



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

May 2, 2024

Joe Huey
Lennar
9193 Jamaica St, 4th Floor
Englewood, CO 80112

Re: Initial Submission Review: Waterstone Filing 2 Site Plan Amendment and Plat Amendment
Application Number: DA-1758-11
Case Numbers: 2005-4041-02 and 2006-3020-01

Dear Joe Huey:

Thank you for your initial submission, which we started to process on Monday, April 8, 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 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 Thursday, May 23, 2024.

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.

The estimated Administrative Decisions date is still set for Wednesday, July 3, 2024. Please remember that all abutter notices must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the decision 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 3037397259 or amuca@auroragov.org

Sincerely,

Ariana Muca, Planner II
City of Aurora Planning Department

cc: Evan Rumney - Redland 1500 W Canal Ct Littleton CO 80120
Jacob Cox, ODA
Filed: K:\SDA\DA-1758-11rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please include masonry with each elevation to meet masonry standards in Table 4.8-6 (Planning).
- Two instances where the water meter and trees are in conflict. Please revise and prioritize retaining the tree canopy on the site (Landscape).
- A civil plan revision is required. The site plan amendment won't be approved until the revision is submitted (Public Works).
- Please provide detail and elevations of the proposed overhang into utility easements (Fire and Life Safety).
- Begin the easement dedication and license process. Be sure the plat and site plan match (Land Development Services).
- Xcel and Arapahoe County comments attached.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. No formal comments were received as part of the first review. It should be noted that several phone inquiries were made regarding the application from surrounding properties. The nature of the inquiries was curiosity and simply wanting more information. No review comments came from the phone inquiries.

2. Completeness and Clarity of the Application

- 2A. Thank you for paying invoice #754796; there is no further fee to hold up the second submission.
- 2B. Please leave the amendment bubble and delta number in red. This will help reviewers quickly navigate what is being amended rather than reviewing the page's entirety.
- 2C. Per the pre-app notes, the minimum lot frontage must be 18' (See UDO Table 4.2-2). Based on the measurements in both the plat and site plan, each lot appears to meet code minimums. Please include a note confirming that each lot meets the minimum 18' lot frontage in the Letter of Introduction.
- 2D. Please include a note, stating each lot will have a min 18' frontage as part of the lot diagram on page 6.

3. Plat Comments

3A. Eliminate AutoCAD SHX text from the plat file.

4. Architecture Comments

4A. Thank you for including the updated architecture for the attached townhomes. The masonry levels have appeared to have decreased since the original site plan. With the second submittal, please include the masonry breakdown for the elevations. Per table 4.8-6, single-family attached must meet minimum masonry standards or request an adjustment. Please reach out to your case manager if you have any questions.

Table 4.8-6 Masonry Standards for Single-Family Attached and Multifamily	
Type of Structure	Minimum Percentage of Masonry on Net Façade Area (not each elevation)
Single-family attached	Either: <ul style="list-style-type: none"> • 50 percent shall be clad in brick or stone; or • 75 percent shall be clad in stucco; or • 75 percent shall be clad in a combination of stucco and brick, or stucco and stone.

5. Landscaping Issues (Tammy Cook / 954-266-6488 / tdcook@auroragov.org / Comments in bright teal)



Landscape Plan

Sheet 7 of 22

- 5A. Update the landscape notes to remove the reference to the previous landscape code.
- 5B. Provide note at bottom of table to identify what *1 and *2 are defining.
- 5C. Tracts B, D, G, & L are already noted above, why are they also noted here?
- 5D. 1.25 plants per 5 linear foot of bldg. perimeter footage.
- 5E. Provide a table that documents the high, medium and low water use areas by square footage and by percentage of the overall landscape area for the development.

Landscape Plan

Sheet 8 of 22

- 5F. Adjust trees away from meter banks.
- 5G. Revise label to sight lighting.
- 5H. This was a shrub bed previously. Return to shrub bed.
- 5I. These areas must remain native and be in compliance with the original approved plans. Aurora Water will not permit these areas to be sod. The non-functional turf ordinance was passed in October of 2023.
- 5J. This area is not shown in the enlargement. This plant material is not called out.
- 5K. 6 shrubs required in this island.
- 5L. This area should remain a shrub bed.
- 5M. Reference enlargement on sheet L3.02.
- 5N. Tree and light conflict.
- 5O. Label as 25' non-street frontage buffer.
- 5P. There are several areas that should be native per the original approved plans.

Landscape Plan

Sheet 9 of 22

- 5Q. There are two areas where trees are on top of the meter bank.

Landscape Plan

Sheet 10 of 22

- 5R. Conflict with tree and light pole.
- 5S. These areas were native seed on the original approved landscape plans and MUST remain native to comply with the non-functional turf ordinance that was passed in October of 2023.

6. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

- 6A. 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

7.Civil Engineering (Moustapha Agrignan / magrigna@auroragov.org)

- 7A. Advisory note: A civil plan revision is required, The site plan amendment won't be approved until the civil plan revision is submitted.

Site Plan

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- 7B. Identify the added lot.TYP.

Site Plan

5 of 22

- 7C. There is not a lot 33 on the Plat.
- 7D. Plat items shall match site plan.

Details

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- 7E. Streetlights are owned and operated by the COA and shall meet COA standards



Details

15 of 22

7F. See sheet for notes on which items to remove.

8.Traffic Engineering (Dean Kaiser / (303) 739-7584 / djkaiser@auroragov.org / Comments in amber)

8A. Ready for Technical Referral, TIS not approved, Minor comments (nothing to impact laneage, geometry, or ROW), just conformance letter update needed to amend older conformance letter title and note one less dwelling unit. No comments to site plan as amended.

Traffic Conformance Letter

8B. TE has since updated the Trip Generation Manual, 10th Edition (2017).

8C. Please note that this study is 5 plus years old.

8D. Update reference to including filing 2.

8E. Update site plan dwelling unit numbers.

9.Utilities (Steven Dekoskie / 303-739-7490/ sdekoski@auroragov.org / Comments in red)

9A. Please contact Steve DeKoskie for Aurora Water comments in Red.
sdekoski@auroragov.org.

Lot Typicals

Sheet 6 of 22

9B. No overhangs are permitted to encroach over the water meter utility easements. (typical).

9C. Please provide a detail and elevations of the proposed overhang in to utility easements.

9D. Overhangs are not permitted to encroach into the water meter utility easements. (typical).

9E. Water meters need to be within the lot they serve.

10.Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)

Sheet 2 of 35

10A. Please update note #16 & #17 to the currently adopted code cycle. The adopted codes should be the 2021 I-Codes, 2017 ANSI A117.1 Standards and the 2023 NEC.

11.Land Development Services (Grace Gray \ +1 (303) 7397277 x37277 \ ggray@auroragov.org / Comments in magenta)

11A. EASEMENT DEDICATIONS TO BE SUBMITTED TO
DEDICATIONPROPERTY@AURORAGOV.ORG, RELEASES TO BE SUBMITTED TO
RELEASEEASEMENTS@AURORAGOV.ORG

12.Land Development Services (Roger Nelson \ rnelson@auroragov.org / Comments in magenta)

12A. (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.)

12B. (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.

12C. Send in the State Monument Records for the aliquot corners used in the plat.

12D. See the red line comments on the plat and site plan.

Site Plan

1 of 22

12E. Match Plat Description

Site Plan

2 of 22

12F. Update note 7: All crossings or encroachments into easements and rights-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.

Site Plan

All Sheets

12G. Match Plat Lot #'s (Typical)

Plat

1 of 7

12H. (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.)

(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.

Send in the State Monument Records for the aliquot corners used in the plat.

See the red line comments on the plat and site plan.

12I. Add statement of intent per checklist.

12J. Arapahoe Country Requires a 7" x 3" space for stamping recording information.

12K. All owners of Lots or Tracts adjacent to (insert names of any arterial, collector, and continuous Type 1 local streets here) shall be required to comply with requirements of the Aurora City Code restricting the ability to build a fence along those streets or the types and sizes of fences that can be built along those streets.

12L. All tract areas appear to have remained the same. Were the tract lines changed?

12M. OWNER: MURPHY CREEK ESTATES, LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: NAME: TITLE: NOTARY: STATE OF)))SS)SS
COUNTY OF)) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS DAY OF 2024 A.D. DAY OF 2024 A.D. 2024 A.D. BY , AS , OF MURPHY
CREEK ESTATES LLC, A COLORADO , AS , OF MURPHY CREEK ESTATES LLC, A
COLORADO , OF MURPHY CREEK ESTATES LLC, A COLORADO LIMITED LIABILITY
COMPANY WITNESS MY HAND AND SEAL NOTARY PUBLIC MY COMMISSION EXPIRES

12N. COVENANTS: THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS,
SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA: NO
STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN,
SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS AS
DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE
AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE
ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN
ISSUED BY THE CITY; ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES,
AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE
CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED
UNDERGROUND; ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED,



TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

- 12O. DEDICATION: KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS: BLOCKS 1-4, TRACTS A-M, WATERSTONE SUBDIVISION FILING NO. 2, RECORDED AT RECEPTION NO. E1182083 IN THE RECORDS OF THE ARAPAHOE COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO. CONTAINING AN AREA OF 11.750 ACRES, (511,820 SQUARE FEET), MORE OF LESS. HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF WATERSTONE SUBDIVISION FILING NO. 2, 1ST AMENDMENT AND BY THESE PRESENTS DO WATERSTONE SUBDIVISION FILING NO. 2, 1ST AMENDMENT AND BY THESE PRESENTS DO AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.
- 12P. DEED OF TRUST BENEFICIARY: THE UNDERSIGNED AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON. MURPHY CREEK ESTATES FUNDING, LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP BY: NAME: TITLE:

Plat
2 of 7

- 12Q. Update block 1 as per the site plan.
12R. Cannot create a new Tract through the amendment process. Lots 26 thru 32 will need to be replated per COA requirements.

Plat
3 of 7

- 12S. Advisory Comment: Reception Number E1182083? (Typical for all easements created by Filing 2).
12T. Add to legend on sheet 3.

Plat
6 of 7

- 12U. All easements that were created by filing No. 2 will need to be labeled as such (Typical).

Plat
7 of 7

- 12V. Did tract area change by 10 Sq. Ft.?



13A. No further comments.

14. Arapahoe County (Sarah White / 720-874-6500)

14A. 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.

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

15A. See below for comments:



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

April 22, 2024

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

Attn: Ariana Muca

Re: Waterstone Subdivision Filing No. 2, Case # DA-1758-11

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Waterstone Subdivision F2**.

It appears that the property owner/developer/contractor is already working with a Designer for the approval of design details.

For additional easements that may need to be acquired by separate PSCo document for new facilities (i.e. transformers), the Designer must contact a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

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