



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

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August 19, 2019

Steven Gage
Vision Development Group
19031 E Plaza Dr
Parker CO 80134

Re: Third Submission Review – Waterstone – CSP with Waivers and Plat
Application Number: **DA-1758-09**
Case Number: **2019-4006-00**

Dear Mr. Gage:

Thank you for your third submission, which we started to process on Wednesday, July 24, 2019. We reviewed it 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 still remain, you will need to make another submission. It will be considered a technical submission due to the fact that the remaining comments are technical in nature. The Planning Commission is set to review your proposal at the August 28, 2019 meeting. Please revise your previous work and send us a new submission on or before Monday, September 2, 2019.

Please be aware that the City Council approved the proposed Unified Development Ordinance (UDO) at the first reading on August 5, 2019. The Council will have a second reading of the UDO on August 19, 2019. If given final approval, the UDO will be effective September 20, 2019. Since you submitted your application prior to the adoption of the UDO, the Planning Commission will be considering this case under the current zoning code, not the UDO.

Your estimated Planning Commission hearing date is set for Wednesday, August 28, 2019. 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. Thank you for providing a photograph of the public notice sign that is posted on the property.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303) 739-7184.

Sincerely,

Heather Lamboy, AICP
Planning Supervisor
City of Aurora Planning Department

cc: Mindy Parnes, Planning Manager
Kevin Johnk, Redland, 1500 West Canal Court, Littleton CO 80120
Susan Barkman, Neighborhood Liaison
Mark Geyer, ODA
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Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please dedicate private utility easements by separate document.
- Please ensure to review the waiver table on the cover sheet so that all waiver request references to current code are consistent with the final version/section numbers.
- The Site Plan cannot be recorded until the preliminary drainage report is approved.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

A. No comments were received.

2. Zoning and Land Use Comments

- A. Please update the label from “Master Revision/Tracking Tabulation” to “Amendments”
- B. Thank you for providing the exhibit illustrating the location of the different architectural styles of the buildings. Please include that as a sheet in the Site Plan set.
- C. Please review your waiver table to ensure that all code references are accurate and correspond to sections in the final code draft.

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

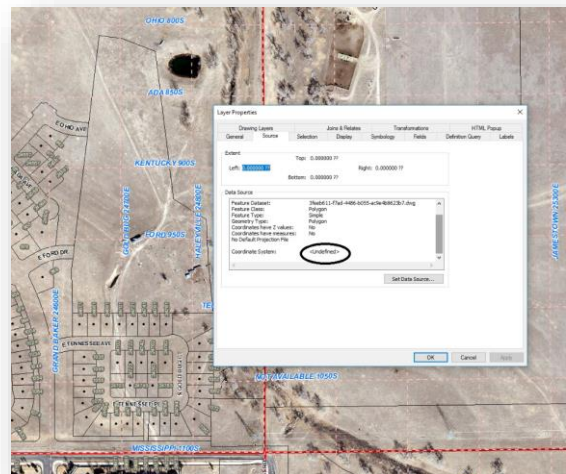
A. Sheet L0.00

- Add a note at the bottom of the Frontage and Buffer Landscape Requirements Table that as to why the street tree count is not meeting code for E. Ohio Avenue.

4. Addressing (Phil Turner / 303-739-7271 / pcturner@auroragov.org)

- A. Please refer to the graphic at the right. The DWG file provided for Waterstone does not meet the requirements for CAD submittal.

Specifically, the 2013 CAD file needs to be provided in NAD 83 feet, State plane, Central Colorado projection so it will display correctly in ArcGIS. Please eliminate any line work outside of the target area.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

- A. The Site Plan will not be approved by Public Works until the preliminary drainage letter/report is approved.
- B. Label the 100-year water surface elevation on the detention pond.

6. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in orange)

- A. No additional comments.



7. Fire / Life Safety William Polk/ 303-739-7371 / wpolk@auroragov.org) See blue comments

- A. No additional comments.

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

Sheet 5

- A. The grouping of meters as drawn will not be permitted.
- B. The meter groupings will not work. The service line runs will be too long, and the required unreasonable amount of service line repair to the homeowner in the future. The water meters need to be installed on the lots which they serve. Meter pits are to be located in a landscaped area, 2' from any concrete. Aurora Water will allow a variance to lot line set back for meter pits, provided they can be installed on each individual lot. All water service lines must be sleeved (4" sch 40) under driveways and garages. Provide a typical water meter service detail.

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

- A. See the red line comments on the plat and site plan.
- B. On the vicinity map, label all public street ROW within ½ mile of the subdivision.
- C. If utility easements are private, please delete them from the plat and dedicate them by separate documents.
- D. On Sheet 2, add the reference in note from #7, moved from the first page.
- E. No Tract H is shown in several locations.
- F. Add the Tract designation on Sheets 6 and 7.
- G. Please note that Arapahoe County requires 24"x36" sheets with a 2" margin on the left, and ½" margins on all other sides.
- H. On Sheet 5, are the limits of the noted easement different from the public access and utility easement?
- I. Upload the Certificate of Taxes due from the County Treasurer's Office. Additionally, upload the Title Commitment to be dated within 120 calendar days of the plat approval date.