

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



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February 8, 2022

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

Re: Second 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 second submission, which we started to process on Monday, January 3, 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 Tuesday, February 22, 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 Wednesday, March 23, 2022. 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\1758-10rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Landscaping comments will be provided with the third review.
- The Master Plan for Waterstone notes playground/active amenities within the north neighborhood. The tracts do not have active play features.
- Please continue to work with Arapahoe County and City of Aurora staff on ensuring all fire lane easements are met for the access road to the west of the property.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

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

2. Completeness and Clarity of the Application

- 2A. Remove the retaining wall, grading, and general notes sections as they relate to civil drawings. Please keep the Site Plan note section, the tract summary, land summary, and all other exhibits on Sheet 2.
- 2B. Label all trails (all sheets).
- 2C. On the sheets that illustrate the lots in unincorporated Arapahoe County, please label as such.
- 2D. On the landscape sheet you have the note, "Individual lot development is subject to approval of future site plan." As you likely mean building permit, please remove this note.
- 2E. 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
- 2F. On Sheet 2, please enlarge the Site Plan notes.
- 2G. Thank you for providing a lot typical. Will there be any lots that need special consideration due to size?

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

Site Plan

- 3A. No comments were received as the date of this letter; comments will be provided on the next review.

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

- 4A. *Repeat comment:* 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

5. Civil Engineering (Julie Bingham / 303-739-7306 / jbingham@auroragov.org / Comments in green)

- 5A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

Sheet 2

- 5B. Please remove the COA Stormwater Standard notes as they are not applicable to the Site Plan.

Sheet 4

- 5C. Indicate radius, typ.
- 5D. Show/label the drainage easement.

Sheet 6

- 5E. Revise text callouts.
- 5F. Show ROW linework.
- 5G. Revise cut off text.



- 5H. Please coordinate site plan sheets with the landscaping sheets to show locations of proposed sidewalks, walls, and hardscape, typical.
- 5I. Remove this linework if it is not relevant.
- 5J. Dimension ROW.
- 5K. Label curb return radii, typ.

Sheet 7

- 5L. Label the 100-YR WSEL, typical.
- 5M. Show/label drainage easement.
- 5N. Label swale. Indicate slope. Minimum 2% for grass lined swales. Minimum 0.5% for concrete.
- 5O. Minimum 2% in pond bottom.
- 5P. Label the current effective flood hazard boundaries; add a note stating the panel number and effective date, typical all sheets. Please also show the CLOMR data as well.
- 5Q. Please add contour labels (existing and proposed) and slope labels. The grading does not match the section. Max 4% cross slope in fire lanes.
- 5R. Label the name of the stream (Coal Creek) and indicate its direction of flow. Provide existing contour labels.
- 5S. Minimum 2% slope in tracts.

Sheet 16

- 5T. Please ensure there are no landscaping conflicts with the proposed maintenance path. Remove landscaping in front of the entrance to the path.

Plat

Sheets 3 & 4

- 5U. Show/label drainage easement.
- 5V. Correct curve table, C26, C27, C28?

6. Traffic Engineering (Kyle Morris / 720-587-2668 / kdmorris@auroragov.org / Comments in amber)

- 6A. Traffic calming measures will be required along Street A and Street J due to long uncontrolled distance. Consider bulb-outs, and speed cushions. Please reference the Traffic Calming Toolbox for appropriate measures.

Sheet 3

- 6B. Check scale.

Sheet 5

- 6C. Call out stop sign and street name sign.

Sheet 6

- 6D. Provide shift taper length. $L=W(S^2)/60$
- 6E. Move leaders where noted.
- 6F. Provide shift taper length. $L=W(S^2)/60$
- 6G. The MTIS has identified 100' EB left turn lane at this location. Please provide.
- 6H. The MTIS has identified NB left turn lane at this location. Please provide.

Traffic Impact Study

- 6I. Provide CDOT SHAC auxiliary lane warrant analysis. Provide a summary discussion section or table showing road category, volume threshold, projected volume, and any exceptions allowed by CDOT SHAC.
- 6J. Provide internal circulation plan show stop control orientation of internal intersections.
- 6K. Provide discussion section: Traffic calming measures will be required along Street A and Street J due to long uncontrolled distance. Consider bulb-outs, and speed cushions. Please reference the Traffic Calming Toolbox for appropriate measures.



Page 8

- 6L. Provide queuing table for both accesses as well. Show EB and NB lefts as shown in the appendices.
- 6M. State why they are not necessary if they meet SHAC warrants. (auxiliary right turn lanes don't need to be provided when there are 3 through lines in each direction)
- 6N. Show CDOT SHAC auxiliary lane warrant specifics in this section. Provide street category (NR-B), along with warrant thresholds, and projected volumes.

Page 9

- 6O. The city may require traffic calming measures during the development review process. Please revise.

Page 11

- 6P. Hide scale if not to scale.

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

Sheet 2

- 7A. Advisory comment: Plat document must reflect the actual widths of the fire lane easements and they must match the site plan widths.
- 7B. The widths of the fire lane are inconsistent with details. Revise labels to reflect actual widths.

Sheet 3

- 7C. The fire lane section does not match this width. Revise the label so they match.

Sheet 4

- 7D. The amount of fire lane signs can be reduced. See sheet for example.
- 7E. Gate details calls out a 29' width. Please revise the labels to match.

Plat

Sheet 2

- 7F. *Second request:* Show the fire lane easement within the plat. The width of the fire lane shall be included.

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

Sheet 8

- 8A. Vehicle maintenance access is needed along Aurora Water's utility easements and to the top of the outlet structure for each pond. Access to the outlet structures needs to be above the 100yr. wsel. Both Ponds must be located in a drainage easement.
- 8B. 12" water main.
- 8C. An I&M plan is required to cover the private detention facilities.

Sheet 9

- 8D. Permission required for grading work in the CIG Gas utility easements.
- 8E. Please contact ECCV regarding requirements and notifications about working in their utility easements.
- 8F. Install water sampling station to be located in Tract A. See detail 230 in the AW spec book.
- 8G. Wet tap connections on PVC water transmission mains (24" PVC main) are to be performed by a licensed third party contractor.
- 8H. If possible, install the fire hydrant out of the CIG easement.

9. Forestry (Rebecca Lamphear / 303-739-7178 / rlamphea@auroragov.org / Comments in purple)

Site Plan

- 9A. The tree mitigation table should only include trees that require removal due to development or grading within the drip zone of the tree. Most of the trees listed in this table are crossed out. Was this a formatting issue with the file?
- 9B. Will there be grading in the south east area of the project where most of the trees are located? If so a lot of these trees will require removal. Please include grading on this sheet and indicate which trees will be impacted. Tree mitigation table will have to include trees impacted by grading and that will require removal.
- 9C. Please remove the word invasive tree within the legend. The symbol indicates dead and/or invasive trees, cottonwood trees are not considered invasive.



10. PROS (Alex Grimsman / 303-739-7154 / agrimisma@auroragov.org / Comments in mauve)

10A. Please note, this is not an exhaustive written list of comments. Please refer to redlines for further, specific comments.

Key Issues

- 10B. Show how the requirements of the FDP/Masterplan are being met by the site plan.
- 10C. Tract L is not listed in the table. What is the intent with this tract? Provide information on both site plan and plat documents.
- 10D. Where did the acreage from the removed housing go? Is this included in Tract L or absorbed into Tracts G/C?
- 10E. The FDP for Waterstone notes playground/active amenities within the north neighborhood. There are two pocket parks solely providing interpretive signage and passive recreation. Please respond with how this FDP requirement is being met with this plan.

Open Space and Circulation

- 10F. Provide width of all trails/sidewalks within the development and ensure all are labeled correctly, i.e. community trail, regional trail, etc.
- 10G. Show two-foot recovery areas on either side of the regional trail. Indicated material.
- 10H. Clearly label the region trail on the south end of the site. Is this being installed as part of the development? Include material types, widths, and slopes of all trails.
- 10I. Pocket Parks – Provide exact acreage of each pocket park.
- 10J. Open Space – Limit disturbance of open space areas.
- 10K. Provide crosswalks in areas connecting to parks.

Park Design

- 10L. There is only one bench provided in the western part of the Tract C pocket park – can more benches be provided in this area? There is seating, but benches along the scenic viewing area would be beneficial.
- 10M. Provide PDF copies of all interpretive signage for review. Please send directly to Alex Grimsman, agrimisma@auroragov.org

Sheet 2

- 10N. Do tracts C include the pocket park with the redesign? Where did the additional acreage go after the removal of the residential?

Sheet 4

- 10O. Key map does not match Site Plan.

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

- 11A. No additional comments. The plan will be signed and approved by Midori Clark, the

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

- 12A. Make sure the dimension on the Lot lines and the areas of the Lots match the plat. Some of the Lot line dimensions were truncated or completely different than the plat dimensions. Send in the separate document listed on the first page of the plat. These will be needed for further reviews of these submitted documents. If there are any off-site easements needed, then dedicate those by separate document. Contact Andy Niquette at dedicationproperty@auroragov.org to start the processes. There are some gates crossing the Fire Lane, these will need to be covered by a License Agreement. Contact Grace Gray at ggray@auroragov.org to start the process.

Site Plan

Sheet 1

- 12B. This is part of the Subdivision plat language - it does not belong on the site plan. (delete)

Sheet 3

- 12C. Add ROW width and recording information.
- 12D. Renumber lots as redlined.
- 12E. Reverse these Lot numbers to be consecutive with the rest of the Lots.



Sheet 4

- 12F. If needed, this Fire Lane can be dedicated by the plat. And the off- site Fire Lane can be dedicated by separate document.
- 12G. Check the noted names.
- 12H. Confirm the gate with Fire/Life Safety.
- 12I. If this easement is needed, then a License Agreement will be needed for the gates crossing the Fire Lanes (on and off site).
- 12J. Match the plat curve length.

Sheet 5

- 12K. Match the plat curve length.
- 12L. Change these Lot numbers to be consecutive with the other Lots.

Plat

Sheet 1

- 12M. Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date.
- 12N. Send in the closure sheet for the description.
- 12O. Send in the State Monument Records for the aliquot corners used in the plat.
- 12P. 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.
- 12Q. Correct to say "situated" in the legal description. Please also correct formatting noted on the sheet.
- 12R. Add the full stamping on the cap - match the State Monument Record.
- 12S. Add "or Tract" in note 3.
- 12T. What about "L" in note 4?
- 12U. Make corrections in the final statement of the legal description to add "and". Only add this when the Tracts are being dedicated to the City by this plat (delete).
- 12V. Replace with the actual street names and any other streets that may apply in Note 9.
- 12W. Delete the County signature block.
- 12X. Delete the Site Plan notes that should not be included on the plat.
- 12Y. Add the owner's name - match the Title Commitment.
- 12Z. Correct spelling to "GUARANTY"

Sheet 2

- 12AA. Apply approved street names (typical)
- 12BB. Renumber lots as noted.
- 12CC. Switch these Lot numbers to be consecutive with the rest of the Block.

Sheet 3

- 12DD. Show the line of delineation between the two easements (multiple places).
- 12EE. Add the distances between the pins on the subdivision boundary line - with no length over 1400 feet.
- 12FF. Add B&D for the easement boundary.
- 12GG. If second fire access is needed, this may have to be dedicated by separate document.
- 12HH. Add street names.
- 12II. There is a 24' Fire Lane shown here on the site plan - dedicate it on this plat, if needed.

Sheet 4

- 12JJ. Show the line of delineation between the two easements.
- 12KK. Add the distances between the pins on the subdivision boundary line - with no length over 1400 feet.
- 12LL. Switch these Lot numbers to be consecutive with the rest of the Block.
- 12MM. Add street names.
- 12NN. Label easements.

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

- 13A. No additional comments. Please see attached letter.



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

- 14A. Several comments were provided on the public works/engineering review of this project at RSN 1548778. In addition to those comments, we request the Fluvial Hazard Zone (FHZ) Active Stream Corridor (ASC) delineation be shown on the plans provided

15. Arapahoe Planning Division (Terri Maulik / (720-874-6650 / referrals@arapahoegov.com)

- 15A. There are no comments from Engineering Services, but CIP has comments in attached letter regarding work in the area.

- 15B. From CIP Division (Letter attached):

Please find the comments related to the referenced development project from the Transportation-CIP division. As the PM for the Gun Club-Alameda Improvements project that the County and Aurora are jointly funding, the comments relate to this project. This project consists of conceptual design services to address capacity and safety improvements for Gun Club Road from 6th Ave. to Mississippi Ave and Alameda Ave. from Gun Club Road to Harvest Road. The project has been coordinated with Gary Vidlock, Aurora CIP Engineer, and will begin in February and extend thru the end of 2022.

1. Sheet C.03 – The Fire Lane Access alignment (approx. 1,334' to west) shows a 24' easement along north boundary of Parcel 1977-00-0-00-279 (505 Biloxi) and then turns north btw 23600 and 23700 E. Alameda properties to connect to Alameda Ave., have these access easements been obtained?

2. Sheet C.03 - County is working to consolidate accesses onto Alameda, development will need to coordinate Fire Access onto Alameda with County.

Additional Comments to City of Aurora.

1. COA- Is there a schedule for the extension of Harvest south to Mississippi?
2. COA- Earlier Filings of Waterstone have been developed to the south, is the extension of Harvest part of their development obligation and if so when are the improvements required to be complete? If not what will spur the extension of Harvest to Mississippi?
3. COA- Is the bridge over Coal Creek on a CIP schedule or will the bridge be constructed based on regional developments?
4. COA- Can the County obtain a copy and provide review comments related to the most current Traffic Impact Study associated with this development?

- 15C. Response to comments can be sent directly to John Wannigman, the County Project Manager for the Gun Club-Alameda Improvements project at jwannigman@arapahoegov.com.



Right of Way & Permits

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

January 13, 2022

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 - 2nd referral, Case # DA-1758-10

Public Service Company of Colorado's Right of Way & Permits Referral Desk has no additional comments to what has been previously conveyed for **Waterstone F4**.

No resubmittals necessary.

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



BRYAN D. WEIMER, PWLF
Director

Lima Plaza
6924 South Lima Street
Centennial, Colorado 80112-3853
720-874-6500
arapahoegov.com

MEMORANDUM

TO: Emily Gonzalez, Engineering Services Engineer

FROM: John Wannigman, PE, CIP Engineer

DATE: January 10, 2022

SUBJECT: Waterstone Filing 4 Referral – Site Plan and Plat



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