

Planning Division  
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Aurora, Colorado 80012  
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July 20, 2022

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

**Re: Second Submission Review – Kings Point North East – Site Plan (ISP)**  
Application Number: **DA-1609-21**  
Case Numbers: **2021-6059-00**

Dear Randy Bauer:

Thank you for your second submission, which we started to process on June 17<sup>th</sup>, 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 August 1<sup>st</sup>, 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 tentatively set for August 17, 2022. As the administrative decision date approaches, remember to coordinate with your case manager regarding the notice of pending administrative decision and administrative decision hearing signs. The notice of pending administrative decision is required to be sent to abutting property owners at least 10 days prior to the decision date and the signs are required to be posted on-site a minimum of 10 days prior to the decision date.

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](mailto:egates@auroragov.org).

Sincerely,

Erik Gates, Planner I  
City of Aurora Planning Department

cc: Layla Rosales, Terracina Design  
Scott Campbell, Neighborhood Liaison  
Cesarina Dancy, ODA  
Filed: K:\SDA\1600-1699\1609-21rev2



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved. (Civil Engineering)
- Additional details are needed for roundabout striping and signage. (Traffic Engineering)
- There are several adjustments to fire hydrant locations requested. (Fire/Life Safety)
- The ISP cannot be approved until the Tree Protection Plan has been approved. (Forestry)
- Label all easements, including width, and who the owner is, if other than the city. (Real Property)
- Please see outside reviewer comment letters from Arapahoe County, E-470 Public Highway Authority, and Mile High Flood District.

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions, Comments and Concerns (Comments in teal)

- 1A. (Bruce Coupe / 303-919-8571 / 21679 E Otero Place, Aurora, CO 80016 / [bacoupe@msn.com](mailto:bacoupe@msn.com) /):  
*I live in Travois 3. To get to Himalaya takes me one turn. Now you want to make it SIX turns through different neighborhoods. Not fair. Unacceptable. You wouldn't put up with it if was your neighborhood affected. Please correct. Care a little.*
- 1B. (Michael New / 7489 S Himalaya Way, Centennial, CO 80016 / [michaelnew01@msn.com](mailto:michaelnew01@msn.com) /):  
*See attached.*

#### 2.Completeness and Clarity of the Application (Comments in teal)

[ISP Page 1]

- 2A. Include an amendment block on this title page to keep track of any future amendments to this plan that may occur.

#### 3.Zoning and Land Use Comments (Comments in teal)

- 3A. There were no zoning or land use comments in this review.

#### 4.Streets and Pedestrian Issues (Comments in teal)

- 4A. No streets or pedestrian issues were identified in this review.

#### 5. Parking Issues (Comments in teal)

- 5A. There are no comments related to parking in this review cycle.

#### 6. Architectural and Urban Design Issues (Comments in teal)

- 6A. There were no architectural or urban design issues identified in this review.

#### 7.Signage Issues (Comments in teal)

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

#### Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

- 7B. Landscaping comments are forthcoming from the case manager.

#### 8. Planning Transportation (Tom Worker-Braddock / 303-739-7340 / [tworker@auroragov.org](mailto:tworker@auroragov.org))

- 8A. There were no comments from Planning Transportation in this review cycle.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES



**9. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

[ISP Overall]

9A. Per Table 4.05.1.1 of the Roadway Manual, the maximum slope for local streets and collectors is 5%.

9B. There should be a minimum 2% slope in the pond bottom.

[ISP Page 1]

9C. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

[ISP Page 9]

9D. Access needs to extend to the public way.

[ISP Page 13]

9E. If this portion of the street will not be constructed, maintenance access needs to extend to Dry Creek.

[ISP Page 22]

9F. A minimum 250' centerline radius for the local street is required.

9G. A minimum 425' centerline radius for collector streets is required.

**10. Traffic Engineering** (Steven Gomez / 303-739-7300 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

[ISP Page 4]

10A. Label all access points as full movement, right-in/right-out, etc.

[ISP Page 27]

10B. Roundabout and island detail sheets:

- Provide base signing/stripping layouts, information/callouts, striping, lane lines, chevrons/median striping, lane arrows, bicycle lane, crosswalks, auxiliary lane storage length, taper rate/length, signs, location, MUTCD code, general sign detail.
- Add intersection sight triangles per COA TE-13

[ISP Page 28]

10C. Move and rotate the sign to face EB traffic. [3 instances]

[Landscape Plan Page 3]

10D. All intersections: Verify mature plant heights meet COA 4.04.2.10 height requirements within sight triangles, typical.

[Landscape Plan Page 6]

10E. Not in plant code legend. Verify mature plant heights meet COA 4.04.2.10 height requirements within sight triangles, typical.

[Landscape Plan Page 10]

10F. Verify mature plant heights meet COA 4.04.2.10 height requirements within sight triangles.

[Landscape Plan Page 12]

10G. Move sight triangle to in front of STOP sign.

**11. Fire / Life Safety** (Mike Dean / 303-739-7447 / [mdean@auroragov.org](mailto:mdean@auroragov.org) / Comments in blue)

[ISP Page 4]

11A. Utilizing the fire hydrant comments within the Utility Sheets, please update this drawing.

11B. With the relocation of the fire hydrant requested by the Water Engineer, please ensure the fire hydrant is within the 3'-6" to 8' distance from the back of the curb.

[ISP Page 7]

11C. With the relocation of the fire hydrant requested by the Water Engineer, please ensure the fire hydrant is within the 3'-6" to 8' distance from the back of the curb.

[ISP Page 13]

11D. Add a fire hydrant back to this location as shown in first review.

11E. Please remove the fire hydrant.

[ISP Page 14]

11F. It appears that a fire hydrant is needed in this area due to the distance to the next Aurora Fire Hydrant and because of the dead-end water main. Please discuss the dead-end water line with the Water Engineer to validate if this is actually a concern or not.



**12. Aurora Water** (Nina Khanzadeh / 303-883-2060 / [nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org) / Comments in red)

[ISP Page 1]

12A. Provide MUS conformance letter with first CP set submission.

[ISP Page 5]

12B. Show and label PRVs.

[ISP Page 7]

12C. Ensure all hydrants are within landscaped areas and 5 ft clear on all sides from any obstructions- Typical of all sheets.

12D. Where is the utility easement for this stub/manhole?

12E. According to Aurora Water standards, section 5, storm pipe sizes of 30 to 48" require 72" manholes- Typical of all sheets. Please adjust.

12F. Show and label easement dims.

12G. See the previous comment on sizing.

[ISP Page 9]

12H. Line type is very faint.

12I. Include dims for maintenance path.

12J. Max slopes are limited to 4:1.

[ISP Page 11]

12K. Is this a manhole?

[ISP Page 13]

12L. Indicate maintenance path dims.

**13. Forestry** (Rebecca Lamphear / 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

[ISP Page 1]

13A. The ISP cannot be approved until TPP has been approved by Aurora Forestry.

**14. PROS** (Curtis Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in mauve)

[ISP Page 17]

14A. Show trail connection and associated grading for ADA compliance.

[ISP Page 18]

14B. Longitudinal grade of trail exceeds 5%. This must be graded to be ADA compliant.

[ISP Page 32]

14C. Longitudinal grade of trail exceeds 5%. This must be graded to be ADA compliant.

**15. Real Property** (Kalan Falbo / 720-338-7419 / [kfalbo@auroragov.org](mailto:kfalbo@auroragov.org) / Comments in magenta)

[ISP Page 1]

15A. Any encroachments into easements owned by the city will require a license agreement. Contact Grace Gray at [ggray@auroragov.org](mailto:ggray@auroragov.org) for a license.

15B. Label all easements, including width, and who is the owner, if other than the city.

15C. Any easements that are going to be owned by the city should be dedicated by plat.

15D. Easements dedicated by separate instruments should work with [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org).

15E. Should sec. 33 be included?

**16. Arapahoe County Public Works & Development** (Sarah White / 720-874-6500 / [swhite@arapahoe.gov](mailto:swhite@arapahoe.gov))

16A. Ireland way is a two-lane road intersecting a minor road (four-lane arterial). Unincorporated Arapahoe County recommends that the approaches to the Ireland Way are widened and separate lanes provided for movement. This is to make it more of a collector section tying into Aurora Parkway. This improves delay and increases density/trip generation from the minor approach.

**17. E-470 Public Highway Authority** (Chuck Weiss / 303-537-3420 / [cweiss@E-470.com](mailto:cweiss@E-470.com))

17A. Occupying space for utility work, access, and any construction within the E-470 ROW, Multi-Use Easement



(MUE), and property owned in fee 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 \$75,000 per acre for construction and \$750 for permitting.

- 17B. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction. Here is a link to our permit: <https://www.e-470.com/about-us/working-with-us/>
- 17C. Clearly identify the E-470 ROW, MUE, and E-470 property on all applicable drawings.
- 17D. Any proposed noise mitigation measures will need to be installed outside of both the E-470 ROW and MUE.
- 17E. Connections to the High Point Trail will need to be approved by E-470.
- 17F. Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.
- 17G. Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.
- 17H. Landscaping in the E-470 MUE shall be limited to E-470 native seed unless approved by E-470.
- 17I. Any fencing disturbed will need to be reset to meet E-470 specifications.
- 17J. The highway will be widened to four lanes in each direction in the future.
- 17K. All runoff into the E-470 ROW shall be at or below historic rates and treated.
- 17L. MHFD, the City of Aurora, and E-470 will need to approve the design, construction, and maintenance agreements for the improvements of Antelope Creek and the extension of the Antelope Creek box culvert.
- 17M. E-470 will need to approve all culvert extensions for crossings under E-470.
- 17N. Sheet 7: recommend tying into the 42” storm to the Type R inlet at Station 42+50.
- 17O. Sheet 17: how does the low point in the swale drain at ~ Sta 43+50? Doesn’t the existing pipe slope the wrong way and is not able to be used to drain the area?
- 17P. Who will be responsible for maintaining the improvements constructed within the E-470 ROW/MUE?
- 17Q. Please provide a comment response letter to confirm comments are addressed.
- 17R. Additional comments will be issued as the design progresses.

**18. Mile High Flood District (Laura Hinds / 303-455-6277 / [submittals@udfcd.org](mailto:submittals@udfcd.org))**

- 18A. We look forward to reviewing the channel design for Antelope Creek and will review Pond B-4, B-5, and B-7 outfalls as well as the adjacent grading at that time. Please consider the pond layout to ensure the proposed grading isn’t infringing on the adjacent Creek floodway and floodplain.
- 18B. Without further information on the channel plans for Antelope Creek, we recommend removing the western maintenance path downstream of E470, to minimize disturbance in the area.
- 18C. Pond B4 outfall - We recommend extending the pipe to outfall approximately 2-ft above the invert of Antelope Creek. If the outfall pipe is not extended, please help us to understand how the outflow will be conveyed to Antelope Creek. Consider the flood forces within Antelope Creek when sizing any outfall protection. Please include any erosion protection calculations in the drainage report.
- 18D. Help us to better understand how the downstream channel will be stabilized from the concentrated flow at the outfall of Pond A2.
- 18E. Please clarify plans if the existing 54” outfall for the existing Liberty Middle School detention pond will be removed with the proposed improvements associated with Detention Pond A2.
- 18F. In future reviews, we will be looking for the following information with respect to the pond outfalls:
  - Please provide an enlarged (1”=20’ scale) plan and profile of the pipe outfall.
  - Please extend the profile to the invert of the receiving channel to better understand the outfall conditions.
  - Include the HGL on the profile and add a label to the profile that lists the Q, V, and Fr FES shall include a 3’ concrete cutoff wall. Please show it on the profile and include detail in the plans. Please see Figure 9-29 of the Urban Storm Drainage Criteria Manual (USDCM) for an example.
  - Please consider the flood forces of the receiving channel when sizing outfall protection. Please consider soil riprap instead of ordinary riprap and label with the D50 and thickness so the contractor knows what to install. Please include a riprap detail in the plans and supporting calculations in the drainage report.

1. Grading Plan: The grading plan that the developer has submitted, shows that substantial grading of the vegetated hills in PA-22, is planned. We are told by the developer that these vegetated hills will essentially be flattened, destroying substantial vegetation that the local wildlife depends upon. This wildlife includes two separate groups of deer, along with wild turkeys, hawks, and meadowlarks. We request that the City of Aurora work with the developer to find a way to save the habitat on these two hills. In addition, these hills act as sound and light buffers between Antelope and Ireland Way, which the developer is supposed to seek to minimize. The agreement between the developers and Antelope calls for the developers to seek input from Antelope homeowners on the grading plan for the lots adjacent to Antelope. To our knowledge, this has not input has not been sought.
2. One-Acre Adjacent Lots: The developers have taken an aggressive approach to drawing the lots that are to be adjacent to the Antelope subdivision. The agreement between the previous developer and the Antelope subdivision, called for all of the lots adjacent to Antelope properties, to be at least one acre (or more) in size. The developer has used some creative lot drawing to angle the lot lines so, that small slivers of larger lots are adjacent to Antelop properties, allowing them to squeeze in additional, smaller lots, in-between the 1-acre lots and the re-drawn Iroquois Road location. In reviewing the remaining planned lots that border Antelope, this area is the only place where the adjacent lots are not roughly square or rectangular in shape. This clever lot drawing is not in keeping with the spirit of the agreements between the parties. We request that the City of Aurora reject the current site plan and require the developer to work with Antelope POA to create a more suitable adjacent lot structure.
3. Buffer and Easements: the 25-foot Buffer should not be used as a utility easement. Specifically, the agreement between the developer and Antelope states "the Buffer will not include any trails or pathway that would allow travel by pedestrians, equestrians, or motorized or non-motorized vehicles." Certainly, a utility easement is intended for large work vehicles (the types used by Xcel Energy, Comcast, Aurora Water, etc.). Therefore, the existing 10-foot utility easement noted on the developer's grading plan should be additional space, on top of the 25-foot Buffer - not included in it..
4. According to the US Fish and Wildlife Service and the Colorado Department of Parks & Wildlife, the Prebble's Meadow Jumping Mouse (PMJM) is a Tier 1 Threatened Species. According to (a) linked below, the species distribution map on the State of Colorado Habitat Scorecard (page 1), and (b) linked below, the US Fish and Wildlife Service - Federal Register, Revised Critical Habitat for Preble's Meadow Jumping Mouse in Colorado (page 25), noting where Antelope Creek has been specifically named as critical habitat for PMJM. If that is correct, the golf course, roadways, trails, and lot grading could be considered as habitat disturbances . We request the City of Aurora confirm with the Colorado Parks and Wildlife Department and with the US Fish & Wildlife Service to determine if the proper studies and/or permits have been received by the developer.



July 5, 2022

**To:** City of Aurora

**Via email**

**Subject:** MHFD Review Comments

**Re:** #1595659 & #1589051 Kings Point North East

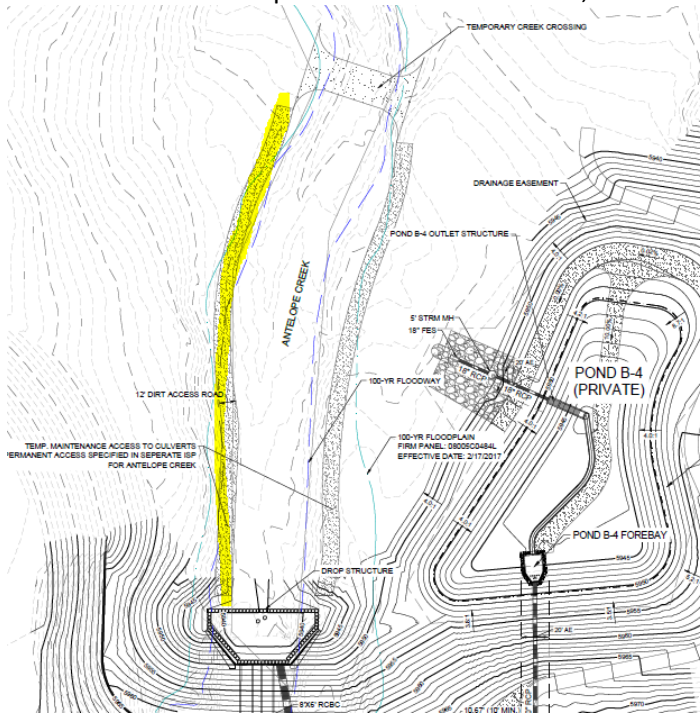
For MHFD staff use only.	
Project ID:	106325
Submittal ID:	10009053
MEP Phase:	Referral (2)

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 an MHFD drainageway and for maintenance eligibility of storm drainage features, in this case:

- Antelope Creek
- Pond B-4, B-5, B-7 outfalls to Antelope Creek
- Pending future improvements, Pond A-2 outfall

MHFD staff have the following comments to offer:

- 1) We look forward to reviewing the channel design for the Antelope Creek and will review Pond B-4, B-5, and B-7 outfalls as well as the adjacent grading at that time. Please consider the pond layout to ensure the proposed grading isn't infringing on the adjacent Creek floodway and floodplain.
- 2) Without further information on the channel plans for Antelope Creek, we recommend removing the western maintenance path downstream of E470, in order to minimize disturbance in the area.



**Project Name:** #1595659 & #1589051 Kings Point North East  
**Project No.** 106325/10009053  
**Date:** 7/5/22

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

- 3) Pond B4 outfall - We recommend extending the pipe to outfall approximately 2-ft above the invert of Antelope Creek. If the outfall pipe is not extended, please help us to understand how the outflow will be conveyed to Antelope Creek. Consider the flood forces within Antelope Creek when sizing any outfall protection. Please include any erosion protection calculations in the drainage report.
- 4) Help us to better understand how the downstream channel will be stabilized from the concentrated flow at the outfall of Pond A2.
- 5) Please clarify on the plans that the existing 54" outfall for the existing Liberty Middle School detention Pond will be removed with the proposed improvements associated with Detention Pond A2.
- 6) In future reviews we will be looking for the following information with respect to the pond outfalls:
  - a) Please provide an enlarged (1"=20' scale) plan and profile of the pipe outfall.
  - b) Please extend the profile to the invert of the receiving channel to better understand the outfall conditions.
  - c) Include the HGL on the profile and add a label to the profile that lists the Q, V, and Fr FES shall include a 3' concrete cutoff wall. Please show it on the profile and include a detail in the plans. Please see Figure 9-29 of the Urban Storm Drainage Criteria Manual (USDCM) for an example.
  - d) Please consider the flood forces of the receiving channel when sizing outfall protection. Please consider soil riprap instead of ordinary riprap and label with the D50 and thickness so the contractor knows what to install. Please include a riprap detail in the plans and supporting calculations in the drainage report.

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](mailto:lhinds@mhfd.org)