

June 5, 2020

City of Aurora  
Attn: Liz Fuselier  
15151 E. Alameda Pkwy  
Aurora, CO 80012

**Re: Fourth Submission Review – Sterling Hills AMH – Site Plan and Plat**

Application Number: **DA-1052-24**

Case Number: 2019-4014-00; 2019-3044-00

Dear Ms. Fuselier:

Thank you for reviewing the fourth submission for Sterling Hills AMH, Site Plan and Plat along with City staff. Valuable feedback was received on May 15, 2020. The responses to comments have been detailed on the following pages. If you have any questions or concerns, please reach out by phone at 303-892-1166 or by email, [scrowder@norris-design.com](mailto:scrowder@norris-design.com).

We look forward to making this project a success with the City of Aurora.

Sincerely,  
Norris Design

Samantha Crowder  
Senior Associate

## *Fourth Submission Review*

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

1A. No neighborhood comments received.

**Response: Comment noted, thank you.**

#### **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  
**Response: A 10' soft surface access path has been added along the swale within the existing drainage 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.  
**Response: Tract K has been added along the swale to contain the existing drainage easement.**
- The Site will need to provide mowing within the Tract as part of the maintenance.  
**Response: Acknowledged.**
- Sanitary manhole is currently accessed from the apartment parking lot.  
**Response: Understood.**
- 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  
**Response: The access path has been designed with a 2% cross slope on the east side of the swale. The east neighbor will be contacted during the Construction Documents phase.**
- Swale velocities range between 6%-14% depending on the cross section location.  
**Response: Swale velocities are shown on the Overflow Swale Sections exhibit that is to be submitted with the PDR.**
- City requested that the Type D inlet be repaired and have a close mesh grate installed.  
**Response: The Type D inlet will be called out to be repaired and installed with a close mesh grate.**
- 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.  
**Response: Public/private storm lines are shown on the PDR Drainage Map.**
- Planning is requiring that this issue to be substantially resolved before planning commission

**Response: Drainage comments have been coordinated directly with Richard Ommert and are to be finalized when this Prelim Plat is resubmitted.**

- Erosion control mitigation for the channel was required.  
**Response: Type M Soil Riprap is to be provided within the existing swale.**
- 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 grate is not close mesh it should be replaced to close mesh grate.  
**Response: The Type D inlet will be called out to be repaired and installed with a close mesh grate.**
- The type D inlet will be maintained by the property owner.  
**Response: This inlet is called out as a private structure as shown on the PDR Drainage Map.**

Action items

- Prepare adjustment language  
**Response: Adjustment language has been added.**
- Add the 10' path  
**Response: A 10' soft surface access path has been added along the swale within the existing drainage easement.**
- Update the cross section exhibits to show swale velocities with City.  
**Response: Swale velocities are shown on the Overflow Swale Sections exhibit that is to be submitted with the PDR.**

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

**Response: Understood. The PDR is to be submitted with this Prelim Plat submission.**

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

**Response: Adjustments are represented in both the letter of intent and Preliminary Plat cover sheet.**

3. **Landscaping Issues** (Kelly Bish / 303.739.7189 / Kbish@auroragov.org / Comments in bright teal)

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

**Response: Conflicts with the sight triangles have been removed.**

4. **Addressing** (Phil Turner / 303.739.7357 / pturner@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 is 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: CAD was provided within Aurora's coordinate grid to Phil Turner on 5/11/2020. Street names were provided by Phil Turner on 5/15/2020. On 5/19/2020 Phil Turner stated that the addressing will be sent out once the plat has been signed and approved by all parties.**

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

1. **Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto: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.  
**Response: Understood. The PDR is to be submitted with this Prelim Plat submission.**  
  
5B. Sheet 2: The contours for Drive B do not reflect a crowned section.  
**Response: A new typical section has been added on Sheet 2 for Drive B.**  
  
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.  
**Response: Note has been added as Note 2 to the Site Plan sheet.**
2. **Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)  
6A. No comments.  
**Response: Acknowledged.**
3. **Fire/Life Safety** (Will Polk / 303.739.7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)  
7A. No comments.  
**Response: Acknowledged.**
4. **Aurora Water** (Steven Dekoskie / 303.739.7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)  
8A. No comments.  
**Response: Acknowledged.**
5. **Real Property** (Maurice Brooks / 303.739.7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)  
9A. See redline comments on Site Plan and Plat.  
**Response: Redline comments have been addressed on the Site Plan.**  
  
9B. Match the plat name.  
**Response: Easements have been coordinated between the Site Plan and Plat and updated accordingly.**  
  
9C. Sheet 3: add these retaining walls to the License Agreement.  
**Response: License Agreement to be submitted with the Construction Documents.**  
  
9D. Sheet 3: add R.O.W. width.  
**Response: ROW width has been added.**  
  
9E. Sheet 3: label easements throughout as noted and indicate lines of delineation.  
**Response: Easements have been updated throughout and lines added where necessary.**  
  
9F. Begin release processes with Andy Niquette.  
**Response: We have the packets from Andy to begin the process.**  
  
9G. Sheet 4: please confirm with Aurora Water that these water meters do not have to be in an easement - as shown hereon.  
**Response: Easements have been added for the water meter.**  
  
9H. Sheet 6: This Column will need to be covered by the License Agreement.  
**Response: Understood. License Agreement to be submitted with the Construction Documents.**

9I. Sheet 8: Corner columns in the easement need to be in the License Agreement.

***Response: Understood. License Agreement to be submitted with the Construction Documents.***

9J. Sheet 8: No building or structure (including overhangs and eaves) can touch or encroach into any easement.

***Response: Understood.***

9K. Sheet 8: Any of these stairs, fence/gate and wall located in an easement will need to be covered by the License Agreement.

***Response: Understood. License Agreement to be submitted with the Construction Documents.***