

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



July 20, 2022

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

**Re: Second Submission Review – Kings Point North West – Site Plan (ISP)**  
Application Number: **DA-1609-20**  
Case Numbers: **2021-6058-00**

Dear Randy Bauer:

Thank you for your initial 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\1609-20rev2



## 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.
- Additional information on striping and traffic signage is needed.
- A number of utility easements are not shown.
- ISP cannot be approved until the Tree Protection Plan has been approved by Aurora Forestry.
- Please see the comment letters from outside reviewers, which include Arapahoe County and MHFD.

### PLANNING DEPARTMENT COMMENTS

#### **1. Community Questions, Comments and Concerns**

1A. (Mark Barnes / 303-578-5787 / [mbarnes@chipmanglasser.com](mailto:mbarnes@chipmanglasser.com)) *Summarized, see the full letter from Mark Barnes for complete comments:*

My client Dr. Matthew Spiro owns a home in the Valley Hi subdivision that backs onto the county line on the South side of the proposed Kings Point development. I write to confirm his concern regarding the current developer's plan to construct a road "Aurora Parkway" that is proposed to run from S. Parker Rd. to E-470. It is my understanding that the developer, Oakwood Homes, plans to construct Aurora Parkway in a manner that is inconsistent with the previous developer's express written agreement with the Valley Hi resident landowners.

In 1988, the previous developer, First Capital Corporation, sought public support for its effort to annex and rezone certain land that would be part of the proposed Kings Point development... Specifically, the developer promised that there would be:

- A 50-foot landscape buffer with a meandering pedestrian trail on the northern and eastern boundaries of the Valley Hi subdivision.
- A row of single-family houses, not to exceed 3.5 units per acre, adjacent to the landscape buffer; and
- "No public street or public parking shall be permitted between the rear lot line of these units and the landscape buffer."

While the Letter of Intent and prior Development Plan may not be binding on the current developer, the current developer has benefitted from the rezoning and annexation that the Valley Hi landowners publicly supported. As such, the developer should be required to shift the planned Aurora Parkway slightly north to accommodate the landscape buffer and a row of houses between Aurora Parkway and the Valley Hi subdivision. At a minimum, they should include a masonry sound barrier between the proposed road and the Valley Hi homes in the area labeled "A" on the attached current street plan drawings. Exhibit C, Street Plans.

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

[ISP Page 1]

2A. Include an amendment block on this title page in order to track any future amendments to this plan.

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

3A. There are no comments related to zoning or land use in this review cycle.

#### **Streets and Pedestrian Issues** (Comments in teal)

3B. There were no streets or pedestrian issues identified on this review.

#### **4. Parking Issues** (Comments in teal)

4A. There are no comments related to parking in this review cycle.



**5. Architectural and Urban Design Issues** (Comments in teal)

5A. There were no more architectural or urban design comments on this review.

**6. Signage Issues** (Comments in teal)

6A. There were no signage issues on this review.

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

7A. Landscaping comments are forthcoming from the Case Manager.

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

[ISP Page 4]

8A. Sidewalks would be needed on both sides of the 6-lane arterial.

**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 Page 1]

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

9B. Please word the note as indicated:

“Prior to final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns and the cross pan must be removed and replaced with sidewalk, landscaping and curb and gutter at the developer's expense. The developer acknowledges the risk of constructing the curb cut without approved civil plans for the adjacent site showing the curb cut.”

[ISP Page 4]

9C. 10' sidewalks are required on six-lane arterials.

9D. Railing or barrier is required on all walls greater than 30".

[ISP Page 5]

9E. Dimension maintenance access. Turnaround required. Min 50' centerline radius.

9F. Show/label drainage easement and access easement for maintenance road.

[ISP Page 10]

9G. Label curb return radius.

[ISP Page 12]

9H. Dimension maintenance access. Turnaround required.

[ISP Page 16]

9I. Grading in this area does not reflect a retaining wall. Provide revised contours and a few TW/BW elevations.

[ISP Page 17]

9J. Min 2% slope in the pond bottom.

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

[Traffic Conformance Letter]

10A. Add comment from the previous submittal: "Aurora Parkway Site Plans, Sheet 4 of 14. TIS includes full-movement access here for PA-7 (identified as Node 102 in the TIS). This access is not shown on the current ISP. It is anticipated that the access will be provided as part of a future phase"

10B. Parker SB double left turn lanes at Aurora Parkway are not shown on the ISP



[ISP Page 5]

10C. All Site Plan sheets

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

10D. Move and rotate sign to face EB traffic.

10E. Show sb left turn lane improvements, per TIS.

10F. 3/4 movement.

[ISP Page 7]

10G. Previous comment not addressed: Provide roundabout entry/exit lane widths.

[ISP Page 10]

10H. Add crosswalk and callout RRFB.

10I. Full movement.

[Landscape Plan Page 3]

10J. All intersections:

- Verify mature plant heights meet COA 4.04.2.10 height requirements within sight triangles, typical.
- Add intersection sight triangles per COA TE-13, typ.

[Landscape Plan Page 4]

10K. Provide plant codes.

[Landscape Plan Page 5]

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

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

[ISP Page 14]

11A. 2<sup>nd</sup> request. Remove fire hydrant.

[ISP Page 16]

11B. 2<sup>nd</sup> Request: Please relocate these two fire hydrants to a position immediately across the street.

[ISP Page 17]

11C. 2<sup>nd</sup> Request. Fire Hydrant must be located/spaced on alternating sides of the street, not just one side.

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

[ISP Page 1]

12A. Would recommend having separate utility pages indicating proposed utilities and all easements, or an overall utility sheet showing all proposed

12B. Please provide MUS conformance letter at the time of Civil Plan submission.

[ISP Page 5]

12C. Where are the utilities?- Typical all sheets.

12D. Detention pond to encompass by a drainage easement. Easement to also encompass maintenance path- show and label.

12E. Ensure all utilities are per approved MUS.

[ISP Page 12]

12F. Callout maintenance path- show dimensions.

[ISP Page 14]

12G. Show and label all ROW limits- note all hydrants to be within ROW in landscaped areas, or within pocket utility easements when not in ROW- Typical all sheets.

[ISP Page 18]

12H. Where is the utility easement for this main?

12I. Where are the utility easements?



[ISP Page 19]

12J. Utility easements for mains?- Typical.

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

13A. 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)

14A. There were no more PROS comments on this review.

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

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 the license.

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

[ISP Page 1]

15C. Should Section 35 be added here?

[ISP Page 5]

15D. If the barricade is encroaching into the easement, it will need to be covered in a license agreement.

[ISP Page 6]

15E. Label easement.

[ISP Page 12]

15F. Easements should be dedicated by plat.

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

16A. When this project was submitted previously, a number of comments were returned. Attached [to the current Arapahoe County Public Works & Development letter] is a copy of the comment letter, dated December 29th, 2022. Please include a response to these comments on how the County's concerns will be addressed

16B. Detention Basin D outfalls to twin 48" CMP culverts that pass under Parker Road and onto the 17 Mile House property owned by Arapahoe County Open Space. The Final Drainage Report for Kings Point Subdivision Filing No. 1 states that the peak 100-yr runoff through the twin 48" CMPs will be reduced to 111 cfs, which is below the capacity of the culvert.

16C. Existing runoff from the culverts ultimately reaches Cherry Creek but there is no defined drainageway to convey the flows, which is correctly stated in the report. The County's concern is that the Kings Point Subdivision will create a base flow through the 17 Mile House property. This property is used for public events and at times the undefined drainage way is used for parking for these events. A base flow across the property would create a problem for the use of the open space.

16D. The County would also like to note that the berm just southwest of the twin culverts has washed out before during a major storm event and flooded the 17 Mile House parking lot.

16E. The Preliminary Drainage Report for Kings Point North notes the emergency overflow spillway for Pond D1 discharges to Aurora Parkway. This overflow then goes to Parker Road/ culverts under Parker Road and over to 17-mile house. An emergency spillway path should be coordinated with Arapahoe County Open Spaces which owns/operates 17-mile house and CDOT to ensure adequate capacity and flood planning. There is not a well-defined channel for the outfalls from the COT culvert(s) to the Cherry Creek drainageway.

16F. The development runoff should flow away from the County Subdivision, Travois Filing No. 3, and cause no drainage impacts to the properties in the County.

16G. In addition to the drainage, the County requests that no construction traffic be allowed on S. Ireland Way through the Travois Subdivision



- 16H. Antelope Creek is a FEMA floodplain. Please show the 100 yr delineation on the overall drainage plans per the most recent 2017 FIRM panels.
- 16I. Ensure the Antelope Creek floodplain is preserved and the undesignated tributary upstream of the SFHA (flows from Travois Subdivision – basin HB3) is also preserved and allows for upstream drainage to reach the channel.
- 16J. We are pleased to see the connection to, and the extension of, the High Plains Trail through the development. Please consider additional wayfinding signage for the trail system when you reach the construction phase.
- 16K. Please coordinate with Arapahoe County Open Spaces and Transportation/CIP division for the trail construction across Parker Rd through 17-mile park.
- 16L. It appears Ireland Way is proposed to be re-aligned to discourage cut-through traffic. Centennial agreed not to close Ireland Way at Longs Ave. Arapahoe County had some previous concerns, if that has changed from the understanding please advise and continue correspondence with County to ensure the best outcomes for all our citizens.
- 16M. The Kings Point Drive/Aurora Parkway connection to Parker Road appears to be a full movement intersection. Will it be signalized? How does it align with 17-mile mile house access? Current 17-mile house turn lanes seem to conflict with the Aurora Parkway turning lanes onto southbound Parker.
- 16N. Please ensure all emergency spillways are included on all ponds and WQ facilities. Emergency flow paths should also be shown on the drainage plans and easements obtained as needed.

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

- 17A. We look forward to reviewing the channel design for the Kragelund Tributary and will review Pond C-4 outfall as well as the adjacent grading at that time.
- 17B. In future reviews we will be looking for the following information with respect to the pond outfall.
- 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 a 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

**18. Town of Parker** (Bryce Matthews / [bmatthews@parkeronline.org](mailto:bmatthews@parkeronline.org))

- 18A. There were no comments from the Town of Parker on this review.



**ARAPAHOE COUNTY**  
PUBLIC WORKS & DEVELOPMENT

**PUBLIC WORKS & DEVELOPMENT**

6924 South Lima Street  
Centennial, CO 80112-3853  
Phone: 720-874-6500  
Fax: 720-874-6611

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**BRYAN D. WEIMER, PWLF Director**

## **Engineering Services Division Referral Comments**

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

RE: King's Point North West Site Plan  
DA-1609-20 (1589046)

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. When this project was submitted previously, a number of comments were returned. Attached is a copy of the comment letter, dated December 29<sup>th</sup>, 2022. Please include a response to these comments on how the County's concerns will be addressed..

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

Thank you,

Arapahoe County Public Works & Development  
Engineering Services Division  
CC Arapahoe County Case No, O22-210, O21-311





**ARAPAHOE COUNTY**  
PUBLIC WORKS & DEVELOPMENT

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**BRYAN D. WEIMER, PWLF Director**

December 29, 2021

[Previous Comments](#)

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

RE: KINGS POINT NORTH

1595659	Master Drainage Study	O21-316
1594914	Infrastructure Drainage	O21-305
DA-1609-20	Kings Point North West Site Plan	O21-311
DA-1609-21	Kings Point North East Site Plan	O21-312

Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the outside referral for the proposed KINGS POINT NORTH cases noted above. Arapahoe County Engineering Services has the following comments:

Outfall to 17 Mile House/ Pond D1:

1. Detention Basin D outfalls to twin 48" CMP culverts that pass under Parker Road and onto the 17 Mile House property owned by Arapahoe County Open Space. The Final Drainage Report for Kings Point Subdivision Filing No. 1 states that the peak 100-yr runoff through the twin 48" CMPs will be reduced to 111 cfs, which is below the capacity of the culvert.
2. Existing runoff from the culverts ultimately reaches Cherry Creek but there is no defined drainageway to convey the flows, which is correctly stated in the report. The County's concern is that the Kings Point Subdivision will create a base flow through the 17 Mile House property. This property is used for public events and at times the undefined drainageway is used for parking for these events. A base flow across the property would create a problem for the use of the open space.
3. The County would also like to note that the berm just southwest of the twin culverts has washed out before during a major storm event and flooded the 17 Mile House parking lot.
4. The Preliminary Drainage Report for Kings Point North notes the emergency overflow spillway for Pond D1 discharges to Aurora Parkway. This overflow then goes to Parker Road/ culverts under parker Road and over to 17 mile house. An emergency spillway path should be coordinated with Arapahoe County Open Spaces who owns/operates 17 mile house and CDOT to ensure adequate capacity and flood planning. There is not a well-defined channel for the outfalls from the COT culvert(s) to the Cherry Creek drainageway.

Travois Subdivision:

1. The development runoff should flow away from the County Subdivision, Travois Filing No. 3, and cause no drainage impacts to the properties in the County.



2. In addition to the drainage, the County requests that no construction traffic be allowed on S. Ireland Way through the Travois Subdivision.

Antelope Creek:

1. Antelope Creek is a FEMA floodplain. Please show the 100 yr delineation on the overall drainage plans per most recent 2017 FIRM panels.
2. Ensure the Antelope Creek floodplain is preserved and the undesignated tributary upstream of the SFHA (flows from Travois Subdivision – basin HB3) is also preserved and allows for upstream drainage to reach the channel.

High Plains Trail:

1. We are pleased to see the connection to, and the extension of, the High Plains Trail through the development. Please consider additional wayfinding signage for the trail system when you reach construction phase.
2. Please coordinate with Arapahoe County Open Spaces and Transportation/CIP division for the trail construction across Parker Rd through 17 mile park.

Ireland Way at Longs Ave:

1. It appears Ireland Way is proposed to be re-aligned to discourage cut-through traffic. Centennial agreed not to close Ireland Way at Longs Ave. Arapahoe County had some previous concerns, if that has changed from the understanding please advise and continue correspondence with County to ensure the best outcomes for all our citizens.

Kings Point Drive/ Aurora Parkway:

1. The Kings Point Drive/Aurora Parkway connection to Parker Road appears to be a full movement intersection. Will it be signalized? How does it align with the 17 mile house access? Current 17 mile house turn lanes seem to conflict with the Aurora Parkway turning lanes onto southbound Parker.

Miscellaneous:

1. Please ensure all emergency spillways are included on all ponds and WQ facilities. Emergency flow paths should also be shown on the drainage plans and easements obtained as needed.
2. Will the future

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. O21-305, O21-312, O21-311 & O21-316

Previous referrals: O21-002, O21-009, O21-279



Aurora Planning and Development Services  
15151 E. Alameda Pky  
Aurora, CO 80012  
Case Manager: Erik Gates  
[egates@auroragov.org](mailto:egates@auroragov.org)  
303-739-7250

1/3/2021

RE: O21-311 & -312 AURORA REF / DA-1609-21/20 / KINGS POINT NORTH WEST & EAST - SITE PLAN (ISP)

Dear Mr. Gates, & Aurora Planning:

### **PARKER ROAD INTERSECTION**

Arapahoe County Open Spaces has reviewed the ISP submittals for Kings Point. Open Spaces is pleased to see Aurora Pky. progressing and looks forward to coordinating the construction of Aurora Pky. and Parker Rd. intersection. Open Spaces is currently in a partnership with Oakwood Homes through an Agreement for Improvements. Parties agreed with CDOT's recommendation to have all components of intersection constructed together by one contractor. This agreement was assigned to Oakwood Homes in May 2021 when they purchased the property. We look forward to continuing the coordination on this intersection. Open Spaces is currently at 90% completion of our design and will be submitting 100% in January 2022 to CDOT for comments and finalization in early 2022. We anticipate construction of the intersection with City of Aurora and Kings Point in 2022; with ISP submittal we are glad to see that this project is still on track.

### **HIGH PLAINS TRAIL**

In addition to Parker Rd. intersection. Open Spaces is leading the construction of the Parker Rd. bike/ped overpass that will safely connect users of the newly constructed E470-High Plains Trail, currently open to users from Quincy Ave. to current terminus at Kings Point. This trail is being planned and funded by a partnership of City of Parker, City of Centennial, City of Aurora, Douglas County, Arapahoe County, GOCO Grant, DRCOG Grant and E470 Highway Authority. The current construction budget for trails and bridge is approx. \$8.0 million. This trail/bridge provides a direct connection to the Cherry Creek Regional Trail that allows users to go all the way to downtown Denver.

We have reviewed the current comment response from Clayton Properties Group LLC, Core Consultants Inc., EMK Consultants Inc., Fox Tuttle Transportation Group, and Terracina Design:

*High Plains Trail: The High Plains Trail which runs along E470 within the region is planned through this site. As part of the ISP application, the portion of the sidewalk along Aurora Parkway needs to be built and designed per regional trail standards to connect the trail through the development. This includes a 10' walk and design coordination with the Public Highway Authority and Parks, Recreation and Open Space (PROS). Please see additional PROS comments on page 11 for information on other required updates.*

**RESPONSE:** *The trail is shown as part of the ISP West plans. We are proposing that the trail connection from the roundabout on Aurora Parkway to the existing High Plains trail be constructed as a temporary 10' soft surface trail until the eastern portion of Aurora Parkway and the bridge over E-470 are constructed.*

The proposal to construct a soft surface or crusher fines trail is not supported by the Partners. The High Plains Trail Partners request that COA require the entire High Plains Trail, Segment III (refer to the below graphic), be constructed as a hard surface as per the horizontal and vertical alignment for the sidewalk shown in the Kings Point North - West Infrastructure Site Plan. This is a regional trail serving thousands of users. The connection east on Segment III is essential for the residents to the north and northeast to

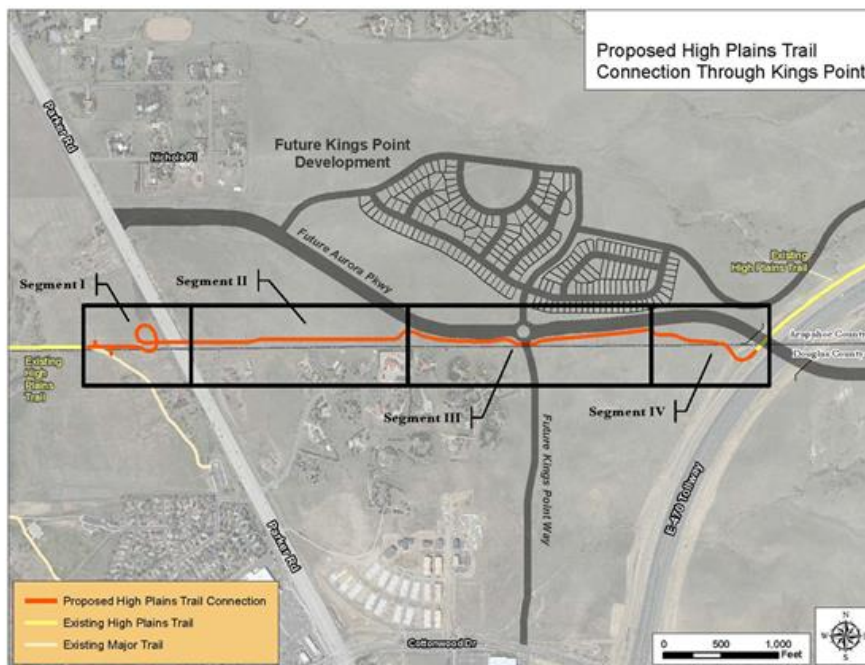
**FIND YOUR SPACE**



access the Cherry Creek Trail. A soft surface trail is an unsuitable surface for road bikes with thin tires and roller blades. Also, it is unknown when the eastern portion of Aurora Parkway and bridge over E-470 will be constructed; this "Temporary" trail segment east of the roundabout could be in place for many years.

Arapahoe County and City of Parker formally request a concrete trail be constructed for the entire trail in Segment III in the final alignment, as shown below. Construction of the entire concrete trail in segment III, in final location and alignment will avoid future conflicts, closures and detour requirements when this section of Aurora Pky. is built. If a temporary trail is built, in the future the entire area will need to be closed for months for grading and construction and a detour will be needed.

The Partners are investing a large amount of funds and time create a regional trail connection that is a benefit to the Kings Point Development. The need or justification to allow the developer to delay or defer this already accepted and required trail segment to a later unknown date seems unnecessary.



Thank you for the opportunity to comment.

Roger Harvey  
Planning Manager

CC: City of Parker: Brett Collins, Chris Hudson.  
City of Aurora: Curt Bish.  
Shannon Carter: Director Open Spaces

FIND YOUR SPACE

July 7, 2022

**To:** City of Aurora

***Via email***

**Subject:** MHFD Review Comments

**Re:** #1589046 Kings Point North West

For MHFD staff use only.	
Project ID:	106325
Submittal ID:	10009057
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:

- Pond C4 outfall

MHFD staff have the following comments to offer:

- 1) We look forward to reviewing the channel design for the Kragelund Tributary and will review Pond C-4 outfall as well as the adjacent grading at that time.
- 2) In future reviews we will be looking for the following information with respect to the pond outfall:
  - 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.
  - d) 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.
  - e) 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, P.E.**

Project Engineer, Mile High Flood District

[lhinds@mhfd.org](mailto:lhinds@mhfd.org)

KRISTI

3-9-88

a-c

MEMO FOR RECORD 3-8-88

- To: 1) City of Aurora, CO, Planning and Zoning Commissions  
2) City of Aurora, CO, City Council  
3) Clerk of the City of Aurora, CO  
4) To Whom It May Concern

A) A majority of the resident landowners of Valley Hi Sub-Division, Douglas County, CO, hereinafter referred to as Valley Hi Homeowners, have:

- 1) Reviewed Exhibit B., General Development Plan and Associated Standards, Kings Point, Phases I & II, dated September 16, 1987, and revisions November 16, 1987, December 16, 1987 and March 2, 1988.
- 2) Had two separate meetings, one dated February 18, 1988 and the other March 2, 1988, with Molley B. Thomasch, Senior Planning Coordinator, Deutsch and Sheldon, Attorneys and Counselors at Law, representing First Capitol Corporation and Seventeen Mile Venture, and Mark Nuszer, Associate, David Clinger and Associates.
- 3) Received Letter of Intent, dated 3-3-88, prepared by David R. Denning, Vice President, First Capitol Corporation.

B) Valley Hi Homeowners do not have a Homeowners Association. Valley Hi Homeowners have established an Architectural Control Committee, composed of the following members:

Gordon R. "Buck" Salter, Chairman  
A. R. McKean, Member  
Joe Gallasso, Member

The abovementioned Architectural Control Committee may only act in accordance with Declaration of Protective Covenants for Valley Hi Sub-Division, Douglas County, CO, on file at the office of Recorder, Douglas County, CO.

C) In view of the foregoing a majority of resident landowners of Valley Hi Sub-Division, Douglas County, CO, desire to go on record and state publicly that they support the annexation and rezoning of Kings Point if developer initiates project per Exhibit B., referenced in Paragraph A 1) above and that Letter of Intent, referenced in A 3) above be amended to include in Paragraph 3a and Paragraph 3b the stipulation that no street/parking will exist on the boundary of the landscape buffer and that Letter of Intent be put into recordable form and recorded with the Clerk of the City of Aurora, CO and other appropriate governmental entities.

Respectfully Submitted,

Valley Hi Resident Landowners

EXHIBIT A

KPLLC001819

## LETTER OF INTENT

Valley Hi Homeowners Association and First Capitol Corporation have entered into discussions and negotiations concerning the impact of the proposed development of property owned by First Capitol Corporation known as Kings Point lying directly north and east of the Valley Hi subdivision. As a result of these negotiations, First Capitol Corporation is willing to make the following commitments regarding landscaping and residential land use north and east of the Valley Hi property lines as shown on Exhibit A attached hereto (General Development Plan).

### 1. ACCESS

The right-in/right-out access from Kings Point to Parker Road will be granted only when traffic warrants it. Should that access be granted, First Capitol Corporation agrees that a road will not be extended on the northern border of Lots 16 through 24 of Valley Hi.

### 2. LANDSCAPE BUFFER

- a. First Capitol Corporation agrees that there will be a 50-foot landscape buffer with a meandering pedestrian trail on the northern and eastern boundaries of the Valley Hi subdivision. This buffer will be landscaped with natural seeding and a drip irrigation system. Further, the buffer should consist of the following:
  1. Berming, where appropriate, shall be two to three feet in height;
  2. All evergreen trees shall be six foot minimum in height.
  3. Deciduous non-ornamental trees shall be two and one-half to three inch caliper.
  4. Ornamental deciduous trees shall be two-inch minimum caliper.
- b. Single-family detached low moderate and single-family detached moderate land use bubbles adjacent to the buffer will be covenanted to allow no greater than a uniform 4-foot fence along their rear property line. First Capitol Corporation will not construct fencing on the Valley Hi border of the buffer.
- c. The buffer will be deeded to and maintained by a homeowners association for the Kings Point project.
- d. The barbed wire fencing currently existing along the Valley Hi northern and eastern property lines shall be

removed when the landscape buffer is in place.

- e. The landscape buffer shall be installed adjacent to any individual land use bubble at the time of certificate of occupancy for any unit within that bubble adjacent to the eastern or northern boundaries of Valley Hi.

3. LAND USE

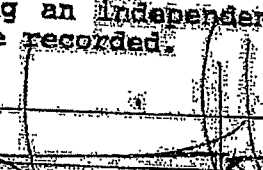
- a. In the single-family detached low moderate land use bubble, there shall be one row of units not to exceed three dwelling units per acre adjacent to the eastern boundary of the landscape buffer between Kings Point and Valley Hi. No public street or public parking shall be permitted between the rear lot line of these units and the landscape buffer.
- b. In the single-family detached moderate land use bubble, there will be one row of units not to exceed 3.5 units per acre adjacent to the landscape buffer between Kings Point and Valley Hi. No public street or public parking shall be permitted between the rear lot line of these units and the landscape buffer.
- c. In the single-family attached low and single-family attached moderate land use bubbles, there will be no parking lots or garages within 65' of the southern boundary of the landscaped buffer.

Prior to final City Council hearing on the Kings Point project, the agreements stated herein will be put into recordable form and will be recorded with the Clerk of the City of Aurora and other appropriate governmental entities when approved by City Council.

The Valley Hi Homeowners Association shall provide oral and written support for the annexation and rezoning of Kings Point and shall appear at the Planning and Zoning Commission and the City Council public hearings to express this support.

The developer is willing to cover all reasonable costs incurred by Valley Hi on having an independent attorney of its choice review the document to be recorded.

Dated this \_\_\_\_ day of \_\_\_\_\_, 1988.

  
David R. Dennis  
Vice President  
First Capitol Corporation

Approved by:

  
Valley Hi Homeowners Association

**EXHIBIT A**

KPLLC001825



NAME

RESIDENT HOMEOWNER LOT #

*James J. Murphy Jr.*  
*James J. Murphy Jr.*  
*James J. Murphy Jr.*

#15

#1

#11 & #10

*James J. Murphy Jr.*

#11 & #10

*Edward W. Nelson*

#14

*Patricia J. Henderson*

#3

*Patricia J. Henderson*

#3

*Edward W. Nelson*

#3 & #4

*Edward W. Nelson*

#2 & #4

*Shirley J. Fernald*

#7

*Shirley J. Fernald*

#7

*Shirley J. Fernald*

#6

*Yvonne McLean*

#10-10

*Yvonne McLean*

#22

*Yvonne McLean*

#9

*Yvonne McLean*

#21

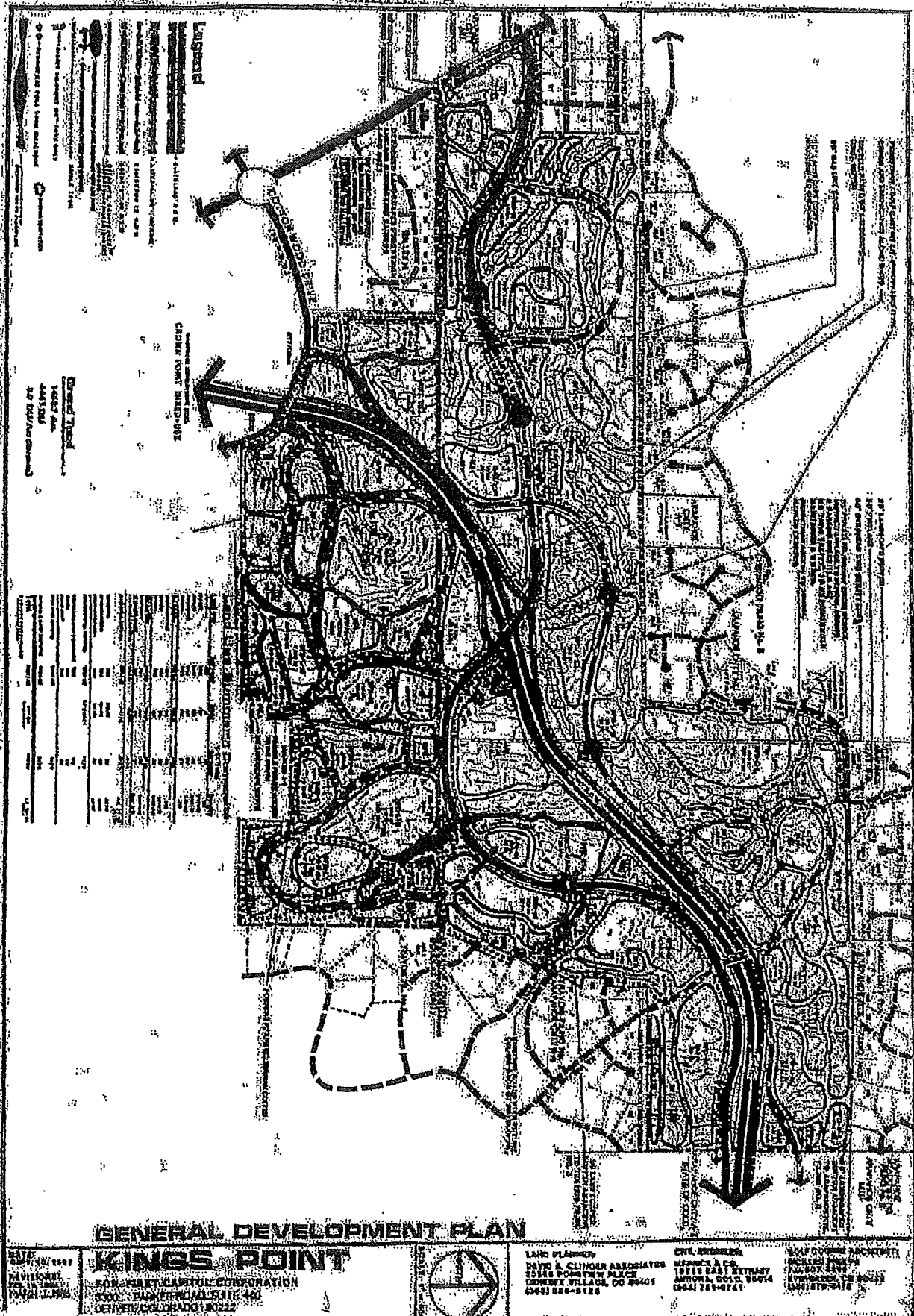
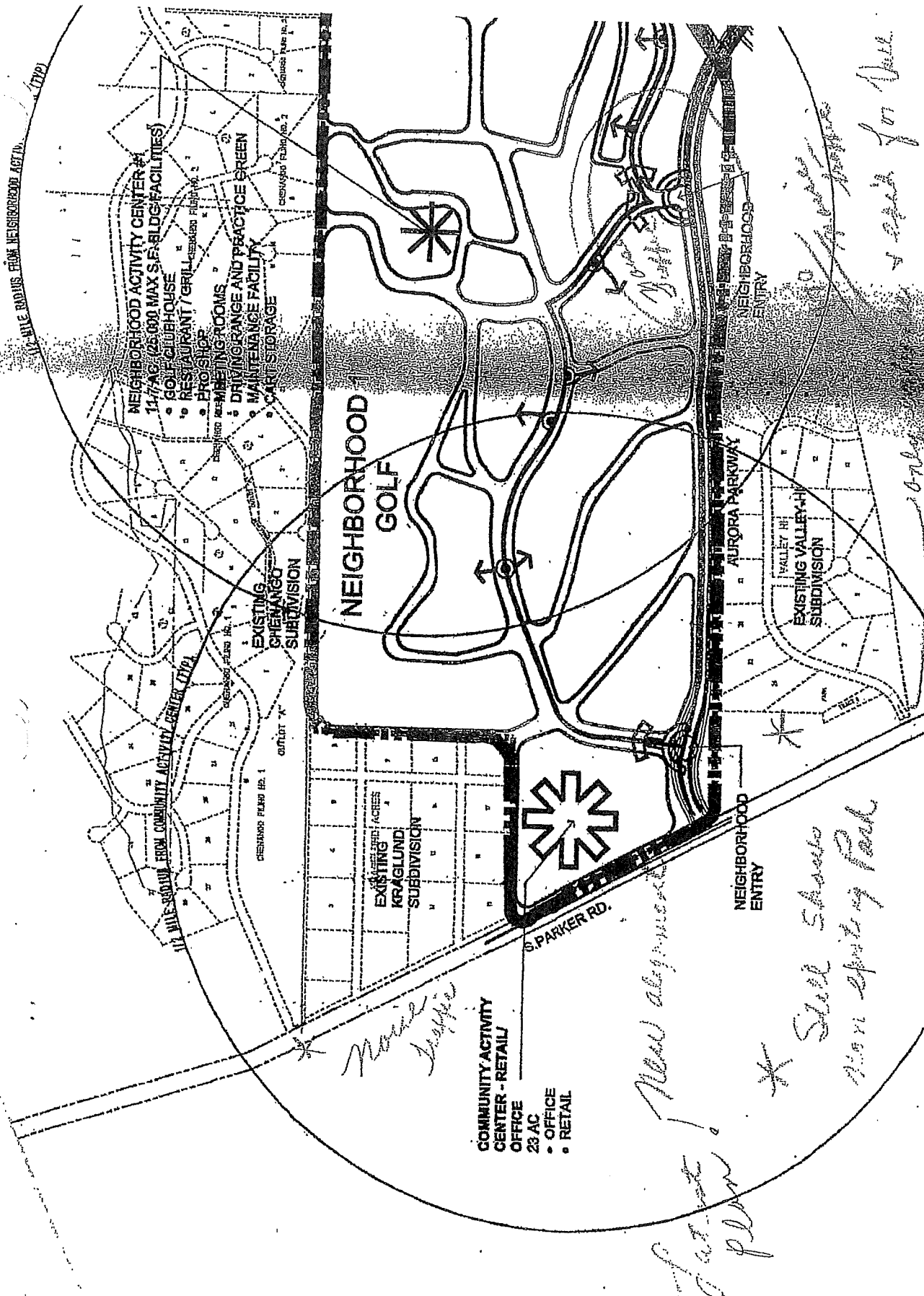


EXHIBIT A

KPLCC



	SIZE IN ACRES
GOLF COUNTRY CLUB NEIGHBORHOOD 1	410.089
EQUESTRIAN NEIGHBORHOOD 2	303.2
FAMILY SPORTS NEIGHBORHOOD 3	196.6

*only 1/2 mile radius from Spring Park*

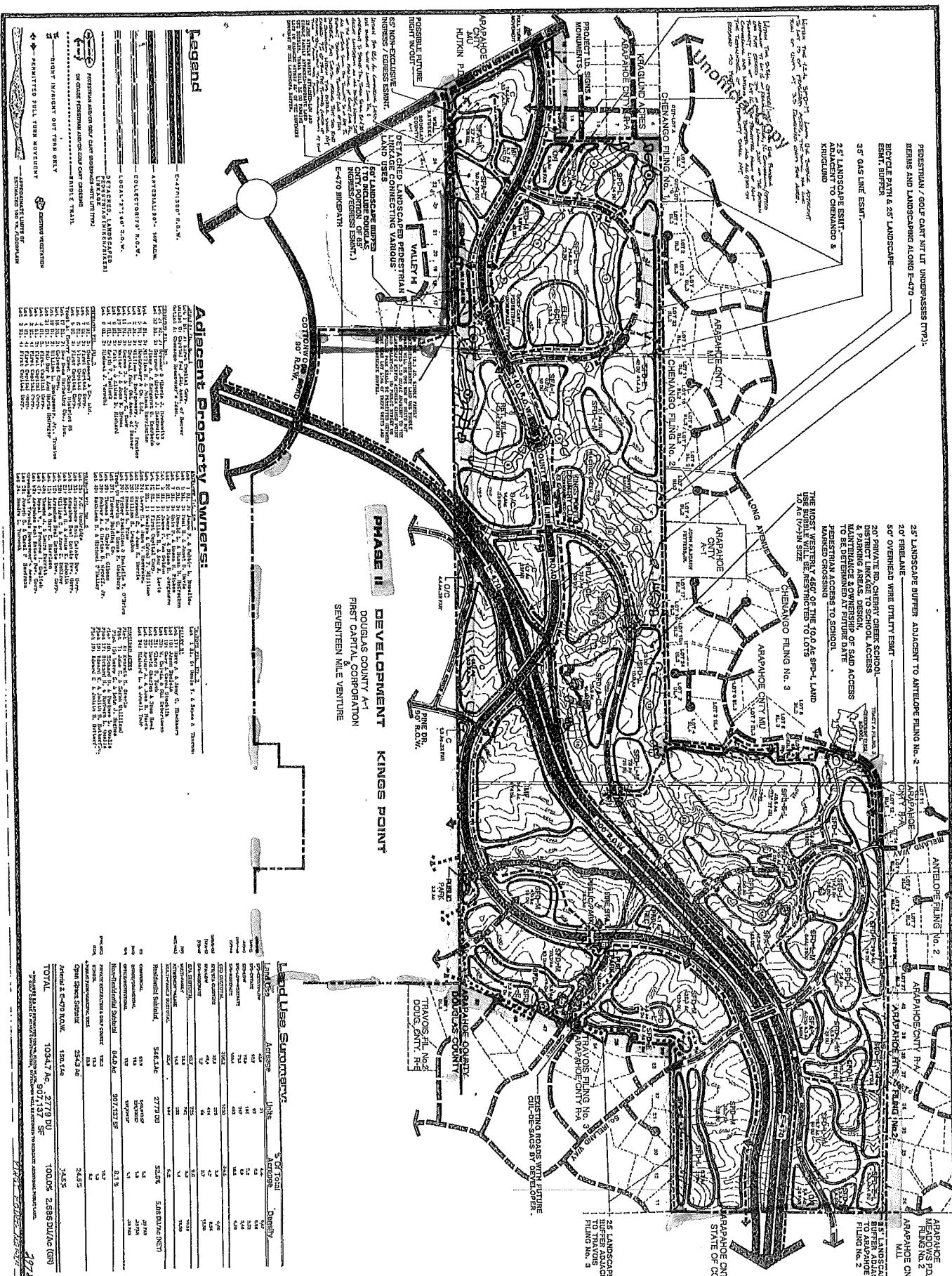
*Star*

*Still shows from Spring Park*

*New alignment*

*Noise Impact*





**GENERAL DEVELOPMENT PLAN**

**KINGS POINT** PHASE I

FOR FIRST CAPITAL CORPORATION  
3300 PARKER ROAD, SUITE 400  
DENVER, COLORADO 80222  
(303) 671-1000

LAND PLANNER:  
DAVID A. CLINGER ASSOCIATES  
23568 PONDVIEW PLACE  
GENESSEE VILLAGE, CO 80401  
(303) 526-9126

CIVIL ENGINEER:  
MERRICK & CO.  
10855 EAST BETHANY  
AURORA, CO 80014  
(303) 751-0741

GOLF COURSE ARCHITECT:  
RICHARD PHELPS  
P.O. BOX 60439  
EVERGREEN, CO 80439  
(303) 670-0470

DATE: SEP. 10, 1987

REVISIONS:  
FEB. 10, 1988  
MARCH 2, 1988  
MARCH 14, 1988

SHEET 2 OF 5

Scale: 1" = 500'

Scale: 1" = 500'

Scale: 1" = 500'











city of Aurora website    What's Ahead section

Planning Commission

2nd / 4th Wed of mth

agenda posted couple days  
before

- can sign up until mtg starts  
speaker slip.

(virtual)

City Council Mtgs    hybrid.

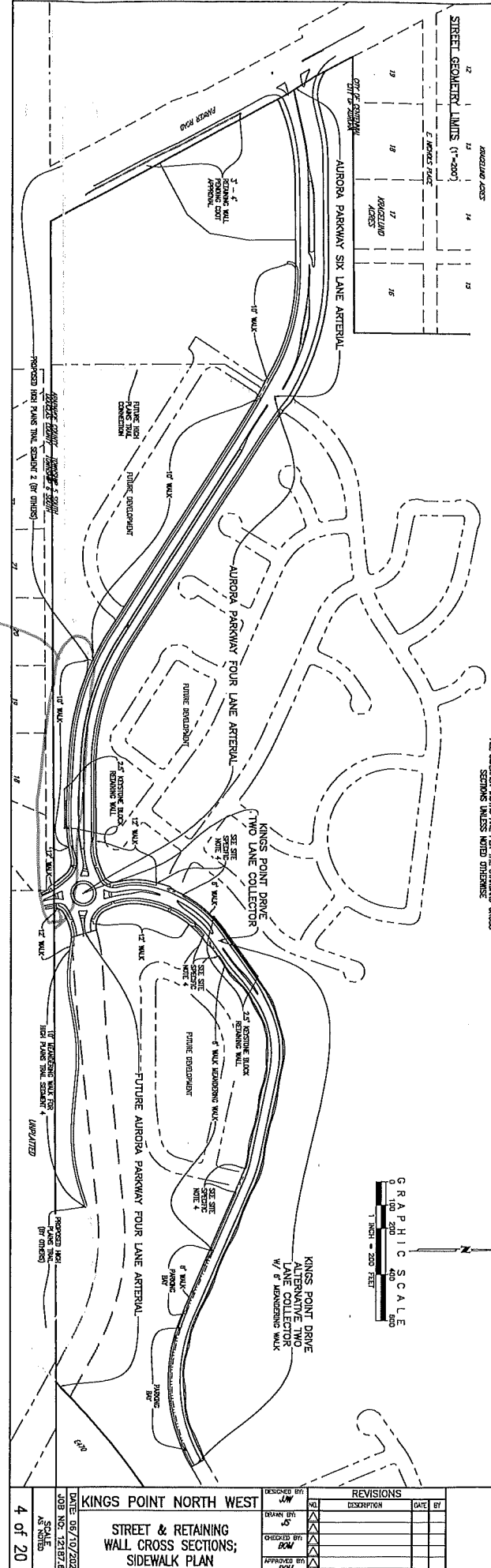
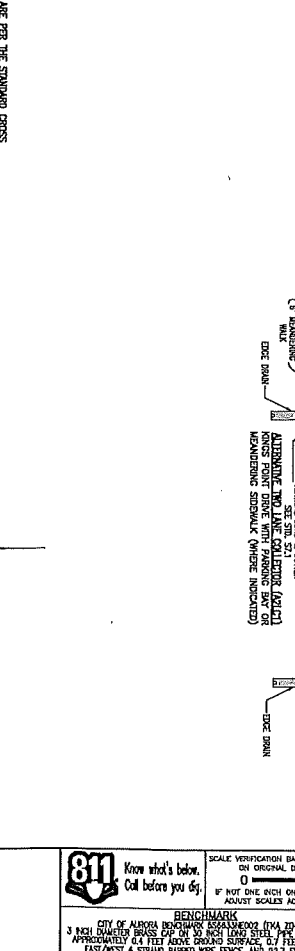
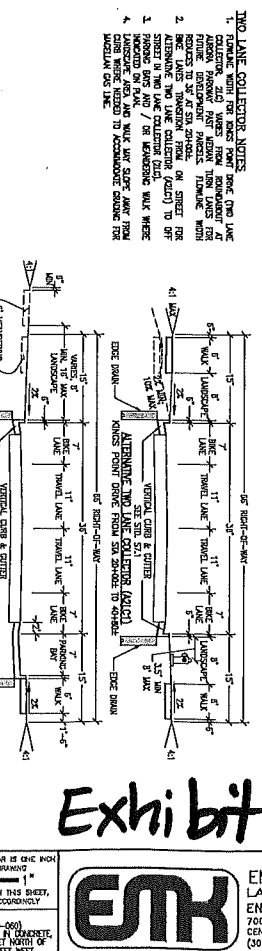
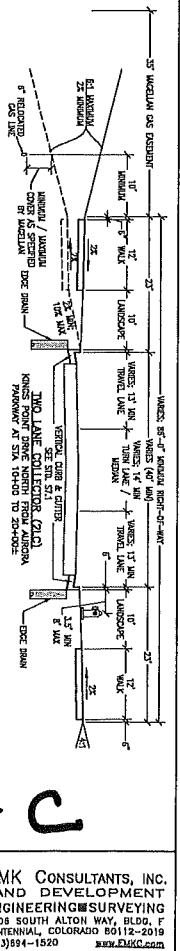
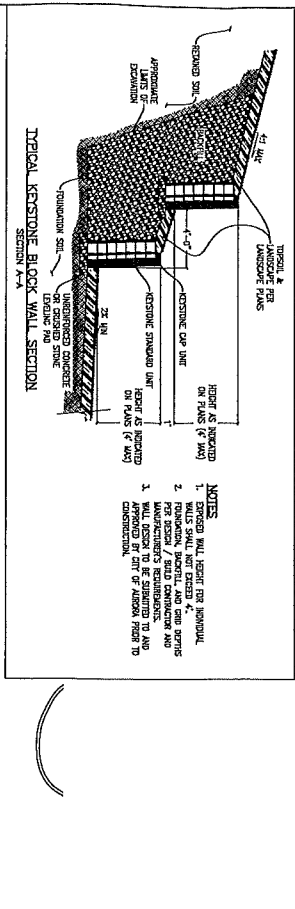
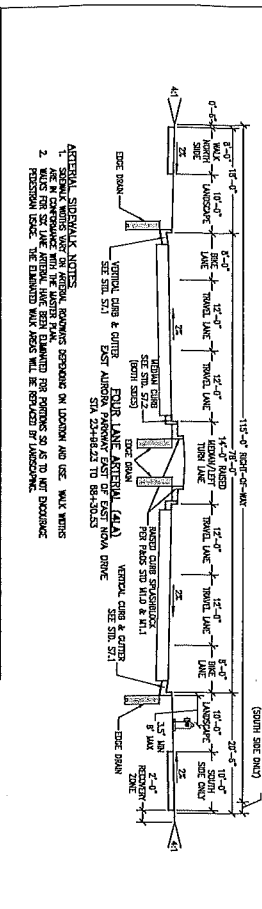
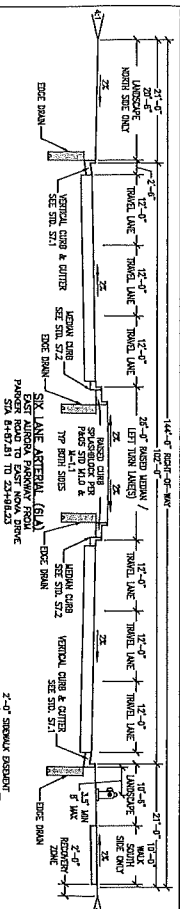


Exhibit C

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT

DATE: 05/10/2022  
 DESIGNED BY: [Signature]  
 CHECKED BY: [Signature]  
 APPROVED BY: [Signature]

**EMK**

**EMK CONSULTANTS, INC.**  
 LAND DEVELOPMENT  
 ENGINEERING & SURVEYING  
 7008 SOUTH ALTON WAY, BLDG. F  
 CENTENNIAL, COLORADO 80112-2019  
 (303) 594-1500  
[www.emkinc.com](http://www.emkinc.com)