

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



September 26, 2023

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

Re: Fourth 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 fourth submission, which we started to process on September 5th, 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 the major staff comments have been resolved, this application is being scheduled for an Administrative Decision. Please address the remaining comments after the decision through a technical submittal.

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 October 18th, 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\1609-23rev4



Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved. Update applicable sheets per PDR review comments. [Aurora Water]
- Storm drain development fees due: \$42,159.69 [TAPS]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

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

2. Planning Comments

- 2A. There were no more Planning comments on this review.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 3A. There were no more comments from Civil Engineering on this review.

4. Aurora Water (Iman Ghazali / ighazali@auroragov.org / Comments in red)

[Site Plan Page 1]

- 4A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.
4B. Update applicable sheets per PDR comments from AW Drainage.

[Site Plan Page 7]

- 4C. Provide a maintenance access path along the entire length of the creek. Per a previous AW Drainage meeting with developer, a maintenance access path was requested on the east side. Ensure the path does not impact golf play. Dedicate access easements where necessary.

[Site Plan Page 12]

- 4D. Please identify as proposed/existing/to be done by others. Provide EDN/RSN (Typical).

[Site Plan Page 13]

- 4E. Provide grading plan sheets for the rest of the creek.

[Landscape Plan Page 3]

- 4F. Per comments on the site plans, please show a maintenance path on the east side of the creek

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

- 5A. There were no more comments from Forestry on this review.

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

- 6A. Storm drain development fees due: **\$42,159.69**.

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

- 7A. Comments from Real Property are forthcoming. Please reach out to the reviewer directly for updates.

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

- 8A. MHFD has no remaining major comments to work through with the design engineer.