



Planning Division
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June 10, 2022

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

Re: Third 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 third submission, which we started to process on April 26th, 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 technical issues remain, you will need to make another submission. Please revise your previous work and send us a technical submission on or before June 24th, 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.

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

cc: Mick Kittle, Plan West, 767 Santa Fe Dr, Denver, CO 80204
Scott Campbell, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\SDA\1758-10rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Provide a tract landscape table. There are numerous tracts that need to demonstrate compliance with the tract landscaping requirements.
- Provide a separate table which lists what areas are being used to meet the required open space/neighborhood park credit.
- See the Site Plan and Plat for the full Real Property redlines.

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. 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 11]

- 3A. Darken the edges of the fire lane easement.
- 3B. Label the pond as detention pond "A".
- 3C. Add a note and/or a call out for the mulch treatment within the curbside landscape.
- 3D. Please group the mulch/rock treatments together with the play surface material. Do not separate them with the seed/planting hatches.

[Site Plan Page 13]

3E. Tract D or M? The enlargement lists this as Tract D.

[Site Plan Page 14]

3F. Too tall within the sight triangle.

[Site Plan Page 19]

3G. Tract D or M? The plan lists this as Tract M.

[Site Plan Page 25]

- 3H. The plant schedule needs to be enlarged. The text is too small. Should be similar in size to the other fonts on the page.
- 3I. Update these street names to reflect the actual street names being provided.
- 3J. Make this sheet 10 or L.01 This should not be in the back of the landscape plan sheets.
- 3K. Provide a tract landscape table. There are numerous tracts that need to demonstrate compliance with the tract landscaping requirements.

[Site Plan Page 30]

- 3L. This sheet needs to be moved either before or just after the landscape plan enlargements.
- 3M. Add expected mulch treatment. See additional comment on this sheet. This is for all lot typical descriptions.
- 3N. Darken these shrubs.
- 3O. Include any easements and the approximate location of the utilities i.e. water and sanitary sewer lines to each lot. See image to the right this sheet.
- 3P. Up to 50% can be inorganic rock mulch. Please include organic mulch as well. This is applicable to all these lot typicals. Label the rock mulch.
- 3Q. It appears to be rock mulch but specify rock or wood mulch.

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

4A. CAD received and street names provided - signed off.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

[Site Plan Page 1]

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

[Site Plan Page 2]

5B. Please add the following note:

Errors in approved Site Plans resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum Code requirements will apply at the time of building permit. Please be sure that all plan computations are correct.

[Site Plan Page 4]

5C. Indicate the inside and outside radii of the fire lane.

[Site Plan Page 5]

5D. Label the wall.

5E. Is there an access easement associated with the maintenance path? Please ensure it is dimensioned/labeled and shown on the plat.

[Site Plan Page 6]

5F. Label the wall.

[Site Plan Page 7]

5G. Add a note indicating if the storm sewer system is public or private and who will maintain it.

[Site Plan Page 8]

5H. Add a note indicating if the storm sewer system is public or private and who will maintain it.

[Site Plan Page 9]

5I. Add a note indicating if the storm sewer system is public or private and who will maintain it.

6. Traffic Engineering (Carl Harline / 720-739-7584 / charline@auroragov.org / Comments in amber)

6A. There were no Traffic Engineering comments submitted for this review. Please reach out to Carl Harline for any Traffic comments

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

7A. There were no comments from Fire/Life Safety on this review.

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

[Site Plan Page 8]

8A. Please label drainage easement limits to include the maintenance access

8B. All vehicle maintenance access must be a min of 12' wide.

8C. The drainage easements also need to include the maintenance access paths.

[Site Plan Page 9]

8D. 12' all weather maintenance access is required to within 5' of all manholes.

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

9A. There were no more comments from Forestry on this review.

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

[Site Plan Page 2]

10A. Provide a separate table which lists what areas are being used to meet the required open space/neighborhood park credit. Similar to the Form J on the master plan. This will help identify what is being credited and what is not.

10B. Repeat comment: If this is proposed for credit toward open space, it will need to include amenities along with the trail.



[Site Plan Page 14]

10C. Make sure slopes are identified on this plan per ADA standards.

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

11A. No additional comments.

12. Real Property (Roger Nelson / 303-587-2657 / ronelson@auroragov.org / Comments in magenta)

12A. Submit documents requested on subdivision plat.

12B. See full redline comments on subdivision plat and site plan..

[Site Plan Sheet 1]

12C. See comments on Subdivision Plat & Match those edits for this description.

[Site Plan Sheet 3]

12D. Not included in Subdivision Plat and platted roads require access to Alameda.

12E. There is a small strip along the easterly lot line to maintain access.

[Site Plan Sheet 4]

12F. Label easements (Typical).

12G. 10' U.E. Cannot overlap 6' G.E. (Typical)

12H. Any portion of the swing gate within an easement will require a license agreement.

[Site Plan Page 6]

12I. Not included in Subdivision Plat and subdivision platted roads require access to Alameda?

[Plat Page 1]

12J. Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date.

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

12L. 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.

12M. 1.6.H. Basis of Bearing Statements.

12N. 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

12O. Label all publicly dedicated roads within 1/2 mile of the site. (Typical)

12P. Vicinity map must show 1/2 mile each direction from the site.

12Q. Delete General Note 11 - these are site plan notes. Not a plat note.

12R. 38-52-106. Colorado coordinate system - use of term. The use of the term "Colorado coordinate system of 1927 north zone, central zone, or south zone" or "**Colorado coordinate system of 1983 north zone, central zone, or south zone**" on **any map, report of survey, or other document shall be limited to coordinates based on the Colorado coordinate systems as defined in this article. Such map, report, or document shall include a statement describing the standard of accuracy, as defined by the national ocean survey/national geodetic survey, maintained in developing the coordinates shown therein.**

[Plat Page 2]

12S. Label: Lot 1 South Harvest Mile Road Meter Station Subdivision Exemption? Reception No. B6123439, Book 327, Pages 13 & 14 Recorded August 28, 2006.

12T. Submit monument record showing this monument. (typical)

12U. Label Distance to set monument. (typical)

12V. Public Access required & need to show Right-of-Way or Public Access Easement up to Alameda with Reception Number.

12W. Site Plan shows S. Harvest Road being 144' ROW.

12X. Label: Tract A Waterstone Subdivision Filing No. 3 Reception No. E1093424, Book 0582, Page 0031-0037 Recorded June 10, 2021.



- 12Y. Label B&D's; 16.b. Easements; Show all proposed and existing easements within the plat with dashed lines; bearings, distances, and curve data; and tied out to a lot or tract line, or corner in the plat. If an easement line crosses a lot or tract line, break the overall distance for the easement line into two distances, one on each side of the lot or tract line. If easements are existing, show the recording information and who they belong to (if they are not City easements).
- 12Z. Label: Tract A Waterstone Subdivision Filing No. 3 Reception No. E1093424, Book 0582, Page 0031-0037 Recorded June 10, 2021
- 12AA. Show & describe the SE Corner of S18 (control monument). 38-51-106. Land survey plats. (1) All land survey plats shall include but shall not be limited to the following:
(f) A description of all monuments, both found and set, that mark the boundaries of the property and of all control monuments used in conducting the survey. If any such boundary monument or control monument marks the location of a lost or obliterated public land survey monument that was restored as a part of the survey on which the plat is based, the professional land surveyor shall briefly describe the evidence and the procedure used for such restoration. If any such boundary monument or control monument marks the location of a quarter section corner or sixteenth section corner that was established as a part of the survey, the professional land surveyor shall briefly describe the evidence and procedure used for such establishment, unless the corner location was established by the mathematical procedure as outlined in section 38-51-103.
- 12BB. Label: Waterstone Subdivision Filing No. 2 Reception No. E1182083, Book 0591, Page 0074-0080 Recorded November 30, 2021
- [Plat Page 3]
- 12CC. 6' Gas Easement is exclusively for gas use and the 10' Utility easement should not overlap per note 5 on sheet 1? Change to 4' utility adjacent to 6' gas easement (Typical).
- 12DD. Tract A Waterstone Subdivision Filing No. 3 Reception No. E1093424, Book 0582, Page 0031-0037 Recorded June 10, 2021
- [Plat Page 4]
- 12EE. Lot 1 South Harvest Mile Road Meter Station Subdivision Exemption Reception No. B6123439, Book 327, Pages 13 & 14 Recorded August 28, 2006.
- 12FF. Show where 6' G.E. crosses U.E.'s.
- 12GG. Label easements.

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

- 13A. No additional comments.

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