

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



August 23, 2021

Jason Pock
Richmond American Homes of CO, Inc
4350 S Monaco St, Suite 500
Denver, CO 80237-3400

Re: Initial Submission Review – Waterstone Site Plan No 4 – Site Plan and Plat
Application Number: **DA-1758-10**
Case Numbers: **2021-4016-00**

Dear Mr. Pock:

Thank you for your initial submission, which we started to process on Monday, June 7, 2021. 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 Monday, September 13, 2021.

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 Wednesday, October 13, 2021. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing 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) 739-7184 or hlamboy@auroragov.org.

Sincerely,

Heather L. Lamboy, AICP
Planning Supervisor

cc: Mick Kittle, Plan West, 767 Santa Fe Dr, Denver, CO 80204
Scott Campbell, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\SDA\1758-10rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Provide architectural elevations and a material sample board with the next submission.
- The proposed parks are not consistent with what is illustrated in the Master Plan.
- A Public Art Plan is required.
- Discussion is required with Public Works regarding the entry islands and conformance with the Master Plan Design Guidelines.
- Provide a letter from pipeline company (e.g. CIG), on company letter head that reflects their set back requirements from the easement line or actual underground pipe to the exterior wall of your proposed structure(s). The letter must be part of the site plan submittal package.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Name: Lori McNeilley
 Address: 24400E Alameda Ave Aurora CO 80018
 Phone: 3035644540
 Email: starlingmcneilley@msn.com
 Comment:

There are three main concerns about this proposed plan:

- 1) The area is a flood zone.
- 2) The volume of residents between 6th Avenue and Jewell/Gun Club and Powhaton is already beyond the road structures.
- 3) The addition of more homes will take too much away from the views. We moved to this location to enjoy the openness. Please see that income is not worth that offer.

2. Completeness and Clarity of the Application

- 2A. Since the neighborhood activity center (NAC) is no longer in the code, please relabel as a private park. Please also indicate whether the park meets the minimum size of 7 acres. The total acreage noted in the Master Plan is 10.68 acres.
- 2B. Please note the park in Planning Area 2 must be fully constructed prior to the 100th Certificate of Occupancy in Planning Area 1. Please add a note
- 2C. On Sheet 2, please enlarge the Site Plan notes.
- 2D. Please provide a lot typical illustrating setbacks.
- 2E. What is the purpose of the empty box on Sheet 6?
- 2F. Please reach out to ECCV and provide their comments with the next submission.
- 2G. Please update the data table to look similar to the graphic to the right. Please refer to the Site Plan Manual if you need additional detail.

DATA TABLE	
LAND AREA WITHIN PROPERTY LINES	41.63 AC
NUMBER OF UNITS PROVIDED	270
NUMBER OF BUILDINGS PROPOSED	270
CONSTRUCTION TYPE (F-R)	270
OCCUPANCY CLASS (R-3)	270
NUMBER OF STORIES	1-3
MAXIMUM HEIGHT OF BUILDINGS	38'0"
LAND SURFACE AREA	11.93 AC
OPEN SPACE	8.37 AC
LANDSCAPE AREA	12.92 AC
PHASED NATIVE GRASS (IF APPLICABLE)	N/A
PRESENT ZONING CLASSIFICATION	R-3 COMMERCIAL
PERMITTED ZONING CLASSIFICATION	RESIDENTIAL
PERMITTED MAXIMUM SIGN AREA	86 SQ. FT. & 8' MAX
PROPOSED SIGN TYPE AND SQ. FT.	RESIDENTIAL DISTRICT
PARKING SPACES PROVIDED	2 PER UNIT
PARKING SPACES REQUIRED	2 PER UNIT
HANDICAP SPACES PROVIDED	N/A
HANDICAP SPACES REQUIRED	N/A
LOT AREA	36.26 AC
TRACT AREA	3.66 AC
PUBLIC R.O.W. AREA	16.11 AC

PRELIM. PLAT 1 LOT SUMMARY	
STANDARD LARGE	148
SMALL LOTS	36
MOTOR COURT	88
SMALL LOTS	88
OVERALL TOTAL	270

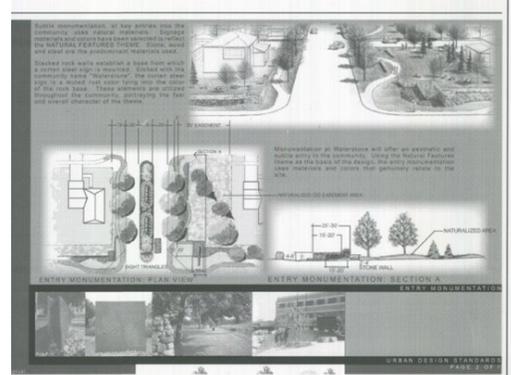


3. Zoning and Land Use Comments

- 3A. A Public Art Plan must be developed for Waterstone, as noted in the Master Plan Public Improvement Plan. Please contact Roberta Bloom at rbloom@auroragov.org to begin the process.

4. Streets and Pedestrian Issues

- 4A. Please provide more access points to the Coal Creek regional trail on the eastern side of the development.
- 4B. Please provide entry monumentation details. Refer to the Waterstone Urban Design Guidelines for additional information.



5. Architectural and Urban Design Issues

- 5A. Please refer to the Urban Design Guidelines, many issues need to be addressed. Most importantly is the design of the NAC/private park. The FDP calls for a raised gathering areas, crusher fine walks, and connections to the trail network.
- 5B. Refer to the Master Plan Design Guidelines for lighting and park benches. The proposed site furniture does not comply with Master Plan standards.
- 5C. There are very specific architectural styles permitted in the Master Plan, which include Craftsman, Country Farmhouse, Prairie Style, and Denver Cottage styles. There are specific design elements that are articulated in the Master Plan. Please provide elevations with the next submission.
- 5D. Please illustrate where pedestrian bridges (referred to in the Master Plan) will be located and provide a detail on the plans.

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

Site Plan

Sheet L.02

- 6A. The UDO requires that the curbside landscapes contain a variety of plant materials that vary in height, color and width for visual interest throughout the year. The same plant material is being used on every street within this development. While it makes sense for both sides of a street to have the same general layout/aesthetic, a different aesthetic and plant palette should be provided on the remaining streets.
- 6B. What type of vegetative treatment is occurring between the property line and the fence?
- 6C. Would edger be needed between the shrub bed and rock mulch as the note on this sheet indicates that all shrub beds will be rock mulch.
- 6D. Provide the missing plant call-out.

Sheet L.03

- 6E. The indicated plants would be too tall within the sight distance triangles.

Sheet L.04

- 6F. There are several groupings of street trees that do not have plant call-outs.
- 6G. Although all the trees along the southern half of Harvest Road are labeled as London Plane, the last three tree symbols are representative of Oak trees and not London Plane.
- 6H. The indicated plants would be too tall within the sight distance triangles.
- 6I. Harvest Road is being extended all the way to Alameda and so that needs to be included here along with the required curbside landscape i.e. street trees etc.
- 6J. Include the connector street to Harvest Road and the required landscaping.

Sheet L.05

- 6K. Provide missing plant labels.

Sheet L.06

- 6L. There are several groupings of street trees that do not have plant callouts.



Sheet L.07

6M. There is plant material that is too tall within the site triangles.

Sheet L.08

6N. Provide the required perennials and not just a hatch.

6O. Take the match lines off this enlargement. It is misleading as it makes it appear that this sheet should match to the listed ones while the scale is totally different, and they don't match.

Sheet L.09

6P. Include the actual perennials in the landscape plan.

6Q. Take the match lines off this enlargement. It is misleading as it makes it appear that this sheet should match to the listed ones while the scale is totally different, and they don't match.

Sheet L.16

6R. Provide updated front yard landscape requirements per the examples given.

7. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

7A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

8A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

Sheet 2

8B. Add the following notes:

- The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits.
- In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer.
- The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Streetlight and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line and grounding details shall be submitting to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the streetlights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.

Sheet 4

8C. Maintenance access is required to the top of the outlet structure. Show/label drainage easement.

8D. Dimension width.

8E. Include FIRM panel and effective date.

*Sheet 5*

- 8F. Show/label maintenance access. Access is required to the pond bottom and the top of the outlet structure. Show/label drainage easement.

Sheet 6

- 8G. ROW is not shown on the plat. Indicate if it will be dedicated by plat or by separate document.
- 8H. Remove entry islands. This criterion is changing in the Roadway Manual update. *[Heather's note: The Master Plan requires entry islands. Additional discussion with Public Works will be required regarding this item.]*

Sheet 7

- 8I. Maintenance access is required to the top of the outlet structure. Show/label drainage easement.
- 8J. Label slopes in tracts. Min 2% slope for non-paved areas.
- 8K. It is not recommended for streets to be sloped less than 0.8%.

Sheet 8

- 8L. Maintenance access is required to the bottom of the pond and the top of the outlet structure. Show/label drainage easement.
- 8M. It is not recommended for streets to be sloped less than 0.8%.
- 8N. Label slopes in tracts. Min 2% slope for non-paved areas.
- 8O. Max 3:1 slope.

Sheet 9

- 8P. 2% slope required for 200' at arterial intersections.
- 8Q. Label street slopes.
- 8R. Label slopes in tracts. Min 2% slope for non-paved areas.

Sheet 24

- 8S. Include light fixtures for street lighting. Street lighting in public ROW will be owned and maintained by the COA and must meet COA standards. Draft lighting standards can be provided upon request.
- 8T. Label "private" where redlined.

9. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

- 9A. Add note: "THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT"
- 9B. Circled intersections indicate that the ramp layout needs to be modified.
- 9C. A T-intersections, the crossing of the major street must take place on the right of the minor street.
- 9D. Edge-to-edge ramp alignment is required at a minimum.
- 9E. Lot layouts will likely need to be reviewed for driveway placement after ramp reconfigurations.
- 9F. Why does Street J not continue through the noted area?
- 9G. If Street A has closure for any reason, homes on the west side of the development would not have access, in the current configuration.
- 9H. These crossing locations are unsafe due to poor visibility (along curve) and will need to be modified. Consider moving them north, to the midway point of Street E and Street F, and providing a tract for a walkway to cut directly between the streets. Provide crosswalk striping and signage. (Sheet 3)
- 9I. At T-intersections, remove ramps crossing to the left of the minor street. This is a non standard crossing location. (typ.)
- 9J. Standard crossing location is to the right of the minor street. Provide edge-to-edge alignment at a minimum.(typ.)



- 9K. Clearly show portions of sight triangle in roadway. Provide dimensions in compliance with COA TE-13 (typ.)
- 9L. Advisory speed limit signage will be required for this curve condition. (typ.)
- 9M. Object markers will be required along this curve condition (typ.)
- 9N. See comment on overall plan sheet regarding safety of these two crossings.
- 9O. Show more of existing Harvest to confirm through lane alignment.
- 9P. Provide double yellow striping where noted.
- 9Q. Provide storage and taper lengths for all turn lanes (typ.)
- 9R. Move sight triangle back to stop location.
- 9S. PY? (on landscape plan)
- 9T. Looks like an area is missing, please show connection of Street J to Harvest
- 9U. Provide sight distance easements.
- 9V. Provide Y shaped walkway connection by the play field.
- 9W. CKG falls within sight triangles in several locations, but does not meet maximum height requirements for plants within sight triangles. Please revise plant species in these locations.
- 9X. Add note: "All proposed plants within the sight triangles must comply with the City of Aurora Roadway Specifications, Section 4.04.2.10"

Traffic Impact Study

- 9Y. Provide CDOT SHAC auxiliary lane warrant analysis at study intersections.
- 9Z. Provide COVID adjustment for existing counts.
- 9AA. Provide queuing summary table.
- 9BB. Provide site circulation plan show intersection control at internal intersections.
- 9CC. Provide traffic signal warrants for the intersection of Harvest and Alameda.
- 9DD. Provide discussion and diagram of pedestrian circulation and safety.
- 9EE. Concerns exist at the southern crossings of Street E and Street F. Please provide discussion and recommendations on mitigation measures such as crossing relocation, signage and striping, RRFBs, etc.
- 9FF. Street A is uncontrolled for its entire length, provide a recommendation for locations of pedestrian bump-outs for pedestrian safety and traffic calming.
- 9GG. Provide updated site plan.
- 9HH. Provide page number (x of y)
- 9II. Provide date on engineer stamp.
- 9JJ. Correct acronym to state "DEN"
- 9KK. Please review the Harvest Road statement accuracy with NEATS diagram.
- 9LL. This statement is not supported. Have you compared the 2021 counts with pre-COVID counts? The city still requires a COVID adjustment. Please provide this.
- 9MM. Please state the spacing between the two accesses, and reference compliance with the City's minimum of 300' spacing along arterials.
- 9NN. This street section (southernmost street) is not illustrated in the Site Plan.
- 9OO. If Street A has closure for any reason, homes on the west side of the development would not have access, in the current configuration. Please provide explanation/discussion.
- 9PP. Provide an updated, higher resolution site plan. Consider adding the overall site plan sheet to appendix.
- 9QQ. Provide land use code in the Land Use and Trip Generation table.
- 9RR. Provide separate assignment figures for the 2025 and 2040 scenarios, since Harvest does not connect to the south in 2025.
- 9SS. Please provide distribution information, shown as percentages, in a separate figure. Provide figures for both 2020 and 2025.
- 9TT. Provide detail on how these numbers were developed into AM and PM peak volumes.
- 9UU. COA TIS guidelines have a specific standard regarding LOS F at minor movements of unsignalized intersections (must have a viable alternate route).
- 9VV. Provide queuing summary table for all turning movements at study intersections. Provide recommended storage lengths.



- 9WW. Provide LOS for all turning movements.
- 9XX. Please revise the traffic calming section. The city can preemptively require traffic calming during development design review.
- 9YY. This is not correct, the HOA would still need city approval.

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

- 10A. Provide a site "Data Block" that reflects the following:
1. Number of buildings, square footage of each building and the gross square footage of all buildings on site.
 2. IRC Construction Type of structure(s).
 3. Indicate if structures are fire sprinkled or non-fire sprinkled. (Note: This information is needed to determine the number of fire hydrants required to support this site.)
 4. Maximum Building Height.
- 10B. Will this site be phased? If so, provide a phasing plan. A phasing plan must be provided with the Planning Departments site plan and Public Works Departments civil plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.
- 10C. Will this site be gated? If this site is a gated then the installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. If gated, provide sections for the automatic and manual gates.

Sheet 2

- 10D. Replace note 2 with the following: ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.
- 10E. "SIGNAGE AND STRIPING" package shall be included for approval with the Site Plan, and shall include fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations for all. Sign package shall include all signs as required by other City of Aurora departments. See example of fire lane signs.
- 10F. Provide a fire lane section. Fire lane must meet COA fire lane minimum requirements.

Sheet 3

- 10G. Provide a double swing gate at both ends of the fire lane easement as shown below.
- 10H. See notes addressing the fire lane easement requirements.
- 10I. Any gating system used for emergency response will require a separate building permit prior to installation. A license agreement through Real Property (Public Works) is also needed to account for the encroachment into the dedicated easement.
- 10J. Call out the gating system. The gate label must include width, operating mechanism, Knox hardware, automatic/manual, etc., details. Example 23' manual Swinging Gate with approved, Knox Box hardware.
- 10K. Revise emergency access to "fire lane".
- 10L. Developments of one- or two-family dwelling where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. Fire lane easements shall be designed and maintained to support the imposed loads of fire apparatus (85,000 pounds) and shall be surfaced so as to provide for all-weather driving capabilities (typically meaning asphalt and concrete). The fire lane must be in compliance with Public Works standards.
- 10M. This pavement and sidewalk section needs to reflect a note stating that it will support the 85,000 lb. weight limit of the adjacent 23' fire lane easement. This note must also be shown on the civil plans.
- 10N. Provide a letter from pipe line company (e.g. CIG), on company letter head that reflects their set back requirements from the easement line or actual underground pipe to the exterior wall of your proposed structure(s). The letter must be part of the site plan submittal package.



Sheet 4

- 10O. Provide an illustration showing how the edge of the fire lane easement be physically delineated to provide visual demarcation of the emergency access lane in the winter months.
- 10P. Provide a legend showing symbols. Please include new and existing fire hydrants, mail kiosk locations, fire lane signs, fire lane connection signs, etc.
- 10Q. The fire lane shall be marked along the entire length with signs and edge delineation.
- 10R. See fire lane comments on Sheet 3.

Sheet 5

- 10S. Provide a letter from pipeline company (e.g. CIG), on company letter head that reflects their set back requirements from the easement line or actual underground pipe to the exterior wall of your proposed structure(s). The letter must be part of the site plan submittal package.
- 10T. Fire hydrants shall be placed on average 500'; on each side of the Harvest street and be arranged on an alternating basis.

Sheet 6

- 10U. Show the location of all existing and proposed water mains and fire hydrants within or abutting this site within 400'. Existing hydrants located outside the plan area can utilize a fire hydrant symbol with an arrow pointing in the direction of the existing hydrant and distance of the hydrant from the nearest property line of the site.

Sheet 17

- 10V. Please work with the Planning Dept. to identify any addressing needs for this project.

Sheet 24

- 10W. If mail kiosks are being proposed, has the USPS been contacted to determine if the proposed mail kiosk locations are acceptable?

Comments from Ryan Nelson, Fire Department

- 10X. Ensure this note is correct: "All crossings or encroachments into easements and right-of-way owned by the City of Aurora (City) identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient."
- 10Y. Is Harvest Mile a publicly dedicated road?
- 10Z. There is a duplicate label on Sheet 3.
- 10AA. Label the emergency access road name.

Plat

Sheet 2

- 10BB. Show the fire lane easement within the plat. The width of the fire lane shall be included.

11. Aurora Water (Steven Dekoski / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

Sheet 3

- 11A. Show the waterline utility easement and connection from filing 3.

Sheet 7

- 11B. Possible conflict with the proposed storm line and existing manhole. The existing manhole must be outside of the emergency overflow. Maintenance vehicle access is required to all manholes. Vehicle maintenance access is also required to the top of the outlet structure.
- 11C. Manholes can't be in the curb and gutter or drain pans. (typ).
- 11D. License agreements are required for the encroachments into the utility easements.

*Sheet 8*

- 11E. 16' Utility easement required for public sanitary main.
- 11F. 12" sanitary main extending from filing 3. Show the water line extension from filing 3 too.
- 11G. Include directional flow arrows on the sanitary mains. (typ)
- 11H. Conflict with curb and gutter and sanitary manholes.

Sheet 9

- 11I. This site plan and civil plans must be referred to ECCV for work across their easements and water main.
- 11J. Provide a letter granting permission to work in the gas easements. (typ)

Sheet 10

- 11K. The 12" water line stub in filing 3 must be extended across Coal Creek to serve filing 4. Show water line in the utility easement.

Sheet 16

- 11L. No trees are permitted in utility easements. (typ)

12. Aurora Water / Revenue (Diana Porter / dsporter@auroragov.org / Comments in red)

- 12A. Storm Drainage Development Fees due 61.51 Acres x \$1,242.00 = \$76,395.42
- 12B. Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

13. Forestry (Rebecca Lamphear / 303-739-7178 / rlamphea@auroragov.org / Comments in purple)*Site Plan*

- 13A. Identify trees on the tree mitigation sheet.
- 13B. Include grading on the tree mitigation sheet.
- 13C. Will be achieving tree mitigation by planting back on site. On the landscape plan show a symbol indicating trees that are specific to tree mitigation. Tree mitigation is always above and beyond the Landscape Code.
- 13D. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at: <https://auroraver2.hosted.civiclive.com/cms/One.aspx?portalId=16242704&pageId=16529352>

14. PROS (Doug Hintzman / 303-739-7147 / dhintzma@auroragov.org / Comments in mauve)

- 14A. Do not remove the noted trees from the open space tract.
- 14B. For locations near open space, reference the PROS standard detail; this detail is different than our standard.
- 14C. Include the PROS standard detail T-1.0 and T-1.1 for the regional trail and any trail on City/PROS property.

15. Public Art (Roberta Bloom / 303-739-6747 / rbloom@auroragov.org)

- 15A. In your pre-app response under parks you referenced public art locations in the trails, parks and open space. Please submit a public art plan showing these locations

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

- 16A. 1.6.H. Basis of Bearing Statements. 2. Composition. The basis of bearing statement shall state the method used to derive the bearing (i.e., assumed, astronomic, geodetic, grid, reference to recorded or deposited survey, etc.) and the bearing between fully described monuments (i.e., monument material, diameter, length (if set), cap size and material, cap markings/stampings, etc.) at each end of a single line. When the monuments at each end of the reference line are fully described on the plat, they need only be referenced in the "Basis of Bearings" statement. A land survey plat shall show the graphic and mathematical relationship between the basis of bearing and the survey.



- 16B. Edit to say “said” where noted.
- 16C. Graphics shows 46°49'42"
- 16D. Which vicinity map scale is correct?
- 16E. Add “W a distance of” where noted.
- 16F. Add the following note: All crossings or encroachments into easements and right-of-way owned by the City of Aurora (City) identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient. Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.
- 16G. Is Harvest a public dedicated road?
- 16H. There is a duplicated reference on Sheet 3 – see redline.
- 16I. Label easements where noted.
- 16J. Extend easement lines outside the platted boundary.
- 16K. Add hatching to the legend.
- 16L. Does the EVA have to be in an easement?
- 16M. On Sheet 4 and 5, is the indicated area sight distance as the legend indicates?
- 16N. Be sure to match the plat for utility and other easements.
- 16O. Please clarify the area indicated on Sheet 5.

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

- 17A. Additional easements may need to be acquired by separate document (such as transformers). Please see attached letter.

18. Southeast Metro Stormwater Authority (Tiffany Clark /303-858-8844)

- 18A. Please see the attached letter, which focuses on the stormwater discharge points between the two jurisdictions as well as the floodplain.

19. Mile High Flood District (Mark Schutte /303-455-6277)

- 19A. Please see the attached letter, which provides detailed comments regarding the Coal Creek corridor.

20. Arapahoe Planning Division (Terri Maulik / (720-874-6650 / referrals@arapahoe.gov)

- 20A. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and/or divisions may submit comments.

21. Aurora Public Schools (Josh Hensley / jdhensely@aurorak12.org)

- 21A. In accordance with Section 4.3.18 of the Unified Development Ordinance, the school land dedication requirement for the 175 residential units proposed as part of Waterstone Site Plan Number 4 is 2.8613 acres. Aurora Public Schools will accept cash-in-lieu of land for this obligation valued at market value of zoned land with infrastructure in place. Cash-in-lieu is due prior to plat approval. Please let me know if you have any questions.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

June 24, 2021

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Heather Lamboy

Re: Waterstone Subdivision Filing No. 4, Case # DA-1758-10

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat and site plans for **Waterstone F4**. Please be aware PSCo owns and operates existing overhead electric distribution facilities within the proposed project area. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities 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.

Additional easements may need to be acquired by separate document (i.e. transformers) – be sure to ask the Designer to contact a Right-of-Way & Permits Agent in this event.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado / Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



7437 South Fairplay Street
Centennial, CO 80112-4486

June 23, 2021

City of Aurora Engineering

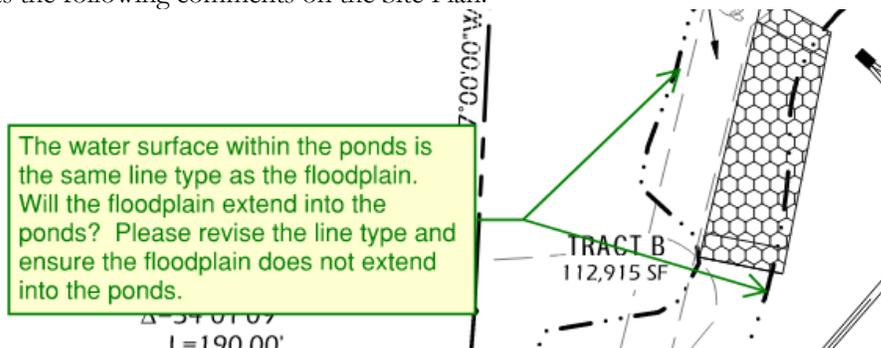
RE: Waterstone Flg 4
SEMSWA Case No. DPR21-00041/D21-00059

Dear City of Aurora Engineering,

Thank you for your referral request to the Southeast Metro Stormwater Authority (SEMSWA) regarding the proposed Waterstone Flg 4 project. SEMSWA appreciates the opportunity to review the Site Plan and offers the following comments:

General Comments:

1. SEMSWA has only reviewed the referred documents in regard to the interface between the proposed project and the adjacent unincorporated Arapahoe County properties. Our review and comments focus on the stormwater discharge points between the two jurisdictions and the adjacent floodplain.
2. SEMSWA did not receive a Drainage Report to review. Please provide prior to or during the next review.
3. The Emergency Access Road is partially within Arapahoe County as well as the floodplain. SEMSWA and Arapahoe County will need to review and approve the work within Unincorporated Arapahoe County. This work will also require a SEMSWA/Arapahoe County Floodplain Permit. For GESC control measures, SEMSWA and Unincorporated Arapahoe County will likely be comfortable entering into a jurisdictional control letter, please reach out to further discuss.
4. SEMSWA has the following comments on the Site Plan:



7437 South Fairplay Street, Centennial, CO 80112-4486
Phone: 303-858-8844 Fax: 303-649-2149 www.semswa.org



Tiffany Clark, PE, CFM
Land Development Review Manager

cc: Paul Danley, Executive Director, SEMSWA
Case File

7437 South Fairplay Street, Centennial, CO 80112-4486
Phone: 303-858-8844 Fax: 303-649-2149 www.semswa.org

MAINTENANCE ELIGIBILITY PROGRAM (MEP)

MHFD Referral Review Comments

For Internal MHFD Use Only.	
MEP ID:	108648
Submittal ID:	10006532
MEP Phase:	Referral

Date: June 23, 2021
To: Tina York
Via Aurora Website
RE: MHFD Referral Review Comments

Project Name:	Waterstone Filing No 4 (RSN 1546422)
Drainageway:	Coal Creek

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Impacts to Coal Creek
- Pipe outfalls and emergency spillways from Pond A and Pond B

We have the following comments to offer:

- 1) MHFD completed a Fluvial Hazard Zone (FHZ) study of Sand Creek/Coal Creek in 2020. Please review the information provided on the general data viewer as it relates to your site. More information can be provided by MHFD as a discussion around these concerns would likely be helpful.
 - a. The Active Stream Corridor and Fluvial Hazard Buffer impact the site footprint of Filing 4.
 - b. This project site is adjacent to a reach of Coal Creek that is prone to active incision, widening, and lateral migration, which is generally pushing the channel to the north and east (toward Filing 4).
 - c. A recommendation from the FHZ study to reduce the fluvial hazard potential in this location suggested a channel realignment to help prevent uncontrolled channel movement. However, due to Waterstone Filings 1 and 2, this realignment is not possible.
- 2) Two WQ and detention basins are planned for this development, both placed on top of and adjacent to steep, tall cut banks. There is some concern about the failure of these banks that may compromise the proposed detention basins.
 - a. A variance is requested for removing the 1-foot pond freeboard requirement below the emergency spillway crest. Due to the concerns regarding the designed detention basins, MHFD would not recommend that this freeboard requirement be waived.
- 3) There are several properties, as well as stretches of local roads, that are immediately adjacent to the steep, tall cut banks along Coal Creek. These locations are potentially hazardous and should be reconsidered in reference to these hazards.
- 4) It is difficult to understand the full extent of the proximity of the development to Coal Creek without showing contours past the property line. Please provide more topographic information outside the project boundary.



Project Name: Waterstone Filing No 4
MEP ID: 108648/10006561
Date: 6/23/21

Mile High Flood Control District (MHFD)
MEP Referral Review Comments

- 5) The referenced MDP (Sand Creek – Colfax to Yale) from 2013 indicates there are stabilization concerns through this reach of Coal Creek. The intent of the proposed improvements is meant to stabilize the reach. Please help us to understand how these concerns are being addressed.
- 6) The design and function of the detention ponds, outfalls and spillways will be reviewed further once the above questions have been addressed.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Sincerely,



Mark Schutte, P.E., CFM
Project Engineer, Sand Creek
Mile High Flood District



Public Works and Development

6924 South Lima Street
Centennial, CO 80112-3853
Phone: 720-874-6500
Fax: 720-874-6611
Relay Colorado: 711
www.arapahoegov.com

BRYAN D. WEIMER, PWLF
Director

June 18, 2021

Heather Lamboy
15151 E. Alameda Parkway
Aurora, CO 80012

Re: Aurora Ref/DA-1758-10 Waterstone Site Plan No. 4
DA-1811-06

Arapahoe County Engineering thanks you for giving us the opportunity to review the Site Plan for the Waterstone Site Plan No. 4 and have the following comments:

- Traffic Impact Study is Required
- Phase III Drainage is Required

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

If you have any questions, please feel free to contact our offices at 720-874-6500.

Sincerely,

Joseph Boateng

Engineering Services

AURORA PUBLIC SCHOOLS - STUDENT YIELD
6/25/2021

Waterstone - Site Plan NO 4 (DA-1758-10)

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	175	0.7	123
MF-LOW		0.3	0
MF-HIGH		0.145	0
TOTAL	175		123

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	60	0.16	28	88	0.2	35	123
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		60		28	88		35	123

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	60	0.0175	1.0413
MIDDLE	28	0.025	0.7000
HIGH	35	0.032	1.1200
TOTAL	123		2.8613