

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



October 14, 2022

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

Re: Initial 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 initial submission, which we started to process on September 22nd, 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 October 27th, 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 Administrative Decision date is set for December 14th, 2022. 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
Scott Campbell, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\SDA\1600-1699\1609-23rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Outstanding development fees totaling **\$22,264.00** are still due.
- Storm drain development fees due: **\$42,159.69**
- Are any retaining walls proposed for this site plan? Show and label with heights if there are. [Planning]
- Ensure the landscaping shown on this landscaping plan matches what has been shown in the ISP. [Landscaping]
- The site plan will not be approved by public works until the preliminary drainage letter/report is approved. [Civil Engineering]
- Provide trail/maintenance access only signing. [Traffic Engineering]
- Indicate who will own/maintain the creek and trail. [Aurora Water]
- Forestry cannot approve the plan until the tree protection plan has been approved. [Forestry]
- Introduce site furnishings, including benches, trash receptacles, and dog waste stations, along the trail. [PROS]
- Numerous labeling corrections requested, see the site plan and plat for full comments. [Real Property]
- See comments from outside reviewing agencies: Xcel Energy and E-470.

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

2A. Outstanding development fees totaling \$22,264.00 are still due. These must be paid before we will accept a second submission.

[Site Plan Page 1]

2B. Ensure the vicinity map is identifying the entire site plan area.

2C. Administrative approval, these signatures will not be needed unless this project needs an adjustment or is called up.

2D. Add an amendment block to this cover sheet.

[Site Plan Page 3]

2E. Add note: "The applicant has the obligation to comply with all applicable requirements of the Americans with Disabilities Act."

[Site Plan Page 6]

2F. Redundant. Remove from all legends.

2G. Are any retaining walls proposed for this site plan? Difficult to tell with the similarity in line between this and the project boundaries. Show and label with heights if there are.

3. Zoning and Land Use Comments

[Site Plan Page 1]

3A. Include a data block with the site plan area, landscape area, and hardscape area.

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 5]

6A. When will the Trail Cross-Sections be shown?

[Site Plan Page 10]

6B. When will the Drop Structure Details be shown?

7. Signage Issues

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

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

[Site Plan Page 2]

8A. Include Tracts B and D and add an asterisk and a note to the bottom of the table that the landscaping for these tracts will be provided with a separate site plan submittal for the golf course.

8B. Continue this statement. "All landscaping will be installed upon the construction of the drainage corridor".

[Site Plan Page 3]

8C. Darken and enlarge the tract callouts.

8D. Not tract A, but D.

8E. Include/Reference the Case Number.

8F. This is technically within Tract B.

[Site Plan Page 4]

8G. Does this square footage represent the entirety of Tract B?

[Site Plan Page 6]

8H. Add the note about the landscaping for Tract B to be installed with the Golf Course.

8I. According to the plat, the arrow is technically pointing to Tract D.

[Site Plan Page 7]

8J. This is being provided in Tract B and Tract B is supposed to be landscaped as part of the Golf Course submittal.

8K. There is additional landscaping here on the ISP for East.

8L. Include/Reference the Case Number.

8M. Add the note about the landscaping for Tract B to be installed with the Golf Course.

8N. Label what this is on all sheets.

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

9A. There were no comments from Addressing on this review.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

[Site Plan Page 1]

10A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

10B. Site plans are not signed and stamped by an engineer. Remove this signature block.

[Site Plan Page 3]

10C. Only the required site plan notes are to be included on the site plan. The other notes are for construction documents.

[Site Plan Page 7]

10D. Min 50' centerline radius required for maintenance access.

[Site Plan Page 9]

10E. Min 50' centerline radius required for maintenance access.

[Site Plan Page 14]

10F. Min 2% slope for all non-paved areas.



[Site Plan Page 15]

10G. Label slopes, typical.

[Plat Page 5]

10H. Min 50' centerline radius for maintenance access, typical.

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

[Site Plan Page 9]

11A. Provide trail/maintenance access only signing.

[Site Plan Page 14]

11B. Provide trail/maintenance access only signing.

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

12A. There were no comments from Fire / Life Safety on this review.

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

[Cover Letter]

13A. Other documents reference Prairie Point- Provide Clarifications.

[Narrative]

13B. Provide clarification on the name change.

[Site Plan Page 1]

13C. Should this now be reflected as Prairie Point?

[Site Plan Page 3]

13D. These notes are not required on the site plan documents.

[Site Plan Page 6]

13E. Indicate who will own/maintain the creek and trail-typical all sheets.

13F. Label ponds as private-typical.

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

14A. Aurora Forestry cannot approve the plan until the tree protection plan has been approved.

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

15A. Storm drain development fees due: \$42,159.69

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

[Site Plan Page 1]

16A. Include a comprehensive trail signage package with custom signs for purposes of wayfinding, traffic control, warning, and safety. This is critical for trail user interface with golf course operations.

16B. Typical. Introduce site furnishings, including benches, trash receptacles, and dog waste stations, along the trail.

[Site Plan Page 6]

16C. Revise the label to read Low Water Crossing. Include a detail. Refer to PROS standard detail T-3.0 for guidance.

[Site Plan Page 7]

16D. Tee box too close to the trail. A greater degree of separation is needed to minimize trail-user conflict.

16E. Provide cross sections to specify how the trail width will allocate space for both trail users and golf carts. Consider the separation of trail users and golf carts using clear distinctions in color and elevation. The trail surface could be 3" above the golf cart surface with a mountable curb separation. If there is no lateral clearance to accommodate golf carts traveling in opposite directions, pull-off spaces (widened shoulders at strategic locations) may be needed to permit passing.



[Site Plan Page 8]

16F. Tee box too close to the trail. A greater degree of separation is needed to minimize user-user conflict.

[Site Plan Page 9]

16G. Provide 12' radius at trail connection with the sidewalk. Refer to PROS' standard detail T-1.1 for guidance.

[Site Plan Page 13]

16H. How will the 18' width be appropriated for trail versus golf path uses?

16I. Provide a swale at toe of slope to capture runoff from the hillside and prevent nuisance flows across the trail. Culverts or sidewalk chases may be needed to convey water to the opposite side of the trail.

[Site Plan Page 14]

16J. Provide a swale at toe of slope to capture runoff from the hillside and prevent nuisance flows across the trail. Culverts or sidewalk chases may be needed to convey water to the opposite side of the trail.

[Landscaping Plan Page 3]

16K. Typical. Along the entire length of the trail, ensure unobstructed 2' shoulders (recovery zones) are provided. Adjust/shift the location of the proposed landscape material from the edge of the trail. Also, do not place any fruit or thorn bearing trees and shrubs directly adjacent to the trail.

16L. Ensure proposed plant material does not interfere with sight distance for trail user safety.

[Plat Page 1]

16M. Why is there not a note identifying the disposition of the tracts? Are all to be privately owned and maintained or will any be dedicated to the city?

[Plat Page 3]

16N. The linework taken from this plat should serve as a base map to create an exhibit for inclusion as part of the Site Plan. The exhibit should delineate the areas within Tracts A, B and C (?) which are intended to satisfy the amount of land dedication to be dedicated as per the Master Plan. Calculate the acreage of open space dedication so as to meet or exceed what is outlined in Form J (13.49 ac. total).

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

[Site Plan Throughout]

17A. Numerous labeling corrections. See the redlines on the Site Plan for the **full** Real Property comments.

[Site Plan Page 1]

17B. See property description on Sheet 2

[Site Plan Page 6]

17C. Match geometry of plat.

[Site Plan Page 7]

17D. Access not shown on the subdivision plat.

17E. Splits Tract B & C. Tract B is to be dedicated to COA.

[Site Plan Page 8]

17F. Proposed Utility Easement?

17G. Proposed drainage easement?

17H. Existing Easement to be Vacated?

[Site Plan Page 9]

17I. Existing Easement to be Vacated?

17J. Proposed Drainage Easement?

17K. Proposed Utility Easement? Does this need to connect to another utility easement?

[Plat Throughout]

17L. Numerous labeling corrections. See the redlines on the Plat for the **full** Real Property comments

[Plat Page 1]

17M. Provide closure Report for exterior subdivision boundary. Provide AES State Board's most recent monument records for all controlling aliquot section monuments.

17N. Title and dedication name should match exactly.

17O. Follow COA 2022 Subdivision Plat Checklist Item #9.

17P. Either singular or plural? If plural remove the parenthesis.



- 17Q. “All owners of tracts 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.”
- 17R. “Tract B is granted to the City of Aurora for public land purposes and will be constructed by the developer to the City of Aurora specifications. "or" Tract B is granted to the City of Aurora for utility and drainage purposes and will be constructed by the developer to the City of Aurora specifications.”
- 17S. Tracts A, C, and D are to be privately owned and maintained? (See COA 2022 Subdivision Plat Checklist Item 12.e.)

[Plat Page 2]

- 17T. Add keymap per COA 2022 Subdivision Plat Checklist Item #3.
- 17U. Check geometry for ROW of Long intersect with Ireland?
- 17V. Contact Andy Niquette releaseeasements@auroragov.org for the easement concerns (Typical).
- 17W. Show controlling monuments for Existing E. Kings Point Drive ROW & E. Long Avenue
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 3]

- 17X. See comments on sheet 2 of 5.
- 17Y. Does Utility Easement need to connect to another utility easement?
- 17Z. Label B&D's of existing easement per COA 2022 Subdivision Plat Checklist Item 16.b.
- 17AA. Site plan shows a trail connection in this area.

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

- 18A. 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.
- 18B. If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.

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

- 19A. In addition to previous comments, E-470 has the following additional comments:
(1) It's unclear by the plans who is building this segment of the High Plains Trail?
(2) It appears there's a fence proposed in the MUE, this isn't allowed without E-470 approval. Additional detail will be required to determine if this is allowed.

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

- 20A. Comments have not yet been received from MHFD. The case manager will reach out with their comments if any are received.