

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



July 5, 2019

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

**Re: Second 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 second submission, which we started to process on Wednesday, May 15, 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.

*This review letter was delayed based on discussions regarding green court design. It was determined by Planning & Development Services that, while the current design does not strictly adhere to the currently-proposed UDO standards, that the site design can proceed and considered by the Planning Commission based on the unique shape and circumstances of the land.*

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Monday, July 19, 2019.

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.

Your estimated Planning Commission hearing date is set for Wednesday, August 14, 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. 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 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



## *Second Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Waterstone Filing No. 2 can be renamed within our system to accommodate your plat to be named as Filing No. 2. Please provide a letter from the property owner requesting the filing name change for our records.
- Please update all Filing labels on the plat and site plan to be consistent with the filing name change.
- Shift alley alignments as noted on the Site Plan.
- Despite changes made in the proposed Uniform Development Ordinance (UDO), the proposed green court layout may be considered by the Planning Commission due to the unique shape and circumstances of the site.

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

- A. No comments were received. A neighborhood meeting was held on June 25, comments may be forthcoming with the next review.

#### **2. Zoning and Land Use Comments**

- A. Please include a box on the cover sheet so that future amendments can be noted.
- B. Only landscape plans should state "Not for Construction."
- C. It is advised that no two buildings of the same architectural style be placed side by side to avoid monotony. Label buildings with architectural style to assure architectural diversity within the streetscape.

#### **3. Streets and Pedestrian Issues**

- A. Please be sure to align alleys as noted in Traffic comments.

#### **4. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)**

##### **A. Sheet L3.01 Typical Perimeter Landscape**

1. Add a note/statement below the table that indicates that the quantities shown are the bare minimums to be installed with each unit type.

#### **5. Addressing (Phil Turner / 303-739-7271 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))**

Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **6. Civil Engineering (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto: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. Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.
- C. Site Plans are not stamped by the engineer.
- D. Show and label the 100-year water surface elevation.
- E. Show and label the drainage easement for maintenance that extends to public right-of-way.



- F. Include the FEMA Map effective date.
- G. Include the name of the CLOMR and date.
- H. The \* symbol needs to be added to the plans as marked.
- I. On the Plat, the drainage easement needs to extend through Tract B for the pond maintenance access.
- J. Why, in the detention pond tract, is there an additional drainage easement if the entire tract is a drainage easement?

**7. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in orange)

- A. Site Plan Notes 22 & 23 are repeated as notes 24 & 25. Please remove notes 24 & 25.
- B. Sight triangles are based on stop sign location. Update to stop sign location.
- C. After reviewing turning templates, alleys noted in the redlines may need to shift. Minimum 4' clearance for turning template is needed.
- D. Move the pedestrian crossings where noted.
- E. Ensure trees are at least 50' from the stop sign (see COA STD-13.3).
- F. Remove or otherwise relocate indicated trees.

**8. Fire / Life Safety** William Polk/ 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org)) See blue comments

A. Site Plan Comments

Sheet 1

- 1. The accessible parking spaces appear to be van accessible. Please revise data block to show "2 Van Accessible" spaces provided.

Sheet 2

- 1. Please make this bulleted note a standalone note.

Sheet 4

- 1. When Kinder Morgan provides a letter on a 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, please make sure to include at the next plan submittal package.

Sheet 5

- 1. Are these fire lane signs? Fire Lane signs per 2015-IFC, every 100' per side or every 50' on alternating sides; see locations provided on plans.
- 2. Please work with Real Property to start the dedication process for the fire lane easements.
- 3. Please identify and label the highlighted area as a fire lane. Include the width of the fire lane within the label. The fire lane easement shall be delineated by a dash. (Show dashed fire lane typical on Site, Landscape and Photometric Plans).

Sheet 16

- 1. Add this note: All buildings or structures, except accessory buildings, shall display the proper building number in the manner provided in this article. It shall be the responsibility of the owner, occupant or any person obtaining a building permit to place such number in the manner provided in the Aurora City Code of Ordinance, Chapter 126 - Article VII - Numbering of Buildings. (TYP of all Elevation Sheets)
- 2. Show and label the location and size of the addresses being placed on these structures. (TYP)

B. Plat Comments

Sheet 3

- 1. The smaller drive tracts are not required to be dedicated fire lane easements. Please remove only the fire lane from these easements. Coordinating with the Site Plan, make sure all easements match. TYP

Sheet 4

- 1. The smaller drive tracts are not required to be dedicated fire lane easements. Please remove only the fire lane from these easements. Coordinating with the Site Plan, make sure all easements match. TYP
- 2. Only the highlighted areas are required to be dedicated as fire lane easements.



3. If this area is dedicated as a fire lane then parking would not be allowed.

Sheet 5

1. Please identify and label the dedicated fire lane easement. Make sure to include the width within the label. Provide a delineation by dashed lines. TYP
2. If this area is dedicated as a fire lane then parking would not be allowed.

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

**Sheet 4**

- A. A 26-foot utility easement is required for 2 public mains. No encroachment of any portion of the townhomes is permitted in the utility easement. Water meter pits are to be located outside of the utility easement for the public mains, in a 10-foot pocket easement.
- B. All water meters for each unit must be located in a landscaped area, 2' from any concrete. Water meters are required to be installed in the row or 10' pocket easements. Water service lines may not be located under driveways. Identify water meter pit location on plan view. Provide a detail showing water meter pit configurations.
- C. Show irrigation meter locations for the Tracts.

**10. Parks, Recreation, & Open Space (PROS)** (Chris Ricciardiello / 303-739-7154 / [cricciar@auroragov.org](mailto:cricciar@auroragov.org))

- A. No additional comments.

**11. 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.
- B. Please update Site Plan Note number 6 (which was changed on May 14, 2019): “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.”
- C. Waterstone Subdivision Filing No. 2 has not been recorded – please change the name of Filing No 2 through a letter provided to staff for record-keeping.
- D. Is the “Filing 2, Tract B” label correct?
- E. On Sheet 4, add the 20-foot drainage easement dashed lines.
- F. On the 16' drainage easement, please add the label “to be dedicated by separate document.”
- G. On the “Tract A Drainage Easement Over Entire Tract,” edit to match the plat name for the easement.
- H. Add labels as noted and match plat distances where noted.
- I. Ensure that ROW lines are solid, not dashed.
- J. Make sure that no portion of the building (overhang, eaves, and foundation footers) do not cross the lot lines or encroach into any easements.
- K. On the Plat, label the proposed drainage easement.
- L. No Tract H is shown on the plat.
- M. Where indicated, delete the extra “utility” label.
- N. Correct text overlaps.
- O. On Tract P, correct label to say “Public Access and Utility Easement in its entirety.”

**12. Revenue** (Diana Porter / 303-739-7395 / [dsporter@auroragov.org](mailto:dsporter@auroragov.org) )

- A. Storm Drainage Development Fees due \$1,242.00/acre x 13.223/acres = \$16,422.97  
*Make check payable to City of Aurora*

**13. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com) )



A. Please see attached letter.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571. 3284  
donna.l.george@xcelenergy.com

May 29, 2019

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

Attn: Heather Lamboy

**Re: Waterstone Subdivision Filing No. 3 - 2nd referral, Case # DA-1758-09**

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the second referral documentation for **Waterstone F3**, acknowledges the platted utility easements, and requires that the tracts are dedicate for utility use for crossing and connectivity throughout the development.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado / Xcel Energy  
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com