easements. This may be shown on the Civil Drawings or Site Plans.

9P. Fill in this info indicated on the sheet.

[Plat Page 5]

9Q. Fill in this info indicated on the sheet.

9R. Add the Bearing, distance, and curve data on each side of the Tract lines (typical).

[Plat Page 6]

9S. Change this to 'Water' - confirm with Aurora Water Dept.

10. Mile High Flood District (Laura Hinds / 303-455-6277 / lhinds@mhfd.org)

10A. In future submittals we look forward to reviewing the corresponding drainage report that discusses the design of the channel and the low flow crossings.

[Low Flow Crossings]

10B. We look forward to reviewing more details on the low flow crossings. Consider the need for thickened edges or trail toe walls. See Chapter 10 for more guidance on low flow crossing design.

10C. The 23' wide pedestrian and golf cart crossing will be difficult to maintain with the proposed low 2.5' clearance. Consider separating this crossing into two crossings for ease of maintenance.

[Augmented Riffle]

10D. Please provide dimensions on the channel details on Sheet 11. Please provide the depth of material that is needed for the inner berm.

10E. Please help us to understand the design capacity of the inner berm and bankfull channel.

10F. Please ensure that the gravel material that is used for the riffles extends beyond the bankfull width to prevent erosion at that point if water flows beyond bankfull.

[Boulder J-Hook]



- 10G. Please help us to understand what type of cut-off is being provided for these structures so that water does not seep under the boulders and to prevent sediment migration through the boulders. Please consider filter fabric on the upstream side of the structure that extends beyond the bankfull channel width.

June 28, 2023

To: Erik Gates (Aurora)

Via email

Subject: MHFD Review Comments

Re: 1651583 – Antelope Creek (Kings Point North)

For MHFD staff use only.	
Project ID:	106325
Submittal ID:	10011185
MEP Phase:	Referral (3 rd)

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this referral only as it relates to a MHFD drainageway and for maintenance eligibility of storm drainage features, in this case:

- Antelope Creek

MHFD staff have the following comments to offer:

- 1) In future submittals we look forward to reviewing the corresponding drainage report that discusses the design of the channel and the low flow crossings.

Low Flow Crossings

- 2) We look forward to reviewing more details on the low flow crossings. Consider the need for thickened edges or trail toe walls. See Chapter 10 for more guidance on low flow crossing design.
- 3) The 23' wide pedestrian and golf cart crossing will be difficult to maintain with the proposed low 2.5' clearance. Consider separating this crossing into two crossings for ease of maintenance.

Augmented Riffle

- 4) Please provide dimensions on the channel details on Sheet 11. Please provide the depth of material that is needed for the inner berm.
- 5) Please help us to understand the design capacity of the inner berm and bankfull channel.
- 6) Please ensure that the gravel material that is used for the riffles extends beyond the bankfull width to prevent erosion at that point if water flows beyond bankfull.

Boulder J-Hook

- 7) Please help us to understand what type of cut off is being provided for these structures so that water does not seep under the boulders and to prevent sediment migration through the boulders. Please consider filter fabric on the upstream side of the structure that extends beyond the bankfull channel width.

Project Name: Antelope Creek
Project No. 106325/10011185
Date: 6/28/23

Mile High Flood District (MHFD)
Development Referrals - MHFD Review Comments

We appreciate the opportunity to review this proposal. Please feel free to reach out to me with any questions or concerns.

Sincerely,

Laura Hinds

Laura Hinds, P.E.

Project Engineer, Mile High Flood District

lhinds@mhfd.org

cc: Katie Kerstiens (kkerstiens@mhfd.org)