



Planning Division
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Aurora, Colorado 80012
303.739.7250

AuroraGov.org

May 20, 2025

Jason Huey
Lennar Colorado LLC
9193 S Jamaica St, 4th Fl
Englewood, CO 80112

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

Dear Jason Huey:

Thank you for your technical submission, which we started to process on May 2, 2025. 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 technical issues remain, you will need to make another submission. Please revise your previous work and send us a new submission. 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.

Note: Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7132 or egates@auroragov.org.

Sincerely,

Erik Gates, Planner II

cc: Dan McCracken, Murphy Creek Estates LLC
Jazmine Marte, ODA
Filed: K:\SDA\1758-10tech2



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The shrub counts are not being met for the tract/open space requirements. [Landscaping]
- Clear zone and sight line was not calculated correctly for the arterial. [Traffic Engineering]
- There needs to be discussion about the 2025 background volume growth. [Traffic Engineering]
- For neighborhood park credit ensure that PROS guidelines are followed. [PROS]
- See the advisory comments on the first page of the plat. There are numerous labeling corrections, see the site plan and plat for full redlines. [Land Development]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No comments were received from the public during this review process.

2. Planning Comments

- 2A. There were no more Planning comments on this review.

3. Landscaping Issues (Kelly Bish / 303.739.7189 / kbish@auroragov.org / Comments in bright teal)

[Site Plan Page 15]

- 3A. The shrub counts are not being met for the tract/open space requirements. Refer to the comments provided on the Tract Landscape Table. Please provide the required plant quantities either through the required shrubs or additional trees as shrub equivalents. An adjustment will be necessary if the plant quantities are not met.

[Site Plan Page 19]

- 3B. Update the lot typicals per the review comments provided.

[Site Plan Page 20]

- 3C. The hatch being provided to represent the sidewalk looks too much like the hatch being used to represent the sod. Please revise.

- 3D. Because there is no hatch being provided in a majority of the curbside landscape bed areas, please provide an occasional label regarding what the mulch treatment is expected to be within those areas.

[Site Plan Page 23]

- 3E. Adjust the identified label so that it does not overlap with the proposed tree.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Jonathan Phan / 303.326.8273 / jphan@auroragov.org / Comments in green)

- 4A. There were no more Civil Engineering comments on this review.

5. Traffic Engineering (Jason Igo / 303.739.1792 / jigo@auroragov.org / Comments in amber)

[Site Plan Page 2]

- 5A. Clear zone was not calculated correctly for the arterial.

[Site Plan Page 4]

- 5B. The sight line needs to be updated for the arterial.

[Site Plan Page 6]

- 5C. On sheet 6 the Mail box doesn't meet the Maximum distance of 50' from a curb ramp.

[Site Plan Page 7]

- 5D. Taper length for the NBL at Virginia/Harvest is not correct.

[Traffic Impact Report]

- 5E. Figure 5 and 6 don't reflect the trip generation table.

- 5F. There needs to be discussion about the 2025 background volume growth.

- 5G. Harvest will be stop controlled till it is signalized. Update stop control for 2025 analysis



- 5H. Include westbound delay for Virginia intersection.
- 5I. Harvest/ Virginia Ave should be mitigated. The delay is significant and could cause safety issues.
- 5J. Make sure all tables are correct. There was a couple things that were different with the Synchro worksheets vs the tables.
- 5K. See all comments in the redlined version of the TIS.

6. PROS (Scott Hammons / 303.739.7147 / shammons@auroragov.org / Comments in mauve)

[Site Plan Page 14]

- 6A. Highlight tracts seeking credit.
- 6B. For neighborhood park credit ensure that PROS guidelines are followed.

[Site Plan Page 29]

- 6C. Show the seesaw detail. Not seen on sheet 31.

7. Easements (Grace Gray / 303.739.7277 / ggray@auroragov.org)

- 7A. The offsite drainage easement has not been started.

8. Land Development (Maurice Brooks / 303.739.7294 / mbrooks@auroragov.org / Comments in magenta)

[Plat Page 1]

- 8A. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) The Title Commitment must have active hyperlinks for the embedded documents.
- 8B. (Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)
- 8C. (Advisory Comment) Be advised – sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.
- 8D. Send in the State Monument Records for the aliquot corners used in the plat.
- 8E. There may be some items that were not shown or pointed out in this review. The Subdivision Plat checklist is to be utilized as a guide. Any items not adhering to the Checklist may be pointed out in this or the subsequent reviews, then it is up to the Surveyor to have those changes made prior to the final submission of the plat for electronic recording.
- 8F. Send the Statement of Authority to confirm the owner's signatory.
- 8G. The ownership will be confirmed in the Title Commitment.
- 8H. Delete Notes 10 & 11 from the Notes.
- 8I. Add the Surveyor's email address.
- 8J. (Covenants) Add the missing words – per checklist.

[Plat Page 2]

- 8K. Send the State monument Records for the aliquot corners use within the plat.
- 8L. Add the distance between the pins on the north line of the subdivision.

[Plat Pages 3 - 5]

- 8M. Delete the phrase “hereby granted” in the Legends.