

May 20, 2024

Mr. Richard Ommert  
City of Aurora  
15151 E. Alameda Parkway  
Aurora, CO 80012

**Re:           Overlook at Kings Point South  
              Response to MHFD Comments**

Dear Mr. Ommert:

Below are responses to Mile High Flood District's comment letter prepared by Laura Hinds, dated April 20, 2023 for the Overlook at Kings Point South project.

1. It was our understanding from the 12/5/2022 Drainage Kick-Off Meeting that the regional detention pond would be included with this development project. Help us to understand how this detention will be provided within the development. Please feel free to reach out to MHFD and Aurora if further discussion is needed.  
**Response: The proposed development includes full-spectrum detention ponds to treat and detain runoff and then release treated runoff back to its historic tributary at a rate of 90% of the pre-developed flows. This project is also dedicating a tract to the City of Aurora which will include a portion of the regional detention pond shown in the Master Drainage Plan. The remaining portion of the regional detention pond will be located on Oakwood's Prairie Point project located along our northern boundary. It is anticipated the City will design and construct the regional detention facility.**
2. Thank you for including the Stream Management Corridor in the plans. As noted in the 12/5/2022 Drainage Kick-Off Meeting, that conceptual design will need be coordinated prior to preparation of the PDF. The Piney Creek Major Drainageway Plan calls for bank stabilization, low flow channel protection, and grade control structures. Please help us to understand how you are planning to address these improvements and the active erosion that is occurring in the stream.  
**Response: The proposed development has been designed to remain outside of the stream management corridor to provide a buffer that supports a high-functioning low-maintenance stream. A small portion of the back of lots is proposed within the SMC, but this occurs at a location along the creek that is anticipated to change with the construction of the future regional detention pond. Improvements to Antelope Creek are anticipated to be identified during the Site Plan process.**

3. Please ensure you are coordinating with adjacent property owners to the west to ensure there is a cohesive drainage design across parcel boundaries regarding Pond E.

**Response:** Coordination has occurred and continues to occur with the engineer (Terracina) of The Vistas at Kings Point (the project to the west of the site) as the designs of both projects progress.

If you have any questions please do not hesitate to contact me at [mpietschmann@redland.com](mailto:mpietschmann@redland.com) or 720-283-6783 ext. 128.

Sincerely,



Michael Pietschmann, P.E.  
Founding Principal

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