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*AuroraGov.org*

December 13, 2024

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

**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 Pock:

Thank you for your technical submission, which we started to process on November 26, 2024. 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.

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 II

cc: Dan McCracken, Murphy Creek Estates LLC  
Jazmine Marte, ODA  
Filed: K:\\$DA\1758-10tech1



## Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Numerous comments on the Tract Landscape Table. Update as directed on the sheet. [Landscaping]
- More information needs to be provided for each street in conformance with Section 2.12.0.1 of the Roadway Manual. [Civil Engineering]
- A number of taper lengths along S Harvest Rd need to be adjusted. [Traffic Engineering]
- Detention infrastructure cannot be credited for open space credit. Exclude square footage from credit. [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](mailto:kbish@auroragov.org) / Comments in bright teal)

[Site Plan Pages 9 & 10]

- 3A. Designate the 100-year water surface elevation.

[Site Plan Page 15]

- 3B. Update the tables with the review comments provided on this sheet.

- 3C. Provide a graphic designating/depicting the tract areas.

- 3D. While it isn't necessary to hatch the curbside landscape, do provide a note listing the proposed mulch treatment for the curbside landscape.

[Site Plan Page 18]

- 3E. Add the tree requirements for the side yards for corner lots. The trees are shown, but the requirements are not specified in the table.

- 3F. Remove the side yard information for the interior lots.

- 3G. Add to the notes provided that the plant schedule for the front yard landscaping can be found on Sheet 19.

- 3H. Update the corner lot and interior lot designations.

[Site Plan Page 19]

- 3I. Please have this sheet come before the actual lot typical.

- 3J. Add the representative plant symbology to the Residential Lot Recommended Plant Schedule.

- 3K. Given the density of the hatching, please enlarge the Residential Lot Plan. It does not have to be to a specified scale.

[Site Plan Page 20]

- 3L. Correct the pond designation to Pond A.

- 3M. The street names are not legible on any of the landscape plan sheets. Please address.

[Site Plan Page 23]

- 3N. If trees are to be removed, they should not be included on the landscape plan.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 4. Civil Engineering (Jonathan Phan / 303.326.8273 / [jphan@auroragov.org](mailto:jphan@auroragov.org) / Comments in green)

[Site Plan Page 2]

- 4A. Call out and reference our detail for the roadway edge drain for the typical section (TYP.)

- 4B. Reference our standard detail for C/G.



- 4C. Please make it is clear on who's responsible for constructing the west half of Harvest Rd. Currently I see it a different shade of color but it's hard to tell.

[Site Plan Page 4]

- 4D. Remove the hatching for the curb ramps (TYP.)
- 4E. Curb ramps need to be in line with each other (TYP.)
- 4F. Dimension existing and purposed sidewalk and curbside landscaping (TYP.)
- 4G. Advisory comment: Mail kiosk in the ROW needs a license agreement.
- 4H. Public streets shall have public streetlights in conformance with COA standards.
- 4I. For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:
- Roadway Classification (typical section name)
  - Adjacent Land Use Category (i.e., TOD), as applicable
  - Number of lanes
  - Back-to-back curb width
  - Pedestrian Activity Level
  - Pavement Type: R3, for all lighting calculations

This information (if its not already shown) can be added to the street sections provided if desired.

[Site Plan Page 5]

- 4J. Curb ramps need to be in line with each other (TYP.)

[Site Plan Page 6]

- 4K. Please shift the stop sign as it is covering the receiving ramp.

[Site Plan Page 7]

- 4L. Add a note indicating if the storm sewer system ins public or private and who will maintain it.

[Site Plan Page 8]

- 4M. ADA requires a complete crossing for the curb ramp. Provide receiving ramp.
- 4N. Curb ramps need to be in line with the receiving ramp
- 4O. Label existing curb ramps (TYP.)

[Site Plan Page 9]

- 4P. Please add the following note: "The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent."
- 4Q. Please add the following note: "Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans."
- 4R. Please add the following note: "The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building."
- 4S. Please add the following note: "The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent."
- 4T. Please add the following note: "The resultant grade in any direction within accessible parking areas shall not exceed two percent."

[Site Plan Pages 10-12]

- 4U. Designers are encouraged to avoid grades less than 0.8% to minimize maintenance and icing problems. (TYP.) (4.05.1 of the 2023 COA Roadway Manual).
- 4V. Label the TOW and BOW elevations for the wall (TYP.)

[Site Plan Page 32]

- 4W. Remove all public street lights in the site plan as they are not necessary. Include it in the civil plan.



**5. Traffic Engineering** (Jason Igo / 303.739.1792 / [jigo@auroragov.org](mailto:jigo@auroragov.org) / Comments in amber)

[Site Plan Page 2]

5A. Add clear zone to the street typical section.

[Site Plan Page 4]

5B. Call out sight triangles with distance of sight triangle due to the plans not showing the end of the sight triangle. Apply to all sight triangles.

5C. Will need sight easements along E Center Ave.

5D. Mail kiosk locations shall be specified in the Site Plan. In coordination with any Postal Service requirements, mail kiosks shall be located:

- Outside of sight triangles as defined by COA Roadway Manual, standard TE-13
- Outside of the influence area (including traffic queues) for a controlled intersection (stop-controlled, signal controlled, or otherwise)
- A minimum of 30' away from stop signs (for stop sign visibility)
- A maximum of 50' away from curb ramp crossings (curb ramps to be located on both sides of roadway)
- Preferred location for mail kiosks is on side lots or other common areas for a neighborhood, and while meeting the above criteria, to avoid conflicts with mail kiosk traffic and specific homeowner ingress/egress.

5E. Make sure all Mail Kiosk meet Aurora Standards.

[Site Plan Page 7]

5F. Add speed limit sign along E Center Ave.

5G. Taper length along S Harvest Rd should be 13.5:1. Which makes the taper 135 feet.

5H. The S Harvest Rd taper shown in view 2 can stay but could be reduced to a 13.5:1 transition.

5I. Change the 495' merging taper to a 45:1 taper transition.

5J. S Harvest Rd taper rate should be 13.5:1.

[Site Plan Page 20]

5K. This looks like a driveway from Lot 34. Driveways can't be in the intersection.

[Site Plan Page 22]

5L. Trees need to be 50' from stop sign.

5M. Update Location of stop sign call out. The one at E Virginia Ave and E Haleyville St is pointing to the ADA curb ramp.

5N. VE looks to be 6' tall. Plants this tall are not allowed in the sight triangle.

[Traffic Impact Report]

5O. Analysis needs to be updated with the new Trip Generation rates and laneage.

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

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

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

5S. Include westbound delay for Virginia intersection.

5T. Intersection analysis needs to reflect site plan. This does not.

5U. See all comments in the redlined version of the TIS.

**6. Aurora Water** (Steven Dekoski / 303.739.7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

6A. There were no more comments from Aurora Water on this review.

**7. PROS** (Scott Hammons / 303.739.7147 / [shammons@auroragov.org](mailto:shammons@auroragov.org) / Comments in mauve)

[Site Plan Page 14]

7A. Highlight the tracts getting open space credit.

7B. Include a column showing the area of each tract that is receiving credit.

7C. Tract C is shown as a pocket park on the map

7D. Detention infrastructure cannot be credited. exclude square footage from credit.

7E. Are you seeking HN park credit for tracts M and D?



- 7F. For NH Park credit to be applied PROS manual criteria must be followed. PG49 [https://cdns5-hosted.civiclive.com/UserFiles/Servers/Server\\_1881137/File/Things%20to%20Do/Parks%20Open%20Spaces/2021%20PROS%20D&DC%20MANUAL.pdf](https://cdns5-hosted.civiclive.com/UserFiles/Servers/Server_1881137/File/Things%20to%20Do/Parks%20Open%20Spaces/2021%20PROS%20D&DC%20MANUAL.pdf)
- 7G. NH Parks must have two age specific play structures as well as ADA inclusive elements.

**8. Easements** (Grace Gray / 303.739.7277 / [ggray@auroragov.org](mailto:ggray@auroragov.org))

- 8A. The offsite drainage easement has not been started.

**9. Land Development** (Maurice Brooks / 303.739.7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 9A. This is the first review since 2022 - so some of the comments are based on the updated Subdivision Plat Checklist.
- 9B. (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.)
- 9C. (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.)
- 9D. (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.
- 9E. 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.

[Site Plan Pages 3-7]

- 9F. Add “Unincorporated Arapahoe County” and “City of Aurora” at the boundary locations (Typ.)
- 9G. Typical: add the names of the easements shown (these should match the Plat easement names)

[Plat Page 1]

- 9H. The Legal Description needs to be revised to add items and change and correct spelling errors.
- 9I. Send in the Statement of Authority to confirm the owner’s signatory.
- 9J. In the Vicinity Map – add the public street names within ½ mile of the site.
- 9K. Update the Title Note to the current date.
- 9L. Revise the Basis of Bearing statement (Note #5) to add the stampings on the caps found in the field.
- 9M. Delete Notes 6 & 7 from the Notes.
- 9N. Add the Trail easement Note. Confirm this with Parks, Recreation and Open Space (PROS).
- 9O. Add the Standard Fence Note (It says which types of fences may be built along certain street Rights of Ways.
- 9P. In the Covenants: correct the spelling, change the number of the Chapter, and replace the final paragraph to match the update Subdivision Plat Checklist. (It needs to be verbatim)
- 9Q. Change the language in the Surveyor’s Certificate to match the Subdivision Plat Checklist language (verbatim)
- 9R. Move the Tract Summary Chart to the Graphic pages
- 9S. Remove the Company Logo and replace with plain text – as indicated.

[Plat Page 2]

- 9T. No distance over 1400’ along a boundary line of a Subdivision – add a pin to break up the overall length of the North boundary line.
- 9U. Add “Unincorporated Arapahoe County” and “City of Aurora” at the boundary locations (Typ.)
- 9V. Delete the lines and references to the 100 yr. Flood Plain – They can be added to the Civil or Site Plan drawings not the plat.
- 9W. Advisory - this plat cannot move forward if there is no connection to another street R.O.W. for Emergency Vehicle Access to the Subdivision. Add the North-South Road showing access to the Subdivision.



[Plat Pages 3 & 4]

- 9X. Advisory: Add the 4' Utility Easement adjacent to the 6' Gas easement along the street R.O.W. (Typ.) - per Subdivision Plat Checklist.
- 9Y. Typical: add the dimensions and curve data of the easements shown.
- 9Z. Typical: add the names of the easements shown
- 9AA. Confirm the Easement names with Aurora Water (in Legend)
- 9BB. show the centerline monuments and add the Centerline monuments Note to the Legend.
- 9CC. add tic marks on the boundary and easement lines to show the change of direction (typ.).
- 9DD. The E. Virginia Ave. and E. Center Ave. R.O.W. should be connected to another street R.O.W. - this does not allow the Lots any access to the streets to the North or South.

[Plat Page 5]

- 9EE. Add the easement line distances on both sides of the Tract line (per Checklist)

**10. Mile High Flood District (Mark Schutte /303.455.6277)**

- 10A. No comments were received from MHFD on this review.