



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

April 11, 2024

Mark Kreger
Iliff Commons Residential Association
2140 S Holly Street
Denver, CO 80222

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

Dear Mr. Keger:

Thank you for your initial submission, which we started to process on March 18, 2024. 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 several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before May 2, 2024. Pay particular attention to comments under 4B and building orientation requirements.

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 303-739-7450 or efuselier@auroragov.org.

Sincerely,

Liz Fuselier, Planner II
City of Aurora Planning Department

cc: Brynhilder Halsten-Galloway Group-1155 Kelly Johnson Boulevard Ste 305 Colorado Springs CO 80920
Jacob Cox, ODA
Filed: K:\\$DA\DA-1052-27rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Community Comments + Neighborhood Meeting (Planning)
- Development Fees (Planning)
- Garages-Parking Counts (Planning)
- Building Orientation (Planning)
- Building Massing (Planning)
- Data Block Information (Planning)
- Signage (Planning)
- Curbside Landscaping (Landscaping)
- Buffers (Landscaping)
- Parking Lot Island Planting (Landscaping)
- Table Requirements (Landscaping)
- Addressing
- Roadway Classification (Public Works)
- Retaining Wall + Railings (Public Works)
- Street Lights (Public Works)
- Ramps and Sight Triangles (Traffic)
- Traffic Letter Comments (Traffic)
- Site Plan Notes (Fire/Life Safety)
- Fire Lane Easement Encroachment (Fire/Life Safety)
- Accessible Parking (Fire/Life Safety)
- Slope and Utility Connections (Aurora Water)
- Maintenance and Access Path (Aurora Water)
- Park Development Fees (PROS)
- Plat (Land Development Services)
- Aurora Revenue Fees

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. The following comment was received: *I am concerned about the plans since it shows the removal of a fence that is part of the Balterra HOA property. I want to confirm that this fence will not be removed since it is part of our property. This will be located on the south west side property line number 34 on page 2 of the site plans. The communication should go to our property manager since this impacts our property: Debra A. Vickrey, AMS, PCAM Chief Operating Officer Colorado Property Management Group 2620 S. Parker Rd., Suite 105 Aurora, CO 80014 303-671-6402 ext. 23 debra@withcpmg.com I also wanted to make sure that the builders were aware of the water issue that canceled the last build on the waterway side of the property and that the plans are accounting for this.*

1B. *HELLO, I RECEIVED A NOTICE ON 04/08/2024 FOR PLANNING AND DEVELOPMENT SERVICES FOR APPLICATION DA-1052-27 CASE # 2024-4009-00 FOR SITE LOCATION: SOUTHEAST CORNER OF S STERLING HILLS PARKWY AND E VILLANOVA PL. AS IT SAYS ON THE NOTICE THE RESPONSE WAS SUPPOSE TO BE RECORDED BY APRIL 05, 2024. THE LETTER WAS NOT GIVEN ENOUGH TIME TO RESPOND IN TIMELY FASHION. I WOULD LIKE TO VOICE OUR CONCERNS IN REGARDS TO THIS PROJECT AND WHY WE AS A COMMUNITY WOULD NOT WANT TO SEE ANY CONSTRUCTION ON THIS SITE. THERE HAS BEEN ALOT OF ISSUES WITH WATER DEPOSITS ON THE LAND THAT IS ON A HILL OVER THE STERLING HILLS CONDO COMMUNITY THAT HAS COLLECTED A LARGE DEPOSITS OF WATER AND WOULD RUN DOWN TO OUR COMMUNITY CAUSING ISSUES. AFTER SEEING HOW LONG THIS LAND HAS BEEN UNDEVELOPED AND AFTER MANY OTHER ATTEMPTS OF OTHERS TO BUILD SOMETHING ON IT, BUT DUE TO THE WATER DEPOSITS THAT ARE SO EXTENSIVE THAT MAKE THE LAND UNSTABLE CAUSES US TO BE CONCERNED THAT IF THERE IS A DEVELOPMENT THAT WOULD BE*



BUILD IT WOULD PUT PRESSURE ON THE LAND AND CAUSE DAMAGE TO OUR COMMUNITY ACROSS THE STREET AT STERLING HILLS CONDOMINIUMS.

Please respond to these comments in the comment response letter and explain how the issues were addressed. Due to the comments received in response to the initial submittal, a neighborhood meeting is required **prior to a second submittal. Please contact the case planner to schedule a community meeting at your earliest convenience.**

1B. Please see the attached PSCO letter and address the comments in the response letter.

2. Completeness and Clarity of the Application

2A. Development fees in the amount of **\$22,286.40 are due prior to the second submission.**

2B. Please use "X of Y" on the sheet counts. i.e. 1 of 17.

2C. Will there be any adjustments requested? If so, please include with your next submission. Add adjustments to the coversheet as well as to the Letter of Introduction. Include justification language to the LOI and how the adjustment will be mitigated.

2D. Please move photometric sheets to the end of the Site Plan set directly after the elevations.

3. Parking Comments

3A. Add parking counts for garages on the Site Plan cover sheet. Label and number all parking on the site plan sheet. Unable to verify compliance with required covered and attached parking requirements.

3B. Consider placing bike racks throughout the site to promote use.

4. Architectural and Urban Design Comments

4A. Is this considered a main entrance? Label main entrances.

4B. **Realignment of these buildings will need to occur to comply with the code. Per 146-3.3.2 H – multi-family structures shall be accessed from a public or private street w/at least one main pedestrian or Dwelling Unit entry with frontage and direct access onto the street. The fire lane is NOT a private street meeting city standards.** Compliance with this code section will result in the buildings framing the site with most of the surface parking being internal to the site and not so visible from the adjacent streets. If the resubmittal reflects a similar building orientation, staff is unlikely to support the project at the public hearing.

4C. Sheets 10-17: This section is visually flat; please add additional visual interest. Consider adding some horizontal and vertical interest with different products.

4D. Please add building lengths for all elevations and add them to the data table on the cover sheet as well.

4E. Please dimension patios/decks with the next submittal. Please add open space calculation to the data block on the cover sheet as well. Provide elevations with the next submittal.

4F. Provide a key map that greys out or is similar to the open space areas with the square footage so the 20% required can be verified and calculated.

4G. Please refer to section 146-4.8.5 for massing guidance on all elevations; Contact the Case Planner with any questions.

4H. These faces need additional dimension; they are appearing very flat. Please add a change in material, texture, patterning or color.

4I. This color is very dark and may not age well. Please consider a lighter shade.

4J. Provide pergola elevations with next.

4K. Internal sidewalks need to be a minimum of 6'; currently showing 5'. Please modify with the next submittal.

5. Signage & Lighting Comments

5A. Will there be a monument sign? Please show the proposed location and setback on the Site Plan with the next submittal.



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

6A. General comment:

There appear to be utilities in the curbside landscape of the abutting streets preventing the installation of the required street trees. The street trees should be installed along the back of the walk as indicated.

Provide three cross-sections. One along Sterling Hills Parkway, and two along E. Villanova Place.

6B. Sheet 6

Show the extent of the entire site including the property boundary.

Dimension and label the required street frontage buffer along Sterling Hills Parkway and the non-street buffer along the south adjacent to the existing residential development.

Add the existing trees to remain in the Legend.

The plant schedule font is too small. Enlarge and place on another sheet.

The Taxus shrub is a nice shrub but does not perform well here in Aurora.

Trees installed along arterial and/or collector streets are required to be 2.5". Update the tree size accordingly.

Label what appears as garages.

Code does not permit light poles from displacing the required parking lot island trees. It appears as if most of the parking lot islands that require two trees are non-compliant.

Adjust the landscaping accordingly to accommodate the emergency second point of access.

Show the property line as a traditional line type. A long dash and two short dashes.

6C. Sheet 7

Update the Landscape Requirements table per the comments provided.

Provide a landscape table documenting the required detention pond landscaping. Refer to the pre-application review letter.

Is there a monument sign being proposed? If so, provide that on the plan as well as a detail.

Provide a detail of the proposed retaining walls. Material, color etc.

7. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

7A. 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, Stateplane, 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.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering (Jonathan Phan / 303-326-8273/ JPhan@auroragov.org/ Comments in green)

8A. Remove NFC stamp (TYP.)

8B. Advisory: For Civil Plans north shall point towards either the top or the right-hand margin of the sheet only. (2.03.5.04 of the COA Roadway Manual)

8C. Label the roadway classification. (TYP.) (2.06.1.03 of the 2023 COA Roadway Manual)

8D. Label the private road (TYP.)

8E. Label proposed curb return radii and lot corner/ROW radii (TYP.)(4.04.5.03 of the 2023 COA Roadway Manual)

8F. Double-check the ROW width. Plat shows this as 70' and updated on all of the necessary sheets.

8G. Will there be a proposed curb ramp here?

8H. All other retaining wall heights shall not exceed eight feet except when approved by a variance by the Public Works. Walls shall be terraced until the required amount of slope has been taken up. Slopes between walls shall not exceed four feet of run to one foot of rise (4:1) (4.02.7.04.3 of the 2023 COA Roadway Manual)

8I. Advisory: Any retaining wall over 4 feet on height will require structural calcs in the Civil Plan process.



- 8J. Include the wall typical sections, dimensioning the maximum exposed height of the wall(s), type of material, whether walls are private or public, and owners responsible for maintenance. Structural reinforcing shall be properly called out and dimension on plans. (4.02.7.03.3.3 of the 2023 COA Roadway Manual)
- 8K. Railings are required on any walls in excess of 30 inches. Wall typical sections shall show the railing and shall show how the railing is supported. Railing may be integral with the wall or may have a separate foundation just for railing. (4.02.7.06.1 of the 2023 COA Roadway Manual).
- 8L. Max slope when sloping down to a private driveway to a private street is 6% for 95' (4.05.4.1 of the 2023 COA Roadway Manual).
- 8M. Label the top of wall and bottom of wall elevations. (TYP.) (2.08.1.09 of the 2023 COA Roadway Manual).
- 8N. Public streetlights shall be provided along Sterling Hills Parkway and Villanova. Private streetlights shall be provided along Water Drive.
- 8O. Add a note that these street lights in the ROW and private drive are conceptual and a photometric analysis will determine the location when it is submitted in the civil plan submittal.
- 8P. Public streets shall have public streetlights in conformance with COA standards.
For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:
- Roadway Classification (typical section name)
 - Adjacent Land Use Category (i.e., TOD), as applicable
 - Number of lanes
 - Back-to-back curb width
 - Pedestrian Activity Level
 - Pavement Type: R3, for all lighting calculations
- This information (if its not already shown) can be added to the street sections provided if desired.
- 8Q. Remove copyright notes restricting reproduction of the approved plans and reports. (2.03.5.10 of the 2023 COA Roadway Manual).

9. Traffic Engineering (Steve Gomez / 303-739-7336 / segomez@auroragov.org / Comments in orange)

- 9A. **Site Plan:** add ped ramps.
Show entire intersection including directional ped ramps.
Label as full movement access.
Align legs of intersection for a standard T intersection.
Move emergency access farther away from Water Dr intersection or to different street and not adjacent to an intersection/access.
Add note: All sign posts and sign supports shall comply with COA Standard Detail TE-11.
- 9B. **Landscaping:** add sight triangle per COA TE-13.
Mature plant height exceeds COA 4.04.2.10 requirements, remove/replace.
Numerous mature plant heights within sight triangles exceed COA 4.04.2.10 requirements. Verify ALL mature plant heights within ALL sight triangles meet COA 4.04.2.10 requirements.
- 9C. **Traffic Letter:** A dedicated right turn lane for the northbound, westbound, and southbound approaches. Verify auxiliary lanes and update text. Show site traffic turning movements at intersection. Add site ADTs on Sterling Hills Pkwy and Water Drive. See additional minor redline comments.

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

- 10A. **Sheet 1 of 17 / Cover**
See multiple comments to update or remove notes.
See comments for the site data block.
See note to provide a complete implementation plan table.



10B. Sheet 2 of 17 / Site

See comments for encroachments into the fire lane easement. Carports, garages roof eaves, etc.

See notes to provide and relocate fire lane signs.

See comment to provide a knox box at the main entrance.

Please relocate the FDC to the main entrance.

See new fire hydrant location to include a water easement.

See notes to provide accessible ramps for accessible isles.

Provide a 29' inside turning radius for the second point of access fire lane.

Gating systems must be setback 35' from flow line.

10C. Sheet 3 of 17 / Details

See updated accessible parking sign details.

Please remove the fire access sign detail.

10D. Sheet 4 of 17 / Grading

Provide spot elevations for all accessible parking spaces, isles, and accessible routes.

Show the accessible route with a heavy dashed line and in the legend.

See requirements for the alternate fire lane surface requirements.

The traverse grade in a fire lane cannot be more than 4%.

10E. Sheet 5 of 17 / Utility

See note to update the utility easement to a water easement.

See note to add DIP to the fire service line callout.

See comment for key notes 8 & 9.

Please show the fire riser room location.

See note to include the shaded areas in the fire lane easement.

Please label the 23' fire lane easement.

Update the 26' fire lane and access easement as noted.

10F. Sheet 6 of 17 / Landscaping

See comment to label and show the fire hydrants in the legend.

10G. Sheet 9 of 17 / Photometric

Show and label the fire lane easement.

Show and label the accessible route with a heavy dashed line.

10H. Sheet 10 of 17 / Elevations

Please show and label the FDC, Knox box & fire riser room door.

11. Aurora Water (Alicia Caton / 303-931-2528 / ACaton@auroragov.org / Comments in red)

11A. The site plan will not be approved until the Preliminary Drainage Report is approved.

11B. **Grading Plan:** Max 3:1 slopes.

Add slope label to the pond sides (max 4:1) and to the bottom of the pond (minimum 2%).

11C. **Utility Plan:** Identify how this connection is being made?

Is this the water service line and not the fire line?

Is this the fire line?

Label all utilities with size of main.

Label the fire line as "Private." The fire line requires a valve. Refer to section 5.05.4.

Label storm as private.

Label 12' maintenance and access path to the top of the outlet structure is required.

Add note:

1) All storm shall be private unless otherwise noted.

2) Water services downstream of the meter shall be private.



3) All sanitary services shall be private.

If sanitary connection is 4" then connection can be made with saddle tee otherwise a manhole is required for 6".

Identify how this connection is being made.

GIS shows an 18" RCP private storm that heads to the NW from this manhole. Will the 18" storm line be abandoned at the manhole for development of this new facility?

Relocate the fire line outside of the pocket utility easement for the meter.

All onsite flows need to be routed to the detention pond prior to discharge.

Label as sanitary easement.

Label as water easement.

Label as water easement.

11D. **Landscaping Plan:** Ensure all trees are 8' from the utility or 5' from the utility easement.

11E. Show meter pits and all fire hydrants on landscape plan.

12. Forestry (Rebecca Lamphear / 303-739-7177 / RLamphea@auroragov.org / Comments in purple)

12A. Approved.

13. PROS (Abigail Scheuerman / 303-739-7131 / ABScheue@auroragov.org / Comments in mauve)

13A. The project is located within the Sterling Hills Master Plan area. All park and open space land was dedicated on site with the original annexation agreement and master plan. Therefore, only park development fees will be required at the time of building permit.

13B. Park Development Fees – Adjustments to PROS-related requirements are warranted due to the passage of time since the pre-application meeting. Based on park construction costs for the current year (2024), calculations for park development fees are as follows:

13C. A \$1,326.23 fee for neighborhood park and community park purposes will be collected per unit if building permits are pulled this year.

13D. The total paid would be \$209,544.34 for all 158 units

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

14A. No subdivision Plat submitted & only a Site Plan was submitted. Please confirm that a Plat is needed. See redline comments on Site Plan.

14B. Typical: All boundaries and all sheets: Bearings, distances, and curve info., matching the plat must be shown per 2022 Site Plan Checklist Item No. 2.

14C. Gate across fire lane easement will require a license agreement.

14D. Label Lot & Block & Subdivision Name.

15. Aurora Water-Revenue (Melody Oestmann/303-739-7244/moestman@auroragov.org)

15A. Fee's in the amount **\$11,277.36** are due prior to recordation of the Site Plan.