

1/27/2025

Stacy Wasinger
City of Aurora – Planning Department
15151 E. Alameda Parkway, Suite 2300
Aurora, Colorado 80012

RE: Technical Submission Review: Calamar 55+ at Sterling Hills – Site Plan
Application Number: DA-1052-27
Case Numbers: 2024-4009-00

Dear Mrs. Wasinger,

Please find below our responses to the technical review comments on the Site Plan for the proposed Calamar 55+ at Sterling Hills. To facilitate your review, we have included the original comments in italicized font and provide our responses in bold.

1. Site Plan & Plat Comments

Site Plan

Sheet 1 / Cover sheet

1A. Repeat comment: Remove City Council from the City approval block; this application does not require City Council approval.

Response: Removed as requested.

1B. Remove the recorder's certificate block; Arapahoe County no longer uses this format. The recordation information will be in an approximately 3" by 7" space in the upper right corner of the cover sheet.

Response: Removed as requested and cover sheet revised to provide adequate space in upper right corner.

1C. Regarding the age-restrictive covenant language, please note that such covenants are not approved or enforced by the City. The language should note these are private covenants or be removed from the site plan.

Update: Thank you for adding the note to this section. Please update the note to add "of Aurora" after City.

Response: Updated as requested.

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

Site Plan

Sheet 7

2A. Add Update the Landscaping Requirements table per the comment provided.

Response: Revised per comments.

3. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / comments in orange)

Traffic Memo:

3A. Traffic Letter approved.

Response: Noted. Thank you

Site Plan:

3B. No additional comments at this time.

Response: Noted. Thank you

4. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

4A. No additional comments at this time.

Response: Noted. Thank you.

5. Land Development Services (Roger Nelson / 303-739-7294 / rnelson@auroragov.org / Comments in magenta)

5A. (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.) per COA 2024 Subdivision Plat Checklist Item 19.b.

Response: Acknowledged. Will be provided with plat recording submittal.

5B. (Advisory Comment) Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.

Response: Acknowledged. Will be provided with plat recording submittal.

5C. (Advisory Comment) Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.

Response: Acknowledged. Will be provided with plat recording submittal.

5D. (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 the scale does not match the drawing information, then this may cause the plat to be sent back and corrected 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.

Response: Acknowledged

Subdivision Plat:

Sheet 2

5E. Notes – Revise note #4 to reflect a new title commitment and date.

Response: Will be updated with plat recording submittal.

Sheets 3 and 4

5F. Label curve length.

Response: Record length is shown. Please refer to Filing No. 14.

5G. Remove the point labels in the SW corner of S27 & S ¼ S27.

Response: Removed point labels.

5H. Confirm the cap stamping for the SW corner of S27.

Response: Updated CAP STAMPING.

Site Plan:

Sheet 1

5I. Add this required real property note:

All crossing 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 agree 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.

Response: Note added as requested.

6. Xcel Energy /PSCo (Donna George/303-571-3306 / referralsXceldistribution@xcelenergy.com)

6A. No further comments at this time.

Response: Noted. Thank you

Sincerely,
GALLOWAY

Scott Brown, PE
ScottBrown@gallowayus.com
303-770-8884