

May 10, 2019

Ms. Heather Lamboy
Office of Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

**Re: Contextual Site Plan Amendment – Waterstone Filing 3 CSP
Aurora, CO
Application Number: DA-1758-09
Case Number: 2019-4006-00
Response to Referral Comments**

Dear Heather:

Please accept this letter on behalf of Northstar Construction Group, LLC, the applicant for Waterstone Filing 3. We received your comment letter dated April 11, 2019 and we offer the following response:

PLANNING DEPARTMENT COMMENTS:

1. Community Questions, Comments and Concerns
 - A. No comments were received.
Response: Comment acknowledged.

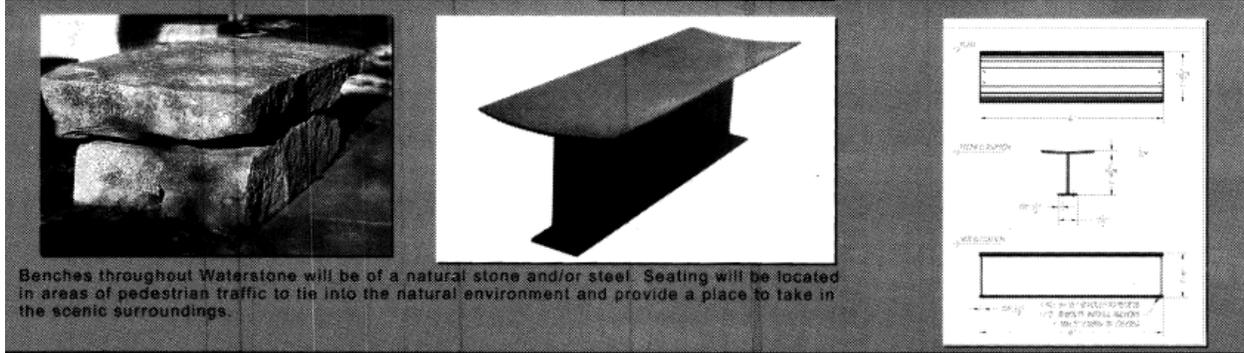
2. Completeness and Clarity of the Application
 - A. Please submit a detail of the proposed monument sign to ensure consistency with FDP standards.
Response: A monument sign detail has been added. The sign's design has been based on Waterstone CSP Filing 1 for consistency within the community.

 - B. Will there be any entry monumentation on E Ohio Avenue or E Ford Drive? The FDP shows a design theme for monuments, including a median. The illustration below is from the FDP. While there is not enough width on the street to do a median, are there any other treatments that can be done to conform with the design vision?
Response: Monument sign has been added to E Ford Drive, it has been located within a planted landscape area adjacent to road since the road isn't wide enough for a median.

- C. Please provide a trash can detail that is consistent with the FDP design program.
Response: Trash can detail has been added, detail corresponds with trash can within Waterstone CSP Filing 1 for consistency within the community.
 - D. The proposed bicycle rack does not conform with the FDP design program. Please update.
Response: Detail corresponds with bicycle rack within Waterstone CSP Filing 1 for consistency within the community.
 - E. Will any interpretative signage be provided along the trail corridor? If so, please note locations and provide a detail. Will there be any wayfinding signage?
Response: No interpretive signage has been added to filing 3. The regional trail corridor falls within filing 2.
3. Zoning and Land Use Comments:
- A. This CSP must conform to the vision established by the FDP.
Response: Comment acknowledged.
 - B. Please provide your waiver justification on the cover sheet.
Response: Justification column has been added to the waiver table.
 - C. There is no need to include the cover sheet label on the cover sheet.
Response: Revised as requested.
 - D. Please remove the amendment text from the amendment box.
Response: Revised as requested.
4. Streets and Pedestrian Issues
- A. Consider providing interpretative signage about the history of the site along the trail corridor. Signage regarding the history of the site or educational information about the flora or fauna would be a nice amenity for the sport court area.
Response: No interpretive signage has been added to filing 3. The regional trail corridor falls within filing 2.
5. Architectural and Urban Design Issues
- A. All design elements must comply with the design program as established by the Framework Development Plan (FDP).
Response: Comment acknowledged.

- B. The proposed bench design does not conform with the design vision for the Waterstone FDP. Please provide a different design that is compatible with the rustic design vision.

Response: Detail corresponds with bench within Waterstone CSP Filing 1 documents and Waterstone FTP for consistency within the community. Image below has been snipped from the FTP document.



- C. The elevations provided include only the Farmhouse and Rustic designs. Incorporate Craftsman and Prairie designs for better architectural diversity and conform with the FDP design vision.

Response: Per coordination with the City of Aurora, 3 elevation styles will be included with this submittal.

- D. To better articulate gable ends, provide a vent or other design feature as illustrated in the graphic. The rustic design also employs a “river rock” stone veneer which is not illustrated in the proposed elevations.

Response: Comment acknowledged.

6. Signage Issues

- A. Neighborhood identification signs are permitted to be 96 square feet. Please edit the data table.

Response: Revised as requested.

- B. Please note the location of any neighborhood sign, and provide a detail.

Response: Comment Acknowledged. Revised.

7. Landscaping Issues:

- A. Sheet L0.00 Landscape Notes and Tables: Remove one of the duplicate notes.

Response: Comment Acknowledged. Revised.

- Modify the note regarding the installation of residential front yard landscapes.

Response: Comment Acknowledged. Revised.

- Remove the note promoting the tap credit as that is only applicable to single family detached dwellings.

Response: Comment Acknowledged. Revised.

- Add a note describing the different types of mulch treatments size and color of rock, where wood mulch is required etc.

Response: Comment Acknowledged. Revised.

- Please move the quantity column over to the abbreviation of the plant material.

Response: Comment Acknowledged. Revised.

- The typical building perimeter landscape table keep the table provided on this sheet, but also provide a version of this table on the enlargement sheet that just shows what is required by unit/building type. Because there will be variations in areas surrounding each unit in terms of where sidewalks are and sizes of side yards etc., the enlargement meets code, but will not necessarily be the exact areas that will be available for planting for each building type i.e. 4 unit, 5 unit etc. and so the inspectors need to know by unit type, what the bare minimums are plant wise that they should be inspecting to. Leave the provided columns off.

Response: Comment Acknowledged. Revised.

- Please note that the “not for construction” label is intended to be left on the drawings through the actual mylar submittal process. The response letter from the pre-application notes states that the construction label will remain until the final approval stage has been reached. Again, that would include the submission of the final mylars. Not sure by the response if that was the intent or not.

Response: Comment Acknowledged. Revised.

B. Sheet L2.01 Landscape Plan

- Please use a darker pen setting for the enlargement call out and the outlined dashed areas as they do not pop/read well when printed at 11”x17” and these drawings are what are used by our inspectors to ensure conformance on site to the landscape plan.

Response: Comment Acknowledged. Revised.

- Turn the landscape off in the enlargement areas since it is included in the enlargements.

Response: Comment Acknowledged. Revised.

- Make sure to provide the name of the drought resistant turf where the plant schedule has been provided and where the native and wetland seed mixes have been provided.

Response Comment Acknowledged. Revised.

- Show the property line as a traditional line type i.e. long dash and two short dashes. If this happens to coincide with the filing boundary, then only show the property line. Turn the filing boundary off. Make sure the property line shows up dark.

Response: Comment Acknowledged. Revised.

- Turning the plants off per the comment above, would necessitate the removal of this note. It may be necessary to have a portion of it on the page with the actual enlargement.

Response: Comment Acknowledged. Revised.

- Dimension and label the buffer.

Response: Comment Acknowledged. Revised.

- While acknowledging the alley's and not technically as a street, consider adding additional tree species along tract P. This will be going before Planning Commission and one of the members is a forester and focuses on sustainability and the reduction of heat island affect.

Response: Comment Acknowledged, shade trees would be too close to the buildings for long term tree health. Ornamental trees have been added to help break up architectural elevation and provide interest.

- Include the sight triangles for this intersection.

Response: Comment Acknowledged. Revised.

C. Sheet L2.02 Landscape Plan

- Add the crusher to fines hatch to the legend.

A. Dimension and label the buffer

Response: Comment Acknowledged. Revised.

B. Include the sight triangles.

Response: Comment Acknowledged. Revised.

C. There is an overlap with the proposed maintenance access to the detention pond and the interval trail/sidewalk in the development.

Response: Comment Acknowledged. Walk has been removed from that area to eliminate overlap and redundancy in walking surfaces.

D. Sheet L3.01 Typical Perimeter Landscape

- Add table as requested from sheet L0.00. Add a statement below the table that indicates that the quantities states are the bare minimums to be installed with each unit type.

Response: Comment Acknowledged. Revised.

- Add additional notes here that describe the mulch treatment for the planting areas. Because this will be the sheet the inspectors will use for building perimeter landscaping, it should be as informative as possible.

Response: Comment Acknowledged, Revised.

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

- A. 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, State Plane, 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.

Response: Site plan .dwg file has been included with this submittal.

Referral Comments from Other Departments and Agencies

9. Civil Engineering

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

Response: Comment acknowledged.

- B. Advisory note: Overflow paths are required for all sump inlets including area drains intended for nuisance flow.

Response: Comment acknowledged

Sheet 4

- C. The scale is not adequate to evaluate the grading on this site. Please provide grading plans at a 30 or 20 scale.

Response: Enlarged plan views have been provided on sheet S-6 for the green court areas in question, which more adequately show the grading.

- D. Show effective floodway and 100-year floodplain and reference the FIRM panel; show CLOMR floodplain and reference date, show and label Base Flood Elevations based on CLOMR.

Response: FEMA effective floodplain & BFE linework has been added.

The proposed 100 year floodplain & BFE lines represent the floodplain that will result after fill has been placed along Coal Creek from the construction of Filing 1. A LOMR will be processed with the construction of Filing 2 to formally shift the CLOMR linework to the proposed floodplain. Therefore, the proposed floodplain linework has been shown in lieu of the 2007 CLOMR floodplain.

- E. Lots that are in the floodway cannot be platted.

Response: Comment acknowledged.

F. Show finished floor elevations where indicated.

Response: FFE labels have been added.

G. Significant progress needs to be made with the design of the creek improvements with this filing.

Response: Comment acknowledged. The owner is currently coordinating with the City of Aurora on any clarifications that may be necessary with the approved Public Improvement Plan.

H. Please represent slopes flatter than 4:1 as a percentage.

Response: Revised as requested.

I. Label private streets.

Response: Private streets have been labeled.

J. Label curb return radii.

Response: Curb return radii have been labeled.

K. The lowest finished floor elevation must be 2' above the BFE, the lowest point on the lot must be 1' above the BFE. Based on this criteria, basements or crawl spaces may be prohibited.

Response: Comment acknowledged.

L. Indicate with an asterisk the lots that were previously in the floodplain that will require elevation certificates.

Response: Lots within the FEMA effective floodplain have been labeled.

Sheet 5

M. Drainage easement for the pond maintenance access needs to extend to a public way.

Response: Additional Tract A label has been added to indicate connection to ROW at E. Ohio Dr.

N. Label the 100-year water surface elevation.

Response: WSEL labels have been added to the pond in plan view..

O. Show the effective floodway and 100-year floodplain and reference the FIRM panel, show CLOMR floodplain and reference date; show/label Base Flood Elevations based on the CLOMR.

Response: FEMA effective floodplain & BFE linework has been added.

The proposed 100 year floodplain & BFE lines represent the floodplain that will result after fill has been placed along Coal Creek from the construction of Filing 1. A LOMR will be processed with the construction of Filing 2 to formally shift the CLOMR linework to the proposed floodplain. Therefore, the proposed floodplain linework has been shown in lieu of the 2007 CLOMR floodplain.

P. Show finished floor elevations.

Response: FFE labels have been added.

Q. Label private streets.

Response: Private streets have been labeled.

R. Indicate with an asterisk the lots that were previously in the floodplain that will require elevation certificates.

Response: Lots within the FEMA effective floodplain have been labeled.

C.Sheet L2.02 Landscape Plan

- Add the crusher fines hatch to the legend.

Response:

S. The lowest finished floor elevation must be 2' above the BFE, the lowest point on the lot must be 1' above the BFE. Based on this criteria, basements or crawl spaces may be prohibited.

Response: Comment acknowledged.

T. Show and label proposed street lights.

Response: Street lights have been added.

Sheet 6

U. Please do not include City standard details in plan but refer to the detail number in the plan.

Response: Revised as requested.

V. Please provide a typical section of the alley. Concrete is required for alleys.

Response: Alley section has been added.

Sheet 14

W. Street lights are required on public streets and shall be owned and maintained by the City. Please refer to the draft lighting standards (available upon request) and revise this plan accordingly. A street light plan is required with the Site Plan submittal.

Response: Revised as requested.

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

A Add the following notes:

i. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City standards, and shown on the signing and striping plan for the development.

Response: Comment acknowledged. Signage & striping plan will be furnished as requested with the Civil Plans submittal.

ii. The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets approaching an intersection with a public street.

Response: Comment acknowledged.

Sheet 4

B. Ensure that intersections either align or at least 75' offset or submit turning templates to show no turning conflicts. Addressed all circled locations.

Response: Alleys have been reconfigured to more adequately align. Additionally, a turning template has been provided with this submittal showing the areas in question.

C. No all-way warrant has been provided, either update the Traffic Letter to include this analysis or update to a side street stop condition.

Response: Intersections revised to remove all-way stop conditions.

D. Include sight triangles.

Response: Updated sight triangles have been added.

Sheet 5

E. These are not compliant with COA sight triangles; update to COA Standard TE-13.1. Update for all stop sign locations.

Response: Updated sight triangles have been added.

F. T intersections shall have 1 or 3 stop signs. Recommend removing the sign indicated.

Response: Revised as requested.

G. Pedestrian crossing at the indicated location is non-standard for T intersections with COA, and shall be removed.

Response: Revised as requested.

Sheet 6

- H. Update to COA Standard TE-13.1 sight triangles.

Response: Revised as requested.

Sheet 8

- I. Update sight triangles. See comments on the Site Plan.

Response: Revised as requested.

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

A. Site Plan Comments

Sheet 1

- THE SITE PLAN COVER SHEET MUST REFLECT AN "IMPLEMENTATION PLAN" FOR ALL MULTI- FAMILY PROJECTS. PER HOUSE BILL 03-1221, SECTION 9-5-106, THE BUILDER OF ANY PROJECT REGULATED BY THIS ARTICLE SHALL CREATE AN IMPLEMENTATION PLAN THAT GUARANTEES THE TIMELY AND EVENLY PHASED DELIVERY OF THE REQUIRED NUMBER OF ACCESSIBLE UNITS. SUCH PLAN SHALL CLEARLY SPECIFY THE NUMBER AND TYPE OF UNITS REQUIRED AND THE ORDER IN WHICH THEY ARE TO BE COMPLETED. SUCH IMPLEMENTATION PLAN SHALL BE SUBJECT TO APPROVAL BY THE ENTITY WITH ENFORCEMENT AUTHORITY IN SUCH PROJECT'S JURISDICTION. THE IMPLEMENTATION PLAN SHALL NOT BE APPROVED IF MORE THAN THIRTY PERCENT OF THE PROJECT IS INTENDED TO BE COMPLETED WITHOUT PROVIDING A PORTION OF ACCESSIBLE UNITS REQUIRED BY SECTION 9-5-105; EXCEPT THAT, IF AN UNDUE HARDSHIP CAN BE DEMONSTRATED, OR OTHER GUARANTEES PROVIDED ARE DEEMED SUFFICIENT, THE JURISDICTION HAVING RESPONSIBILITY FOR ENFORCEMENT MAY GRANT EXCEPTIONS TO THIS REQUIREMENT. THE IMPLEMENTATION PLAN SHALL BE APPROVED BY THE GOVERNMENTAL UNIT RESPONSIBLE FOR ENFORCEMENT BEFORE A BUILDING PERMIT IS ISSUED.

Response: Implementation table has been added as indicated on the cover sheet.

Sheet 2

- GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL BUILDING PERMIT THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ICC/ANSI A117.1 - 2009. OWNER OF PROPERTY FOR THE ABOVE PERMIT:

Response: Comment acknowledged.

Sheet 3

- Advisory note: Prior to the issuance of the first certificate of occupancy each phase of construction that contains more than 30 dwelling units must have the required number of emergency access points and approved water supply.
Response: Comment acknowledged.
- Please include color delineation to the phase plan.
Response: Hatching has been added to better delineate the phasing plan.
- Please relocate this fire hydrant to this area. TYP
Response: Revised as requested.
- Please relocate this fire hydrant to this area. TYP
Response: Revised as requested.
- Please eliminate this fire hydrant. TYP
Response: Revised as requested.
- Show the location of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant. TYP
Response: Revised as requested.
- Please relocate this fire hydrant to this area. TYP
Response: Revised as requested.
- Please eliminate this fire hydrant. TYP
Response: Revised as requested.
- Please relocate this fire hydrant to this area. TYP
Response: Revised as requested.
- In order to ensure the timely implementation of the phasing plan and a better understanding of the required 2 points of access and looped water supply during each phase, provide an overall phasing plan that identifies access and water line extensions that are needed for each phase to include adjacent filings (Filing 1/Phase 2).
Response: Phasing plan has been adjusted to better clarify access and water supply connections.

Sheet 4

- Will the access tracts be constructed to current COA Roadway Design and Construction Standards?
Response: Alley tracts have been constructed in accordance with COA Roadway Design and Construction Standards.
- Please see fire hydrant comments on previous page.
Response: Comment acknowledged.
- Are these parking spaces the two indicated in data block? If so, please identify and label. One of the two accessible parking spaces shall be a "Van Accessible" space.
Response: ADA parking revised as requested.
- What is this transition element?
Response: Curb cut element for private alleyway has been labeled in plan-view.
- Please provide a fire lane in the highlighted area. The turning radii shall be a minimum of an inside of 29' and outside of 52'. Please refer to the COA Roadway standards for fire lane requirements. (Show dashed fire lane typical on Site, Landscape and Photometric Plans.)
Response: Revised as requested.

Sheet 5

- Have you provided a letter from pipe line company (e.g. Phillips Petroleum Company), on company letter head that reflects their set back requirements from the easement line or actual underground pipe to the exterior wall of your proposed structure(s)? If not, the letter must be part of the site plan submittal package.
Response: The site plan is currently under review with Kinder Morgan (the pipeline company). A Master License Agreement is already in place, developed during the entitlement of Filing 1. The Filing 3 design will not affect the current MLA. Kinder Morgan's response letter will be provided to the City of Aurora when available.

Life Safety Auto-turn Comment

- It appears that the fire apparatus will not make all of the turns without traveling over the curbs. Please see fire easement request comments on site plan.
Response: Revised as requested.

Plat Comments.

- Please see fire lane comments located on site plan and revise accordingly.

Response: Revised as requested.

[Aurora Water \(Stephen Dekoskie / 303-739-7490 / \[sdekoski@auroragov.org\]\(mailto:sdekoski@auroragov.org\) / Comments in red\)](#)

Sheet 4

- B. Use 2-45° bends, not 90° bends.

Response: Revised as requested.

- C. Each unit must be individually served with water and sewer services. All water meters must be located in a landscaped area.

Response: Comment acknowledged.

- D. The rip rap must be level along the maintenance access path to allow for vehicle access to the outlet structure.

Response: Overflow riprap has been shifted to better allow access to outlet structure.

[Parks, Recreation, & Open Space \(PROS\) \(Chris Ricciardiello / 303-739-7154 / \[cricciar@auroragov.org\]\(mailto:cricciar@auroragov.org\) / Comments in purple\)](#)

- A. Coordinate with PROS for applicable native seed mix along the creek and open space frontage.

Response: Comment acknowledged.

- B. Where a trail is proposed against a steep embankment with no 2' clear zone, provide three-rail fence protection on the downhill side. Coordinate with PROS for proper detail.

Response: Comment acknowledged.

- C. Where detention overflow is proposed, provide concrete trail rather than crusher fines.

Response: The indicated area has already been modified as requested with the Filing 1 construction documents.

12. [Forestry \(Rebecca Lamphear / 303-739-7177 / \[rlamphea@auroragov.org\]\(mailto:rlamphea@auroragov.org\) / Comments in purple\)](#)

- A. Tree mitigation is in compliance with CSP No. 3.

Response: Comment acknowledged.

13. [Real Property \(Maurice Brooks / 303-739-7294 / \[mbrooks@auroragov.org\]\(mailto:mbrooks@auroragov.org\) / Comments in magenta\)](#)

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

Response: Comment acknowledged.

B. Keep in mind that the Waterstone Subdivision Filing No. 2 has not been recorded and until that plat is recorded this Plat and Site Plan will not be approved.

Response: Comment acknowledged. Will adjust naming convention prior to approval as directed by COA.

C There is an offsite Drainage easement that should be dedicated by separate document. Contact Andy Niquette to start the process.

Response: Comment acknowledged.

D. Upload the Certificate of Taxes Due (County Treasurer's office), the Title Commitment (Title Company) and the closure sheet for the boundary of the subdivision to confirm the area and closure precision.

Response: Plat, closures, and Title Report have been included with this submittal.

16. Revenue (Diana Porter / 303-739-7395 / dporter@auroragov.org)

A. Storm Drainage Development Fees due $\$1,242.00/\text{acre} \times 13.223/\text{acres} = \$16,422.97$

Response: Comment acknowledged.

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

A. Please see attached letter. Xcel expresses concern regarding the need for more utility easements to accommodate their infrastructure.

Response: Comment acknowledged.

18. Urban Drainage & Flood District (303-455-6277 / submittals@udfcd.org)

A. We have no comment on the waivers and have issued a DAL for the bank protection improvements and the associated outfall.

Response: Comment acknowledged.

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

A. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other Divisions and/or Departments in Arapahoe County may submit comments. [None received as of the date of this review letter].

Response: Comment acknowledged.

Xcel Energy

- A. Public Service Company of Colorado (PSCo) has determined there is a conflict with the above captioned project. PSCo acknowledges the utility easements along the alleys for natural gas facilities; however, PSCo requests that 8-foot wide utility easements are dedicated on the opposite side of the lots for electric facilities. Additionally, "connector" easements for the electric facilities will be needed within Tracts A, B, G, H, J, L, M, N, O, P and Q from block to block.

Response: Additional easements have been provided on the opposite side of the lots. Since the project will be exclusively higher-density green-court townhomes, and not single-family detached lots, 6-foot easements have been provided.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start_stop_transfer/installing_and_connecting_service/). The Builder's Call Line is 1-800-628-2121. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

Response: Comment acknowledged.

On behalf of the Waterstone Filing 3 project team, thank you for your time and consideration. Please let me know if you have any questions.

Sincerely,



Kevin T. Johnk, P.E.
Project Engineer
(720)283-6783
kjohnk@redland.com