

12/23/2024

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

RE: 3rd 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 3rd 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. Written comments from the neighbors were not received after the neighborhood meeting. Staff did receive inquiries for more information and encouraged you to continue to work with the neighbors throughout the process.

Response: Noted. Thank you

1B. Provide notes or a brief summary of the neighborhood meeting and items discussed.

Response: Provided to staff 12/11 and included in resubmittal.

2. Completeness and Clarity of the Application

2A. Please submit a revised narrative/letter of introduction for this project that addresses the adjustments requested, approval criteria, and justifications.

Response: This is discussed beginning on page 6 of the narrative

2C. Address the Neighborhood Protection Standards (UDO 146-4.4) in the narrative for the R-1 zone to the north.

Response: This is discussed beginning on page 3 of the narrative

3. Site Plan & Comments

Site Plan

Sheet 1 / Cover sheet

3A. Remove City Council from the City approval block; this application does not require City Council approval.

Response: Removed as requested.

3B. Please add “with Adjustments” to the title.

Response: Added to title.

3C. 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.

3D. 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.

Response: Note added at the bottom of the covenant note.

Sheet 3

3E. Remove "Denver" label from the bike rack detail.

Response: Removed.

Plat:

3F. No additional comments at this time.

Response: Noted. Thank you

4. Parking Comments

4A. Repeat comment: Delineate covered parking areas more clearly; it is not clear which covered parking is attached to the building to meet the criteria in UDO 146-4.6.5.A.4.b.

- *Update:* Thank you for the clarity on the plans. On the site and landscape plans, it appears that not all of the carports are attached as required "*directly or through a roofed structure with partial sidewalls or without sidewalls*". Two include a covered walk but the eastern most two carport structures and the northernmost carport structure do not show a covered connection. Clarify how these are attached or revised to meet this requirement.

Response: Revised so that all carports are full attached with a covered connection.

5. Architectural & Urban Design Comments

Sheet 10-16

5A. Repeat comment: The lighter green stucco and siding are the same color and blend on the balconies. These should be more distinct materials. Consider adding a vertical stone on some of the towers. This material change is one way to create a visual break and add some differentiation between the lighter green stucco and the same color siding.

- *Update:* Thank you for the response. If extending the stone on some of the towers would be too busy, consider differentiating the shades of green or another method to distinguish these areas.

Response: Revised

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

Site Plan

Sheet 6

6A. Please reach out to Aurora Water, Tim York (303) 326-8819 to determine whether the identified sod area will be permissible. They have the ultimate say in what areas can be sod.

Response: Tim York has granted permission for this sod area.

6B. Connect plant labels to the actual plants. See the comment on the landscape plan.

Response: Revised.

6C. Shrubs must be within a designated landscape bed that is within a bed with the edger.

Response: Revised. Shrubs have been relocated to a landscape bed.

6D. What is the reinforced turf mat? This was not provided in the previous submission

Response: Reinforced turf mat is being used for channel stabilization. A detail has been provided.

Sheet 7

6F. Add a row for Curbside Landscape for Sterling Hills Parkway and in the provided column indicate

existing to remain.

Response: Provided.

7. Transportation Planning (Tom-Worker Braddock / 303-739-7340 / tworker@auroragov.org)

7A. No additional comments were received from Transportation Planning. Any comments will be forwarded to you upon receipt.

Response: Noted. Thank you

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

8A. No additional comments at this time.

Response: Noted. Thank you

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

Traffic Memo:

9A. Traffic Letter approved.

Response: Noted. Thank you

Site Plan:

Sheet 2

9B. Identify existing STOP signs on the site plan.

Response: Labels added.

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

Site Plan

Sheet 1

10A. See comments to add the gating note.

Response: Note added to cover sheet.

Sheet 2

10B. See note to provide Knox box at the main entrance.

Response: Added as requested.

10C. See comment to remove Knox box from riser room.

Response: Removed as requested.

10D. See comment for license agreement needs for the chain barriers.

Response: Noted.

10E. Please update the turning radius for the fire lane easement.

Response: Revised and further coordinated with Mark.

Sheet 3

10F. See comment for 7' clearance on sign detail.

Response: Detail revised.

Sheet 12

10G. See note to provide Knox box at the main entrance.

Response: Acknowledged, Knox boxes will be provided as necessary.

Sheet 20

10H. See note for Carport leader.

Response: Corrected.

Plat

Sheet 4

10I. See comment to update the inside turning radii to 29'.

Response: Revised

11. Aurora Water (Samantha Bayliff / 303-739-7490 / sbayliff@auroragov.org / Comments in red)

11A. No additional comments at this time.

Response: Acknowledged. Thank you.

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

21A. No additional comments at this time.

Response: Acknowledged. Thank you.

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

13A. (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

13B. (Advisory Comment) Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.

Response: Acknowledged

13C. (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

13D. Send in a closure report for the plat exterior boundary per COA 2024 Subdivision Plat Checklist Item #19.d.

Response: Included with Submittal

13E. Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e. See the red line comments on the plat and site plan.

Response: Included with Submittal

Subdivision Plat:

Sheet 1

13F. Dedication – "Have laid out, platted, and subdivided the same into a Lot, Block, and Tract ...".

Response: Added to Plat

Sheet 2

Response: Addressed Mark Ups

13G. General Notes - #4 Update the title commitment date to be within 30 days of plat acceptance

date, #8 Remove reference to the COA checklist.

Response: Revised

13H. Covenants only reference the recording information for Arapahoe County and provide the associated date.

Response: Updated

Sheet 3

13I. Add "Block 1" after "Lot 1", Add "Rec."

Response: Revised

Sheet 4

13J. Add "Variable Width", Add "Block 1" after "Lot 1", Add Fire Lane Width, Add Water Easement Width, Add Record curve length.

Response: Added to Plat – Did not add the record curve length as marked, that is the chord bearing distance not the curve length.

Site Plan:

Sheet 2

13K. Sheet 2: Site Legend - #10 Revise to red lines, Match line detail – add north arrow and label Tract A.

Response: Revised as requested.

14. Easements (Grace Gray / 303-739-7227 / ggray@auroragov.org)

14A. Advisory: Easement releases and license agreements have not been started

Response: Noted. Any Easements requiring release or license agreements will be initiated as needed

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

15A. Please see attached.

Response: Response provided

Sincerely,
GALLOWAY

Brynhildr Halsten, PLA
brynhildrhalsten@gallowayus.com
7199007220

cc: ScottBrown@GallowayUS.com