

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



May 15, 2020

Camille Courtney
American Homes Development
3131 South Vaughn Way
Aurora, CO 80114

Re: Third Submission Review – Sterling Hills AMH – Site Plan and Plat
Application Number: **DA-1052-24**
Case Numbers: **2019-4014-00; 2019-3044-00**

Dear Ms. Courtney:

Thank you for your third submission, which we started to process on May 5, 2020. 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.

Some important issues remain and so you will need to make another submission. Please revise your previous work and send us a new submission on or before June 5, 2020 so the necessary documents are ready for the June 24, 2020 Planning Commission hearing.

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 scheduled for June 24, 2020. 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 let me know. I may be reached at 303.739.7541 or efuselier@auroragov.org.

Sincerely,

Liz Fuselier, Planner I
City of Aurora Planning Department

cc: Samantha Crowder – Norris Design 1101 Bannock Street Denver CO 80204
Scott Campbell, Neighborhood Liaison
Mark Geyer, ODA
Filed: K:\\$DA\1052-24rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Retaining Walls (Public Works and Real Property)
- License Agreements and Easement Encroachments (Real Property)
- Sight Triangles (Landscaping)
- Stormwater Conveyance (Public Works and Planning)
- Adjustment Language (Planning)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No neighborhood comments received.

2. Zoning, Design Standards and Clarity of the Application

2A. There has been significant discussion regarding stormwater conveyance and the movement of this conveyance into a tract. Such conveyance will affect the rear lot lines of the residential lots on the east side of the development. The expectation is that the next submittal would incorporate these comments and requests. **Following are the topics covered, actions items and requests from the April 23, 2020 meeting:**

- Aurora Water requested a 10' soft surface access path along the swale and within the easement
- Aurora wants a Tract along the back of the lots instead of an easement. AH4R will request adjustments to the rear setback from the Tract to keep the houses in the same location. Planning is willing to support this request.
- The Site will need to provide mowing within the Tract as part of the maintenance.
- Sanitary manhole is currently accessed from the apartment parking lot.
- City / Aurora Water acknowledged that the access path would be on the east side of the swale and would be underwater during large events. Minimal grading will be considered to provide to a 2% cross slope path within the easement. AH4R will need to contact the east neighbor and procure a letter from them that grading will be done with the easement
- Swale velocities range between 6%-14% depending on the cross section location.
- City requested that the Type D inlet be repaired and have a close mesh grate installed.
- Aurora Water supplied the public / private within the swale. Public downstream to the Type D inlet. Private from Type D to south E. Water Dr inlet, and then Public again for culverts to drainage channel.
- Planning is requiring that this issue to be substantially resolved before planning commission
- Erosion control mitigation for the channel was required.
- The concrete for the type D inlet appeared to be in poor condition and should be looked at in the field to determine if action is required, if the grated is not close mesh is should be replaced to close mesh grate.
- The type D inlet will be maintained by the property owner.

Action items

- Prepare adjustment language
- Add the 10' path
- Update the cross section exhibits to share swale velocities with City.

2B. It is our recommendation that preliminary drainage be approved prior to appearing before planning commission.

2C. If additional adjustments are requested, please provide and include the adjustment language on the site plan cover sheet with the next submittal.

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

3A. Sheet 6: Height issue within the site triangle.

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

- 4A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes as soon as possible. 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**5. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)**

- 5A. The Site Plan will not be approved by Public Works until the preliminary drainage letter/report is approved.
5B. Sheet 2: The contours for Drive B do not reflect a crowned section.
5C. Sheet 3: Since the retaining walls cross lot lines, please add a note that the private retaining walls will be owned and maintained by the HOA/Property management in perpetuity.

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

- 6A. No comments.

7. Fire / Life Safety Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

- 7A. No comments

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

- 8A. No comments.

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

- 9A. See redline comments on Site Plan and Plat.
9B. Match the plat name.
9C. Sheet 3: add these retaining walls to the License Agreement.
9D. Sheet 3: add R.O.W. width.
9E. Sheet 3: label easements throughout as noted and indicate lines of delineation.
9F. Begin release processes with Andy Niquette.
9G. Sheet 4: please confirm with Aurora Water that these water meters **do not** have to be in an easement - as shown hereon.
9H. Sheet 6: This Column will need to be covered by the License Agreement.
9I. Sheet 8: Corner columns in the easement need to be in the License Agreement.
9J. Sheet 8: No building or structure (including overhangs and eaves) can touch or encroach into any easement.
9K. Sheet 8: Any of these stairs, fence/gate and wall located in an easement will need to be covered by the License Agreement.