

8/21/2024

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

RE: Initial 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 1st planning 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. 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.*

Response: The fence that was labeled as to be removed is existing construction and silt fence, not the HOA property fence. This has been clarified on the site plan.

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 PARKWAY 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 A LOT 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 BUILT IT WOULD PUT PRESSURE ON THE LAND AND CAUSE DAMAGE TO OUR COMMUNITY ACROSS THE STREET AT STERLING HILLS CONDOMINIUMS.*

Response: Acknowledged. The site has undergone a geotechnical investigation that included ground water. The proposed design is in conformance with the recommendations from the geotechnical investigation.

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.**

Response: Responded. Per discussions with City Staff, due to the scale of site plan revisions with the resubmittal, the need for a community meeting will be revisited following the second review of the application.

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

Response: No PSCO letter was attached.

2. Completeness and Clarity of the Application

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

Response: payment of fees is in process

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

Response: Added to all sheets.

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.

Response: Not adjustments requested at this time.

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

Response: The photometric sheets have been moved to the end of the Site Plan 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.

Response: Garage buildings added to Site Data table. Labels and additional parking counts added to site plan.

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

Response: Bike racks have been spread throughout the site.

4. Architectural and Urban Design Comments

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

Response: Main entrances are now labeled on site plan.

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.

Response: This comment has been further discussed with staff and site plan has been revised to orient the building along a public street.

4C. Sheets 10-17: This section is visually flat; please add additional visual interest.

Consider adding some horizontal and vertical interest with different products.

Response: Stucco reveals added to stucco conditions. Architectural responses attached to redline response document.

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

Response: Building lengths added to overall elevations.

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.

Response: Balcony dimensions added to notes on sheet 10 of 21.

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.

Response: Key map has been provided.

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

Response: Architectural responses attached to redline response document.

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

Response: Stucco reveals added to stucco conditions. Architectural responses attached to redline response document.

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

Response: Architectural responses attached to redline response document.

4J. Provide pergola elevations with next.

Response: Previously provided. Please reference detail 9 on Sheet 8.

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

Response: All internal sidewalks have been revised to 6'.

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.

Response: Monument sign is now shown and labeled on site and landscape plans.

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.

Response: Noted. Cross-sections have been provided.

6B. Sheet 6

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

Response: Revised. The extent of the site is shown.

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.

Response: Dimensions and labels have been provided.

Add the existing trees to remain in the Legend.

Response: Provided.

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

Response: Enlarged and place on another sheet.

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

Response: Plant has been removed from palette.

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

Response: Updated.

Label what appears as garages.

Response: Labels have been provided.

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.

Response: Noted and revised.

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

Response: Revised.

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

Response: Updated.

6C. Sheet 7

Update the Landscape Requirements table per the comments provided.

Response: Updated as noted.

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

Response: Table has been provided.

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.

Response: Yes. Signage detail provided. See Grading Plan for retaining wall detail.

Z. Addressing (Phil Turner / 303-739-7357 / pturner@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.

Response: Since there have been significant comments from the City impacting the site layout and building placement, we will submit the requested files to Addressing after the 2nd review comments are received.

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.)

Response: The NFC stamp has been removed from the plans.

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)

Response: Noted, thank you.

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

Response: Roadway classification now labeled.

8D. Label the private road (TYP.)

Response: Label added.

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

Response: Proposed curb returns and all lot/ROW corner radii now labeled.

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

Response: Plans corrected to 70'.

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

Response: No, curb ramp is not necessary here. Fire lane will be at same elevation as sidewalk and mountable curb will be installed along Sterling Hills to provide fire truck access.

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)

Response: This is not really a retaining wall but instead the garage height will be increased in order to retain the soil behind it. The way it is labeled on the plans has been revised.

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

Response: Noted.

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)

Response: Per the referenced section of the COA Roadway Manual, the structural information is required with the Civil Plans rather than the Site Plan so it will be provided at that time. A typical wall section added to grading plan and note that all walls are private has been added to the notes section.

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).

Response: Railings provided on all walls that exceed 30".

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).

Response: Slope along new access drive is now less than 6%.

8M. Label the top of wall and bottom of wall elevations. (TYP.) (2.08.1.09 of the 2023 COA Roadway Manual).

Response: Spot elevations added to plan.

8N. Public streetlights shall be provided along Sterling Hills Parkway and Villanova. Private streetlights shall be provided along Water Drive.

Response: Requested street lights have been added.

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.

Response: Requested note has been added.

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.

Response: Requested information has been added.

8Q. Remove copyright notes restricting reproduction of the approved plans and reports. (2.03.5.10 of the 2023 COA Roadway Manual).

Response: Copyright notes have been removed from photometric cut sheets.

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.

Response: Plan has been revised to show entire intersection but note we are only showing replacement of the ramps that were noted as required to be replaced in the pre-app meeting notes.

Label as full movement access.

Response: Now a ¾ access at new access location. Labeled on plan.

Align legs of intersection for a standard T intersection.

Response: Intersections are better aligned with revised site plan.

Move emergency access farther away from Water Dr intersection or to different street and not adjacent to an intersection/access.

Response: Emergency access has been shifted north.

Add note: All sign posts and sign supports shall comply with COA Standard Detail TE-11.

Response: Note added.

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.

Response: Noted. Sight triangles have been provided and mature heights have been verified to meet code.

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.

Response: Comments addressed in updated traffic memo.

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.

Response: Notes have been revised as requested.

10B. Sheet 2 of 17 / Site

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

Response: Carports and garages have been shifted back outside of easement.

See notes to provide and relocate fire lane signs.

Response: Please review new fire lane sign locations on revised site plan and let us know if additional changes are needed.

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

Response: Labeled on site plan.

Please relocate the FDC to the main entrance.

Response: Relocated and labeled on site plan.

See new fire hydrant location to include a water easement.

Response: Comment taken into account with new site plan and hydrant layout.

See notes to provide accessible ramps for accessible isles.

Response: Ramps now provided for all accessible isles.

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

Response: Dimensions for new fire lane are provided on the Site Plan (sheet 2) showing the fire lane exceeds the turning radius requirements.

Gating systems must be setback 35' from flow line.

Response: Fire lane is no longer directly connected to parking area so we feel the gate is no longer necessary. Please let us know with your next round of comments if this is incorrect and the gate is still needed.

10C. Sheet 3 of 17 / Details

See updated accessible parking sign details.

Response: Details have been updated.

Please remove the fire access sign detail.

Response: Removed.

10D. Sheet 4 of 17 / Grading

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

Response: These site plans would get very difficult to read if we were to provide spot elevations along the accessible route and in the accessible parking stalls. Spot elevations will be provided on the Civil Plans which will include blow ups that will detail these areas and show they are in conformance with ADA requirements.

For this site plan, we have added some additional slope labels along the accessible route to show it is in compliance.

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

Response: Accessible route added to grading plan.

See requirements for the alternate fire lane surface requirements.

Response: - Fire lane surfacing material is noted on the Site Plan sheet (sheet 2)

- Detail will be provided with the civil construction plans.

- Grade labels provided on grading plan and dimensions are provided on the Site Plan (sheet 2) showing the fire lane exceeds the turning radius requirements.

- Existing sign that is in conflict with new fire lane location will be relocated (see Sheet 2)

- Sidewalk crossing will be detailed further on the civil construction plans.

- Fire lane is no longer directly connected to parking area so we feel the gate is no longer necessary. Please let us know with your next round of comments if this is incorrect and the gate is still needed.

- Noted, we will work on the license agreement with LDRS.

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

Response: New fire lane easement has 4% traverse slope max.

10E. Sheet 5 of 17 / Utility

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

Response: Revised.

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

Response: Added.

See comment for key notes 8 & 9.

Response: Labels corrected.

Please show the fire riser room location.

Response: Label added.

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

Response: Accounted for with new site plan layout.

Please label the 23' fire lane easement.

Response: New fire lane labeled in all locations.

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

Response: Comment no longer applies with new site plan but comments were considered when easements were revised for new site plan configuration.

10F. Sheet 6 of 17 / Landscaping

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

Response: Updated.

10G. Sheet 9 of 17 / Photometric

Show and label the fire lane easement.

Response: Added.

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

Response: ADA route shown with heavy dashed line. Means of egress route shown as hatched to differentiate.

10H. Sheet 10 of 17 / Elevations

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

Response: Elevation 4/12 added to show FDC, knox box, & fire riser room.

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.

Response: Noted.

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%).

Response: Slope labeled added to new pond area.

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

Response: Added schedule note that we are connecting to a stub.

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

Response: Labels corrected.

Is this the fire line?

Response: Labels corrected.

Label all utilities with size of main.

Response: Most were already included but added where missing.

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

Response: Added to schedule note and valve now shown.

Label storm as private.

Response: Added to notes section on utility plan.

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

Response: Labels added.

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.

Response: Notes added.

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

Response: Noted. Revised to connect at manhole.

Identify how this connection is being made.

Response: Schedule note revised to indicate connecting to stub.

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?

Response: 18" storm has been added to plan and labeled. A portion will be used now.

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

Response: Fire line now outside of easement.

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

Response: There is a downstream pond that provides detention for the site but since the proposed impervious exceeds what was planned, a pond is provided onsite for a few basins so that the impervious area to the existing pond is within the acceptable amount. This approach was clarified with the reviewer(s) after first comments were received and confirmed it was acceptable.

Label as sanitary easement.

Response: Schedule note revised.

Label as water easement.

Response: Schedule note revised.

Label as water easement.

Response: Schedule note revised.

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

Response: Revised.

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

Response: Provided.

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

12A. Approved.

Response: Noted, thank you.

13. PROS (Abigail Scheuerman / 303-739-7131 / AHScheue@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.

Response: Noted.

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.

Response: Noted.

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

Response: Noted.

14. Land Development Services (Roger Nelson / 303-739-7294 / rnelson@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.

Response: Plat is included with resubmittal in order to dedicate a tract for the drainage channel to the south.

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.

Response: B&D labels added to all property lines.

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

Response: Gate has now been removed but Life Safety will require a license agreement for the alternative surface material within the fire lane easement.

14D. Label Lot & Block & Subdivision Name.

Response: Label added reflecting new plat.

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.

Response: Noted.

Sincerely,
GALLOWAY

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cc: ScottBrown@GallowayUS.com