

December , 2019

City of Aurora
Brandon Cammarata
15151 E. Alameda Pkwy, Suite 2300
Aurora, CO 80012

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

Dear Mr. Cammarata

Thank you for taking the time to provide comments from the Initial Submission for the Site Plan and Plat of Sterling Hills AMH. Our staff has received, and reviewed comments received on October 3, 2019. We have made the following changes. Please reach out with any questions a scrowder@norris-design.com or 303-892-1166

Sincerely,
Norris Design

Samantha Crowder
Senior Associate

Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ Provide additional detail regarding building elevations and design of street frontages and relationship of buildings.
- ✓ Provide update of drainage analysis.
- ✓ Incorporate additional mitigation enhancements relating to reduced lot sizes.

PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

1A. Name: Karen Markovitz; 200949 E Dickenson Pl, Aurora CO 80013-6860; Phone: 303-745-8822; Email: 8karen1@comcast.net

Comment Totally against the development project of 67 single family "Rental" homes. Waiver request is for reduction in lot sizes from 5,000 SF to 2,700 SF (the minimum size is 5,000 SF). Rental homes with smaller lot sizes reduces property value of existing homes. Developer Invitation Homes also states they welcome qualified Section 8 voucher holders. Nonowner occupied properties in residential community can have serious negative impact. There may be several rental homes in this area but does not change the fact homes were built to be owner occupied. Higher density building only causes additional traffic issues, increases burden on schools, fire protection & police.

Response: The Applicant appreciates all feedback received from surrounding residents. These concerns were discussed with residents at the neighborhood meeting held July 23, 2019.

1B. Name: Victoria McVicker; 2507 S. Andes Circle, Aurora CO - Colorado 80013-6409; vmcvicker57@yahoo.com As a homeowner in Sterling Hills West, we are VEHEMENTLY opposed to this project. It will lead to lower home values and definitely more traffic and problems in general. The traffic on Tower is already a nightmare and this will only exacerbate that. Again, we are OPPOSED to this project. Please find another locale for rental properties such as this!

Response: The Applicant appreciates all feedback received from surrounding residents. These concerns were discussed with residents at the neighborhood meeting held July 23, 2019. Additional detail regarding traffic impacts are provided in the traffic impact analysis.

1C. Donna Creamer;

Brandon, Thank you for taking my call today! I am putting my concerns in an email as I have been directed. The proposal for home on this site is concerning only in that is is a plan for a business (company in California) AMH to purchase for the purpose of Rental units. They plan not to have on site supervision. The proposal was for a 1800 contact # for contact and issues. Regardless of multiple occupancy or single family homes, the idea of rental units (Non owner occupied) is not advisable. I am sure the homes will be lovely but when many people are jammed into these units it will cause many issues in our community. Safety and parking to name a few. I also am concerned about the lack of a fire lane on the east side of E Water Drive. This is a priority. Some signage is present but it needs work and enforcement. I owning on this street view this as a major priority. I believe there may be zoning concerns as well as limits per acreage. I appreciate your time and would like this email kept as part of the record if this proposal mores forward.

Respectfully,

Donna M Creamer

Resident and property owner

Sterling Hills Townhomes

Response: The Applicant appreciates all feedback received from surrounding residents. These concerns were discussed with residents at the neighborhood meeting held July 23, 2019. AMH, although the main

company is based out of California has an office located within Aurora and maintains local staff in that location to provide maintenance and support for residents.

1D. Donna Creamer; 18827 e Yale Circle, Sterling Hill Hoa Unit B Aurora Co 80013; Phone: 9787717168; Email: Dwardcream@hotmai.com

Comment: I would like more information about Waiver!!! Also the zoning for this was for multi Townhomes as a am to understand. This is a misrepresentation this company represents homes for RENT not owner occupancy. Many reviews represent this company in negative reviews as well. I am against a variance in building code as well for this company's plan. I also request notice of All public hearings regarding this plan. Clearly the space and residential area cannot handle this plan.

Response: The Applicant appreciates all feedback received from surrounding residents. These concerns were discussed with residents at the neighborhood meeting held July 23, 2019.

2. Zoning, Design Standards and Clarity of the Application

2A. Make sure required mineral rights notifications are made in accordance with state statute.

Response: Comment noted. Mineral rights notifications will be made in accordance with the state requirements and prior to any public hearing.

2B. Remove all "AutoCAD SHX Text" from PDF comments on the Plat.

Response: Comment addressed. The pdf was generated to remove extraneous text from the document.

2C. Prior to or in conjunction with the next submittal, please provide an update regarding the anticipated detention pond and drainage improvements anticipated. Please contact me to provide an update on this issue in advance of your second submission and discuss what should be uploaded on the second submission in this regard. As you know, the second submittal of the Preliminary Drainage must be submitted in the separate engineering portal.

Response: Comment Noted. We have met with Wright Water Engineers to discuss the available water quality and detention storage. The downstream private regional water quality and detention facility constructed with Sterling Hills Subdivision Filing No. 9 will be rehabilitated to provide the original or greater design water quality volume and detention storage. The pond remediation will also include the construction of pond forebays and a micropool at the outlet structure to provide sediment control. The pond rehabilitation will also include the construction of a perimeter drain and an underdrain within the pond to manage the water level within the pond in between runoff events. A copy of draft report for the District will be appended to the Sterling Hills Subdivision Filing No. 15 Preliminary Drainage Report.

2D. We will want to have the second review of the preliminary drainage complete prior to the Planning Commission hearing, and the second submittal needs to have incorporated Wright Water's recommendations as appropriate. My understanding is Wright Water was contracted by the Metro District to provide input on the drainage in the area.

Response: Comment Noted. Wright Water's rehabilitation of the pond does not have any specific recommendations for the Filing No. 15 development. The composite imperviousness for the Filing No. 15 has been incorporated into the water quality calculations for the regional pond. After rehabilitation, the regional pond will have adequate water quality volume and the required detention storage of 9.2 Ac-ft will be regraded into the regional pond. American Homes for Rent, the Filing No. 15 developer, may assist with an apportioned funds to provide channel maintenance and construction costs.

2E. This project is being reviewed under the UDO. Please update your letter of introduction to address the review criteria in the UDO for a Major Site Plan (Section 146-5.4.3.B.2) and Major Adjustments (Section 146-5.4.4.D)

Response: The letter of introduction has been revised to reflect language referencing the UDO.

2F. Please acknowledge all setback, frontage and lot size deviations proposed for each of the two lot types. My review indicates the front-loaded product includes adjustments to lot size and frontage. The rear-loaded product includes adjustments to lot size, frontage, front setback, and rear setback. Please include the requirement and the proposal for each adjustment.

Response: *Additional language has been added to the letter of introduction clarifying these requests.*

2G. Please provide typical frontage designs for the various circumstances. This should include from the back of the curb to the front of the house and show tree lawn landscaping, grading, retaining walls, front yard landscaping, and anticipated utility easements. With the smaller front setbacks, additional coordination of details is required to assure all required landscaping, utilities, and urban design elements can be provided in a sustainable and high-quality manner. This would appear to include at least three typical sections for the lots with retaining walls, non-retaining wall frontages, and the front-loaded frontages. In particular, if we must go with an attached sidewalk along Water Drive, then we want to know how that will look and function. Please include cross-section views in addition to the plan views.

Response: *With changes to the site grading, the use of a home product with a “tuck under” garage and alley layout modifications it was possible to revise the attached walk to a detached walk along E. Water Drive. The street sections have been updated to show the detached walk along E. Water Drive.*

Additional site cross sections were deemed unnecessary with the retaining wall height diminishing from 6-ft to 2-ft along E. Villanova Drive and the 4-ft wall along E. Water Drive being removed.

2H. I would like to discuss the attached sidewalk here and if it is necessary, how does the street frontage relate to the homes for access and landscaping.

Response: *The attached walk was replaced with a detached walk past the Alley D intersection with E. Water Drive. A revised street cross section for E. Water Drive has been provided in the set on Sheet 2.*

2I. If the attached sidewalk is needed, we would like to see a 6-foot-wide attached sidewalk and details of a decorative wall, in addition to other requested frontage details.

Response: *The 5-ft attached sidewalk was replaced with a 5.5-ft detached sidewalk and the retaining wall along E. Water Drive was removed. A street cross section showing the revised frontage layout has been provided in the set on Sheet 2.*

2J. The detached sidewalk should be provided east of Drive A to match existing.

Response: *The sidewalk east of Drive A and E. Villanova Place is detached and connects to the existing sidewalk.*

2K. Planning would like to coordinate with traffic to allow the alley to access Water Drive. If for some reason, the alleys cannot connect, then the alleys should include pedestrian connections to the public sidewalks in all cases.

Response: *Vehicular access from E. Water Drive to Alley D has been provided. The detached walk is shown adjacent to the driveway access. This updated access allows the circulation of cars and pedestrians from E. Water Drive to Alley D and Private Drive A.*

2L. Housing diversity is required for this development. With your next submittal, please provide an exhibit and narrative to address the requirements. The submittal should include conceptual elevations of all four sides of the two primary building types. The submittal should identify architectural themes anticipated and approaches to address the requirements.

- *In a subdivision plat of 50 or more lots, at least four different home model varieties shall be constructed, each with a distinct floor plan and elevations*.*

RESPONSE: *Comment noted. Elevations shall be provided per code prior to approval.*

- *No identical model home elevation shall be repeated directly across the street.*

RESPONSE: Comment noted. Elevations shall be provided per code prior to approval.

- Approved paint schemes shall not be repeated more than once every four lots or directly across the street.

RESPONSE: Comment noted. Elevations shall be provided per code prior to approval.

- No model elevation shall be repeated more than once every four lots.

RESPONSE: Comment noted. Elevations shall be provided per code prior to approval.

- At least 30 percent of the model/elevation combinations must have variation in the roof line. Exceptions to accommodate rooftop solar applications will be permitted per Section 146-4.2.4.

RESPONSE: Comment noted. Elevations shall be provided per code prior to approval.

- *distinct elevations shall be provided by incorporating at least four of the following: (1) Placement of windows and doors on the front façade of the elevation include at least a two-foot vertical or horizontal variation in size or location; (2) The use of different materials on the front façade elevation. (3) The width of the front façade elevation at its widest point must differ by more than two feet; (4) The locations and proportions of front porches must vary; (5) Variations in the front wall plane; (6) Use of roof dormers; (7) A variation of the building types; (8) Window shapes that are substantially different.

RESPONSE: Comment noted. Variation in elevation shall be provided per code prior to approval.

- A minimum average of 15 percent of the net façade area of each primary structure shall consist of masonry. All residential design plans with side or rear elevations adjacent to streets, parks, golf courses, or open space shall distribute architectural features and materials so as to achieve side-specific design for each side that faces such street, park, golf course or open space. In addition, except for any residential design plan with a side elevation adjacent to a street, there shall be a four-foot change in the depth of the front elevation, achieved through a recessed or alternately loaded garage, covered porch, or other architectural feature.

Response: Comment noted. Elevations shall be provided per code prior to approval.

2M. With the predominance of units being the alley loaded product, there should be 4 model varieties within this product, and this should be acknowledged in your submittal.

Response: Comment noted. Elevations shall be provided per code prior to approval.

2N. A component of your adjustment mitigation should include enhanced architecture designs. It is recommended you identify additional architectural features you will provide and recommend an increase in the "points" you will provide from the architectural features table 4.8-2.

Response: Comment noted. The Applicant will provide additional details related to architecture with the subsequent submittal and prior to approval.

2O. Another component of your mitigation is the loss of private outdoor space with smaller lots. Certainly, proximity to a public park is an asset. Also recommended is a more formalized approach to utilize side yards as usable space with each unit having full access to one 10-foot wide side yard as opposed to the typical fence between the homes creating unusable space. Large porch and patio spaces will also contribute.

Response: No fence is to be proposed along side lot property line. This will allow for the maximum use of this space with each unit having full access.

2P. If making this area south of Water Drive usable is feasible, then it could contribute to your mitigation approach for the reduced lot sizes. An example of a usable space could be garden space for use by residents.

Response: This area is to remain undisturbed as natural open space. This space is inaccessible to residents due to the existing stormwater infrastructure and site constraints within the drainage easement.

2Q. This area south of Water Drive appears to be purely aesthetic with no intended use by residents or guests. Please clarify.

Response: Correct. This area is to remain undisturbed as natural open space with no intended use by residents or guests. The space is inaccessible due to the existing stormwater infrastructure and site constraints within the drainage easement.

2R. You may want to consider a neighborhood meeting.

Response: A neighborhood meeting was held July 23rd, 2019, prior to our initial application filing. In addition, AMH and the consultant teams spoke at a Metro District hearing held in August, 2019.

Plat

2S. See redlines relating to:

- Elimination of some unbuildable tracts.

Response: The tract lines have been revised for the Alley tracts. The remaining Tracts have been retained for landscaping areas.

- Extending alley tract to the right of way or street tracts, even though they may not be constructed to connect.

Response: The tract lines have been revised for the Alley tracts. The remaining Tracts have been retained for landscaping areas.

3. Landscape Design Issues

Kelly K. Bish, PLA, LEED AP/ Kbish@auroragov.org/ (303) 739-7189/ PDF comments in teal.
Sheet 5

3A. Use a different letter abbreviation for one of the PVP since that is used twice. See Landscape Plant List.

Response: Plant list has been revised with a different abbreviation for Sea Green Juniper.

3B. Add the missing plant size to the Landscape Plant List

Response: Plant size for Big Sagebrush has been added to plant list.

3C. Tract landscaping is its own requirement and plant material may not be transferred from tract landscaping to meet either front yard landscaping or tree lawn (curbside landscaping/street tree) requirements.

Response: Table revised so that front yard landscaping is not counted toward open space planting requirements. Street tree table revised to account for street tree requirements independently of open space requirements.

3D. Add an additional note below the street tree table that states something to the effect of " the final location of the street trees shall be determined after utilities and driveway curb cuts have been located but shall meet the intent of the plan and required code quantities."

Response: This note has been added below the street tree table.

Sheet 6

3E. The sidewalk along E. Water Drive is supposed to be detached as shown on previously approved plans. The current width is not in compliance either.

Response: The 5-ft attached sidewalk was replaced with a 5.5-ft detached sidewalk and the retaining wall along E. Water Drive was removed. A street cross section showing the revised frontage layout has been provided in the set on Sheet 2. This change was also discussed with City staff and deemed acceptable.

3F. Label /call-out the retaining wall along both street frontages.

Response: Retaining wall locations have changed, however retaining wall callouts have been added to the landscape plans at proposed retaining wall locations.

3G. There were no tree species specified for the trees along E. Water Drive.

Response: Tree species have been specified along E Water Drive.

3H. Street trees are required at 1 per 40 lf. in the tree lawn along E. Water Street. Front yard landscaping is a separate requirement. If a waiver is required, it should be requested here on the landscape plan with the Section listed only and the letter of introduction updated to include the hardship and the mitigation measures taken to offset the waiver request.

Response: Waiver requested for hardship of locating trees in tree lawn due to existing storm line conflict. Request for waiver indicated on landscape plans, including code requirement. Lot and tree lawn have been provided in lieu of trees on-lot. Request provided in letter of intent.

3I. Review the sidewalk alignments at the corners as they do not meet.

Response: The sidewalk connections have been revised.

3J. Adjust the trees as necessary to avoid conflicts with utilities in the curbside landscape areas.

Response: Trees relocated to avoid conflicts with utilities per plan comments.

3K. Provide a cross section through the street, wall and front yards along E. Water Drive.

Response: With changes to the site grading, the use of a home product with a "tuck under" garage and alley layout modifications it was possible to revise the attached walk to a detached walk along E. Water Drive. The street sections have been updated to show the detached walk along E. Water Drive. Additional site cross sections were deemed unnecessary with the retaining wall height diminishing from 6-ft to 2-ft along E. Villanova Drive and the 4-ft wall along E. Water Drive being removed.

3L. It looks like only a portion of a gate may be turned on for the single-family homes.

Response: The on-lot 2-rail fence and gate has been removed from the landscape plan and will be shown in the lot typicals for consistency with on-lot information shown.

3M. Dimension and label the easement.

Response: Labeled dimension has been added to the drainage easement.

3N. The north arrow is oriented incorrectly.

Response: North arrow has been corrected.

3O. There are site amenities in the legend but do not appear on the landscape plan.

Response: Superfluous symbols have been removed from the legend.

3P. While it appears that the required buffer width is being met because of the existing easement, the plant material has not been provided. Staff is in support of the installation of the fence, however a waiver shall be required to acknowledge the landscape code requirements of 1 tree and 5 shrubs per 40 linear feet.

Response: Request provided in letter of intent. Intent for waiver indicated on landscape plan including note regarding landscape requirement.

3R. The two-rail fence is shown in the legend, but not on the plan. Please turn on.

Response: 2-rail fence has been removed from landscape plan legend. 2-rail fence will be used in on-lot fencing, and will be shown on lot typical plan and legend.

3S. Adjust the hatching and the location of the street trees along E. Villanova Place to reflect the storm inlet.

Response: Trees relocated per existing stormwater inlet and pipe location. Line intensity revised for visual clarity.

3T. Please do not hatch the landscape beds to indicate rock mulch over the plants as it makes them more difficult to see. The note provided in the landscape notes will suffice.

Response: Hatch has been revised for visual clarity.

3U. Provide a cross section through E. Villanova Drive that includes the street through the proposed wall, safety railing to the front of the home.

Response: With changes to the site grading, the use of a home product with a "tuck under" garage and alley layout modifications it was possible to revise the attached walk to a detached walk along E. Water Drive. The street sections have been updated to show the detached walk along E. Water Drive.

Additional site cross sections were deemed unnecessary with the retaining wall height diminishing from 6-ft to 2-ft along E. Villanova Drive and the 4-ft wall along E. Water Drive being removed.

3V. There appears to be a fiber optic line running through the curbside landscape area along E. Villanova Place. Is it deep enough to accommodate the street trees?

Response: Fiber optic location will be confirmed in field and trees will be located in the tree lawn to meet the 1 tree per 40 ft requirement. A note has been added below the Street Tree table per city request for the final location of street trees to be determined after driveway curb cuts and utilities have been located.

3W. Due to the inlet at the end of the street E. Villanova Place, this street will likely have 13 trees instead of 14. Right now, there are 6 different ones proposed. Please narrow it down at most to 3.

Response: The variation in species has been reduced to three.

3X. The letter of introduction mentions a pocket park being provided with passive amenities. Please label the park and include the amenities.

Response: The letter of introduction has been revised. The previously considered location is inaccessible to residents.

Sheet 7

3Y. Will there be an HOA or Metro District responsible for the irrigating and maintaining the curbside landscape area i.e. tree lawn or will that be irrigated and maintained by the lot owner? Is the tree lawn part of their front yard?

Response: There will be an HOA responsible for irrigating and maintaining all landscape areas.

3Z. A minimum of 400 sf of sod is required to have sod in the front yard and it must be contiguous. All the homes in the development will need to follow the xeric front yard landscape standards. Refer to Table 4.7-3 Residential Yard Landscape Requirements.

Response: All of the front yard landscapes have been revised to follow the xeric front yard standards outlined in the Table 4.7-3 Residential Yard Landscape Requirements.

3AA. While the legend provided is fine, there needs to be an actual plant schedule with a variety of plant material that will work for both lot types A & B and a note provided giving direction for plant installation variety. There is nothing that would prevent the installation of identical plant material in the front yards of Lot Type A or Lot Type B.

Response: Notes added to ensure that species variety is achieved: "2. No two consecutive lots shall be landscaped in an identical manner." and, "3. Plant material selection shall vary between lots. All species listed shall be used, and shall be installed in an evenly-distributed manner across all lots."

3BB. Under the notes provided for Lot Type A, there is a note that states “when front lot abuts retaining wall, fence shall be substituted for guardrail/safety fence at the location shown on plan”. The plan currently shows wall and guardrail/safety fence along the entire frontage.

Response: *With changes to the site grading, the use of a home product with a “tuck under” garage and alley layout modifications it was possible to revise the required retaining walls. The retaining wall height diminished from 6-ft to 2-ft along E. Villanova Drive and does not require a guardrail.*

3CC. Update the legend to include both fence types shown on the front yard enlargements.

Response: *The legend has been revised to show both fence types as different line types.*

3DD. The landscape design should vary. A note should be provided for the larger single-family lots that describes that as well. Otherwise, it appears from the graphic that they all have the same setback, very similar if not the same architectural fronts and now identical landscaped front yards.

Response: *Variation between lots is expressed through a variation in plant material and plant material placement. Additional notes have been provided to mitigate planting continuity – refer to response for comment 3AA.*

3EE. Provide a detail of the proposed wall and the guardrail/safety fence that is proposed for on top of the wall along E. Villanova Place.

Response: *Retaining wall details will be provided on sheet 4, per civil engineer.*

4. Addressing

Phil Turner / 303-739-7271 / pturner@auroragov.org

4A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum: (1) Parcels; (2) Street lines; and (3) Building footprints (If available).

Response: *With the recent changes to the site plan, we have not coordinated this request with Addressing, but will coordinate directly after second round of comments are received.*

4B. Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. Please e-mail these files to me.

Response: *Comment noted. Thank you.*

4C. Here is additional information regarding the City of Aurora's CAD submission requirements:

The city has developed CAD Data Submittal Standards for internal and external use to streamline the process of importing AutoCAD information into the city's Enterprise GIS. *Please note that a digital submission meeting the CAD Data Submittal Standards is required before your final site plan mylars can be routed for signatures or recorded.* Please review the CAD Data Submittal Standards and email your Case Manager the .DWG file before submitting your final site plan mylars. Once received, the city's AutoCAD Operator will run an audit report and your Case Manager will let you know within 2-3 days whether the .DWG file meets or does not meet the city's CAD Data Submittal Standards.

Response: *Comment noted. Thank you.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering

Kristin Tanabe / (303) 739-7306 / ktanabe@auroragov.org

Plat

5A. Please provide centerline data for the private streets

Response: Comment addressed. The street centerline data has been included.

Site Plan

5B. Include typical section for Water Drive to show detached sidewalk and curbside landscaping area, page 2.

Response: A typical section for E. Water Drive has been provided to show the updated layout with the included detached sidewalk and curbside landscaping area.

5C. Private street. Remove reference to ROW, multiple.

Response: Comment addressed. The ROW reference has been removed.

5D. Label/dimension existing sidewalk, typical, page 3.

Response: Comment address. The existing sidewalk has been labeled.

5E. Approved section for Water Drive shows detached sidewalk, page 3.

Response: As per our City staff meeting on November 13, 2019, the walk will remain attached.

5F. Per Section 4.02.7.01.2.01 of the Roadway Manual, 4' maximum wall height at rear of residential lots, page 3.

Response: As per our City staff meeting on November 13, 2019, the tall retaining walls have been replaced with retaining walls under 30-in high, therefore, structural calculations will not be necessary.

5G. Label curb return radius, typical all.

Response: Comment addressed. The curb returns have been labeled.

5H. Street lights are required on Villanova Place and Sterling Hills Parkway in addition to the private streets.

Please refer to the draft lighting standards for requirements and standards. A photometric analysis is required with the lighting plan submitted with the civil plans. Add a note indicating the location of the street lights on public streets is conceptual and final street light locations will be determined with the civil plans, page 3.

Response: Comment addressed. The lighting plan has been updated and several additional lights have been added within the Site and along the public street frontage. LIGHTING

5I. Label slopes.

Response: Comment addressed. The slopes have been labeled.

5J. Contours do not reflect the road or alley cross section, typical, page 4.

Response: Comment addressed. The final grade contours have been shown on the roadways.

5K. Supports or tie backs for the walls are not permitted in the ROW, page 4.

Response: Comment noted. The retaining wall structural support will not cross into the ROW.

5L. Walls greater than 30" require pedestrian railing or barrier, page 4.

Response: Comment addressed. The wall height on site has been restricted to 30-inches and railing will not be required. .

5M. This symbol is not consistent with what is shown on the plan, page 4.

Response: Comment addressed. The legend has been updated.

5N. Street lights are required along Villanova Place and Sterling Hills Parkway. See comment on previous sheets. (page 8)

Response: Comment addressed. The lighting plan includes new structures along E. Villanova Place and Sterling Hills Parkway.

5O. Since these are private lights, consider using a different label from the public street light designation, page 8.

Response: Comment addressed. The symbols have been updated.

5P. Include fixture for the public street light, page 9.

Response: Comment addressed. Distinct symbols has been used for the private and public lights.

6. Life Safety

William Polk / 303-739-7371/ wpolk@auroragov.org / See blue redlines

Site Plan Comments

Sheet 1

6A. Please change to "single family-detached"

Response: Comment addressed. The table has been updated.

6B. Please change IBC to "IRC"

Response: Comment addressed. The table has been updated.

6C. Please change single family-detached to "VB"

Response: Comment addressed. The table has been updated.

6D. Please indicate within the data block if the structures are sprinklered or non-sprinklered

Response: Comment addressed. The table has been updated.

Sheet 2

6E. This is not a standard cover sheet note, please remove. However, include the signage package within this plan set.

Response: Comment addressed. The signage blocks have been updated.

6F. Please add the following note: ATTENTION BUILDING DIVISION: per ARTICLE xi, C.O.A. Building and Zoning Code, Section 22-425 through 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING INFLUENCE AREA (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.

Response: Comment addressed. The text note has been added.

Sheet 3

6G. Private roads constructed to the COA Roadway Designed and Construction standards are not required to be dedicated fire lane easements. Please revise by removing fire lane easement labeling.

Response: Comment addressed. The fire lane text has been removed.

6H. Have any of the street standards been modified?

Response: Comment noted. The street standards have not been modified.

Sheet 4

6I. Show the location of all existing and proposed water mains and fire hydrants within or abutting this site.

Response: Comment addressed. The existing and proposed water mains and fire hydrants have been labeled.

6J. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.

Response: Comment addressed. The fire hydrant distances have been updated and are shown in their view on Sheet 4.

Sheet 10

6K. Please work with your case manager to determine if the architectural sheets should be removed. These sheets will not be reviewed for code compliance or approved during the Building Document review.

Response: Comment noted. Thank you.

Sheet 12

6L. Advisory Note: An Address will be provided on the front main entry side of the structure. Where an alley or roadway is provided to the back of the structure, a separate address will be required above the garage door. The address directory shall be shown within the detail sheet of the site plan and/or civil plan sign package. Address Directory Signs must be installed at residential properties where the front of the structure is facing a green belt instead of public right-of-way where emergency response may be delayed due to the physical layout of the complex. Please see COA Single-Family Dwellings Facing Green Belts instead Public Right-of-Way for further requirements.

Response: Comment noted. Thank you.

Plat Comments

Sheet 2

6M. Private roads constructed to the COA Roadway Designed and Construction standards are not required to be dedicated fire lane easements. Please revise by removing fire lane easement labeling.

Response: Comment addressed. The fire lane text has been removed.

7. Real Property

Darren Akrie / (303) 739-7331 / dakrie@auroragov.org

7A. See the red line comments on the plat and site plan.

Response: Comment addressed. The plat and site plan redlines have been addressed. See the included plan responses.

7B. Contact Grace Gray to start the License Agreement process for the retaining walls and guard rails encroachments.

Response: Comment noted. License agreements will be started for the retaining walls that cross lot lines.

7C. Contact Andy Niquette for the easement release process and the additional items needed for submittal.

Response: Comment noted.

8. Traffic Engineering

Brianna Medema / (303) 739-7336 / bmedema@auroragov.org

Plat

8A. Sight Triangle easement is required on lots 31, 32 & 33.

Response: Comment addressed. The sight triangle easement has been added.

8B. Size/width of lot 60 & 61 many need to change based on review of ADA ramp, driveway location & utilities.

Response: Comment addressed. This intersection has been discussed Traffic. The left hand ramp location is allowed to remain at the intersection.

Site Plan

8C. R3-5R is preferred, page 2.

Response: Comment addressed. The sign has been updated.

8D. These sign details (including dimensions) need to appear on the Civil Plan (sign & striping) and are not required to be on Site Plan, page 2.

Response: Comment addressed. The details have been removed.

8E. Sight triangles needed from this location. MULTIPLE

Response: Comment addressed. Sight triangles have been updated.

8F. "No Left turn" at angle for SB left turn (to re-enforce RI/RO), page 3.

Response: Comment addressed. The sign has been added.

8G. Right turn only sign, page 3.

Response: Comment addressed. The sign has been updated.

8H. For lots 60 & 61, please layout driveway locations, access vs T intersection, utilities & ADA ramp to ensure that conflicts have been identified/resolved, page 3.

Response: Comment addressed. This intersection has been discussed Traffic. The left hand ramp location is allowed to remain.

8I. Ramp shall be placed on right hand side of T intersections. Move here. (May need to relocate man-way/utilities), page 3.

Response: Comment addressed. This intersection has been discussed Traffic. The left hand ramp location is allowed to remain.

8J. As identified in the Traffic Letter, curb extension to minimize pedestrian crossing is a recommendation. This is the most appropriate location for this, page 3.

Response: Comment addressed. Curb bump-outs have been added onto Drive B per discussions with the City.

8K. Remove this tree (stop sign conflict, See COA STD TE-13.3), page 6.

Response: Tree has been relocated a distance of 50' or greater in front of stop sign.

8L. Add 50' dimension and show first tree is outside of this, page 6

Response: Dimensions added from stop signs to street trees.

8M. Street light may need to relocate, page 6.

Response: The street lights and the tree placement have been resolved.

8N. Review Tree location vs driveway location along south side of "Primary Drive A", page 6.

Response: Noted. A note has been added below the street tree requirement table regarding final locations of street trees per final driveway and utility locations.

8O. Pedestrian crossing location will move here, page 6.

Response: Comment addressed. This intersection has been discussed Traffic. The left-hand ramp location is allowed to remain.

9. Parks Department

Chris Ricciardiello, 303-739-7154, cricciar@auroragov.org

Land Dedication

9A. Based on your current proposal of 67 units within the Sterling Hills General Development Plan, there are no additional park land dedication requirements.

Response: Comment noted. Thank you.

Park Development Fees

9B. Although land dedication is not required for this site, park development fees will still be required based on the original General Development Plan. In accordance with Section 146-306 of City Code, Park Development Fees shall be collected by the city to cover the cost of constructing new park facilities to serve the needs of the projected population. These fees apply to the project because park facilities are not proposed to be provided on-site. Fees are based on the park land dedication acreages and an annual cost per acre for construction of park facilities. The fees, which are computed and collected on a per-unit basis, shall be paid at time of building permit issuance. The current per-unit fee of \$1,900.64 would apply if permits for construction of the residential units are pulled in 2019.

Response: Comment noted. Park development fees will be paid at time of building permit.

PROS Requirements Caveat

9C. The monetary calculations presented herein are estimates based on park construction costs and a per-acre value for infill development at this point in time (current year 2019). The timing for implementation of the project may affect the ultimate amount of fees collected and other payments imposed to satisfy park-related obligations. Furthermore, if aspects of your project change, such as the number of dwelling units proposed, the park land dedication requirements may also change.

Response: Comment noted. Thank you.

10. Aurora Water

Steven Dekoskie / 303-739-7490 / sdekoski@auroragov.org

10A. I have reviewed this application and find there are no Development Fees due. This is a re-plat of Sterling Hills 9.

Response: Comment noted.

10B. Label streets, page 1.

Response: Comment addressed. The streets have been labeled.

10C. 8" DIP water main located in E Water Drive, page 4.

Response: Comment addressed. The water line in E. Water Drive has been labeled.

10D. Water meters are required to be installed in a landscaped area, 2' from any concrete. A 10' pocket easement is required for meter pits not located in the ROW. Aurora Water would request to have all water meters to front the property it serves. if/when there is an issue with the water line and services then the residents will not have access to their garages. Meter pits located in alleys can be damaged from driving over them. Easements for meter pits can't be located in the utility easement for the public mains. Water service lines are not permitted under the driveways. Page 4.

Response: Comment addressed. Per our discussions with Aurora Water, the water meters in the alleys will be paired to share the 10-foot easement. The water lines within the alleys will be placed a minimum

of 8-feet away from other utilities. The dry utility easements are being coordinated with Xcel to allow houses to receive the necessary dry utilities.

10E. 12" DIP in E Villanova Pl, page 4.

Response: Comment addressed. The water line in E. Villanova Place has been labeled.

11. Xcel Energy

Donna George / 303-571-7586 / donna.l.george@xcelenergy.com

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined there is a conflict with the above captioned project in that there are 6- foot gas easements on both sides of the lots. Some lots only have 6-foot gas easements, and some lots do not have easements for natural gas and/or electric distribution facilities. Please note that on which ever side the electric distribution facilities will be installed the easements need to be 8-feet wide. Should there be joint trenching, 10-feet is required. Please also note that natural gas facilities must be a minimum 5-feet from any structure, such as a garage.

Response: Comment noted. We have begun the application process and are coordinating with a designer for the required gas and electric distribution and easements throughout the Site.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. The Builder's Call Line is 1-800-628-2121. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

12. Aurora Public Schools

Josh Hensley // (303) 365-7812

12A. The school land dedication obligation for this portion of Sterling Hills is fulfilled. There is not additional school land requirement for this proposal.

Response: Comment noted, thank you.

13. Arapahoe County

Terri Maulik / 720-874-6650

13A. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other Divisions and/or Departments in Arapahoe County may submit comments.

Response: Comment noted, thank you.

REQUIRED SITE PLAN NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS' ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL CROSSINGS AND ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
7. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
9. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
10. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
11. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
12. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
13. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
14. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
15. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
16. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE SUBMITTED AND APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE. THIS SIGN PACKAGE SHALL INCLUDE ALL OTHER SIGNS AS REQUIRED BY OTHER CITY DEPARTMENTS.
17. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."

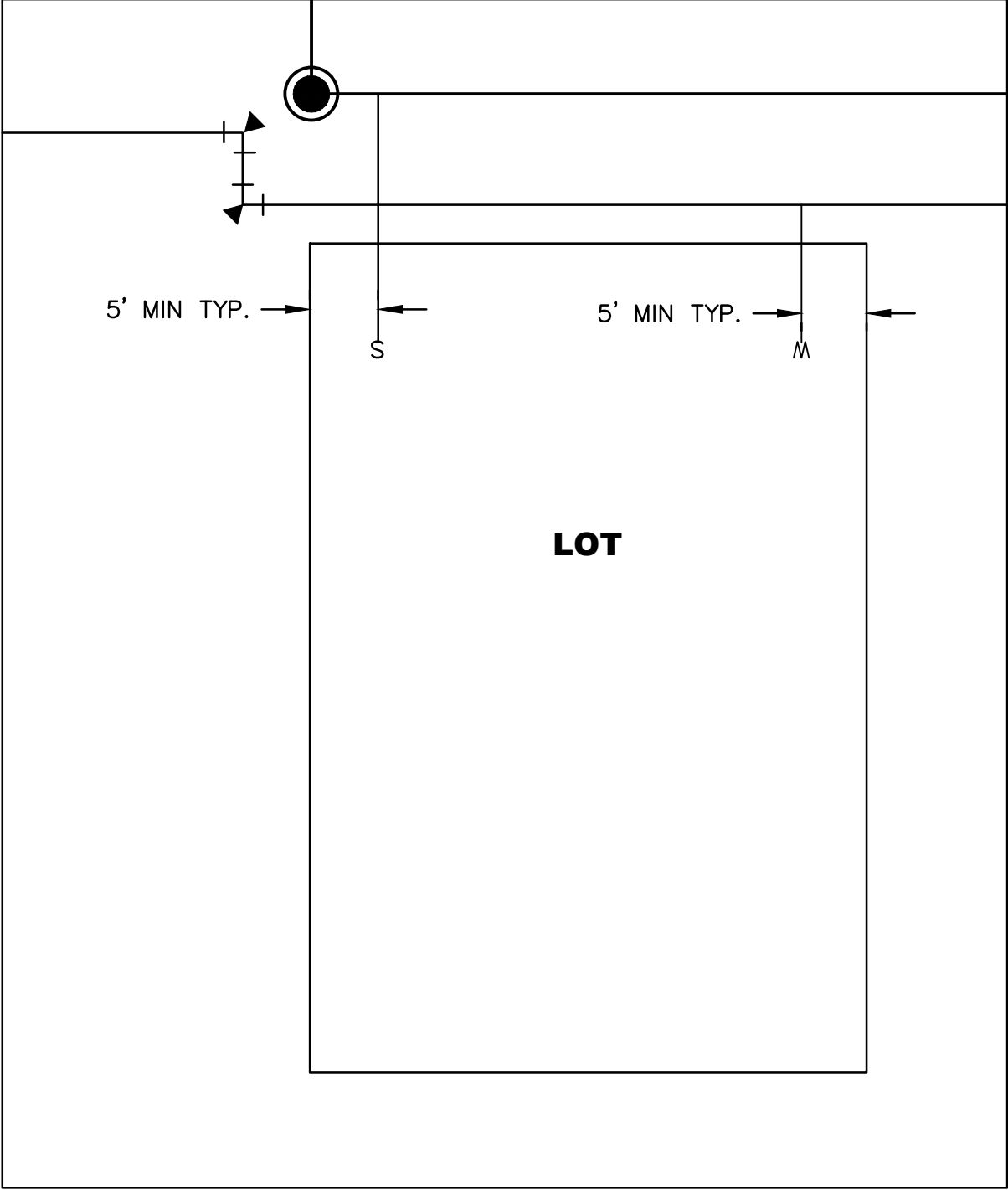
NOTES

1. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL OF TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
2. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER SHALL PLACE TRAFFIC CONTROL, STREET NAME AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
3. ALL RETAINING WALLS TO BE DESIGNED BY A COLORADO LICENSED STRUCTURAL ENGINEER.

LIST OF ACRONYMS AND ABBREVIATIONS

A.D.	ALGEBRAIC DIFFERENCE	G.E.	GAS EASEMENT	RCP	REINFORCED CONCRETE PIPE
AC	ACRE	GPM	GALLONS PER MINUTE	ROW	RIGHT OF WAY
ADA	AMERICANS WITH DISABILITY ACT	GSBD	GROUTED SLOPING BOULDER DROP	SAN	SANITARY SEWER
ASSY	ASSEMBLY	GV	GATE VALVE	SB	STILLING BASIN
B.O.	BLOW OFF	HGL	HYDRAULIC GRADE LINE	SEC.	SECTION
BMP	BEST MANAGEMENT PRACTICES	HORZ	HORIZONTAL	SF	SQUARE FEET
BNDY	BOUNDARY	HP	HIGH POINT	STA	STATION
BOW	BACK OF WALK	HW	HEAD WALL	STM	STORM SEWER
BW	BOTTOM OF WALL	INT	INTERSECTION OR INTERCEPT	TB	THRUST BLOCK
C.O.	CLEAN OUT	INV	INVERT	TBC	TOP BACK OF CURB
CFS	CUBIC FEET PER SECOND	IRR	IRRIGATION	TEMP	TEMPORARY
CH	CHORD LENGTH	LF	LINEAR FOOT	TOF	TOP OF FOUNDATION
CHB	CHORD BEARING	LP	LOW POINT	TOP	TOP OF PIPE
CL	CENTERLINE	MAX	MAXIMUM	TOS	TOP OF SLAB
CMP	CORRUGATED METAL PIPE	MH	MANHOLE	TW	TOP OF WALL
CONC	CONCRETE	MIN	MINIMUM	TYP	TYPICAL
CONC	CONCRETE	N.T.S.	NOT TO SCALE	U.D.	UNDERDRAIN
DIA.	DIAMETER	NO.	NUMBER	U.D.C.O.	UNDERDRAIN CLEAN OUT
DIP	DUCTILE IRON PIPE	NWSEL	NORMAL WATER SURFACE ELEVATION	U.E	UTILITY EASEMENT
E.A.E.	EMERGENCY ACCESS EASEMENT	OSP	OUTFALL SYSTEM PLAN	UDFCD	URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
EGL	ENERGY GRADE LINE	PC	POINT OF CURVATURE	UTIL.	UTILITY
ELEV	ELEVATION	PCR	POINT OF CURVE RETURN	VC	VERTICAL CURVE
EX	EXISTING	PL	PROPERTY LINE	VCP	VITRIFIED CLAY PIPE
FES	FLARED END SECTION	PMF	PROBABLE MAXIMUM FLOOD	VERT	VERTICAL
FG	FINISHED GRADE	PRC	POINT OF REVERSE CURVATURE	VN	NORMAL VELOCITY
FH	FIRE HYDRANT	PROP	PROPOSED	W/	WITH
FHAD	FLOOD HAZARD AREA DELINEATION	PSI	POUNDS PER SQUARE INCH	W/L	WATER LINE
FIRM	FLOOD INSURANCE RATE MAP	PT	POINT OF TANGENCY	WO	WATER QUALITY
FL	FLOW LINE	PVC	POLYVINYL CHLORIDE	WQCV	WATER QUALITY CAPTURE VOLUME
FR	FROUDE NUMBER	PVI	POINT OF VERTICAL INTERSECTION	WSEL	WATER SURFACE ELEVATION
FS	FIRE SERVICE	Q10	10 YEAR DISCHARGE	YR	YEAR
FT	FOOT	Q100	100 YEAR DISCHARGE		
FUT	FUTURE	RBCB	REINFORCED CONCRETE BOX CULVERT		

LOT SERVICING DETAIL
N.T.S.



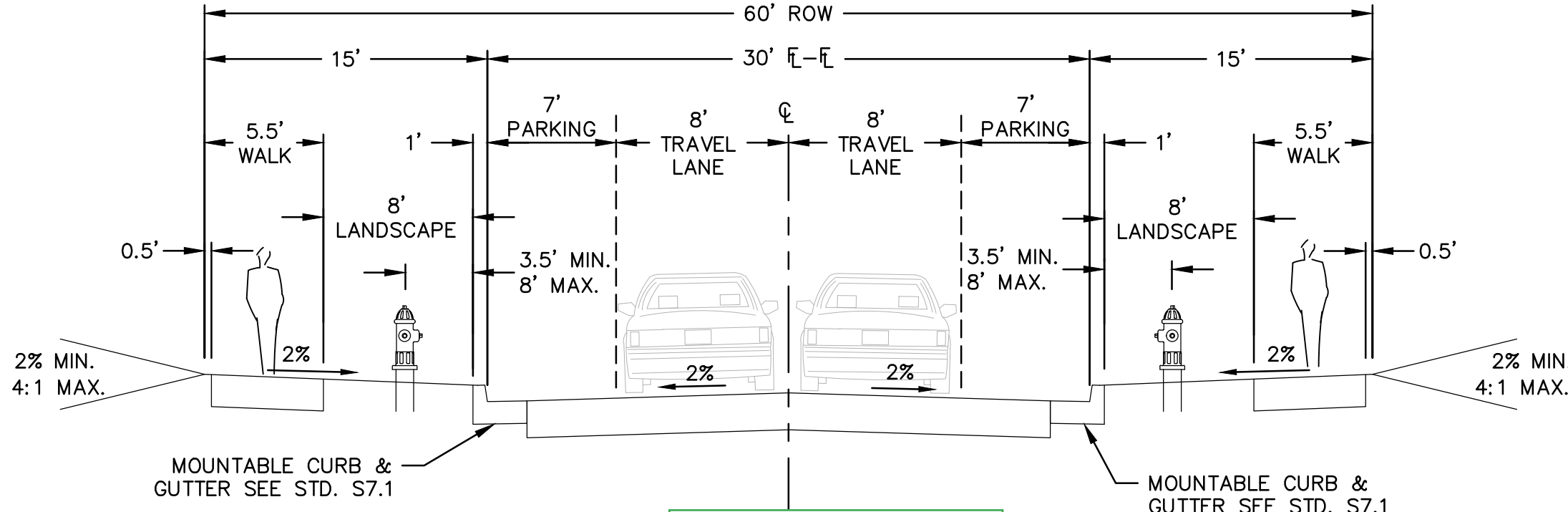
Include typical section for Water Drive to show detached sidewalk and curbside landscaping area.

Response: The E. Water Drive street section has been added to the sheet.

Response: The notes have been updated.

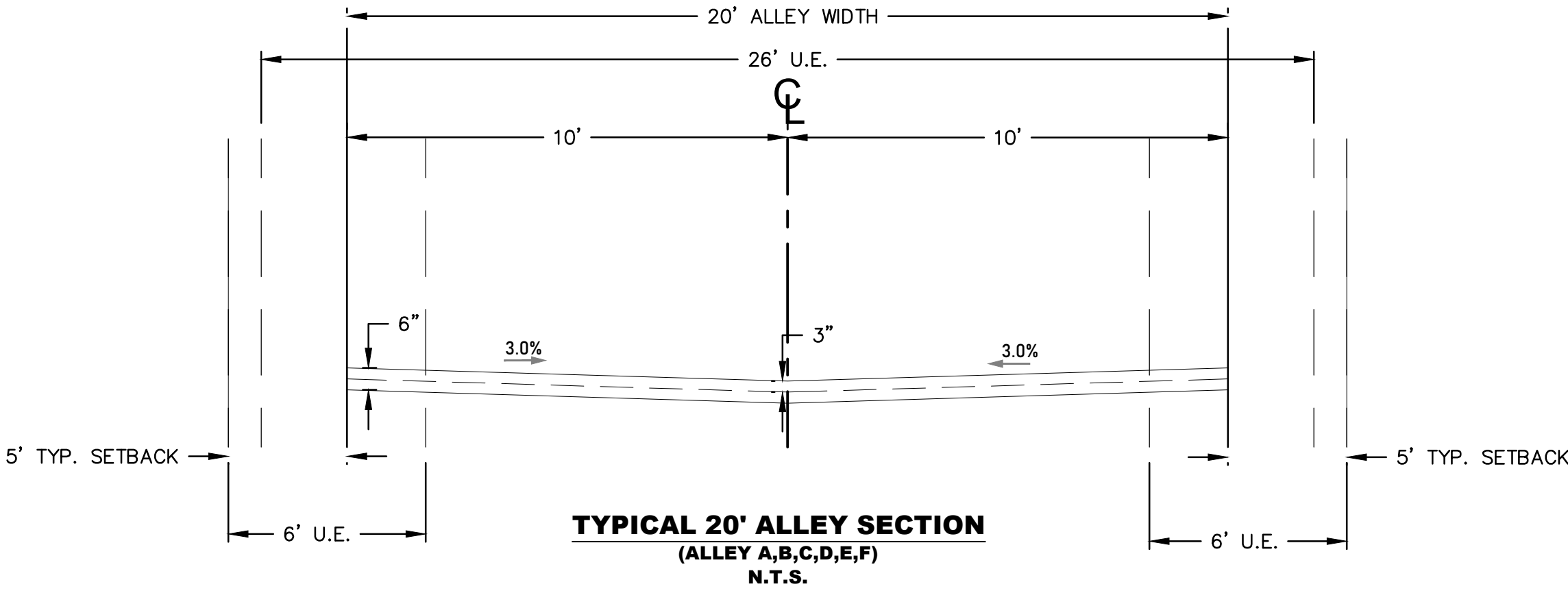
Response: The abbreviation has been removed.

Please add the following note: ATTENTION BUILDING DIVISION: per ARTICLE xi, C.O.A. Building and Zoning Code, Section 22-425 through 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING INFLUENCE AREA (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.

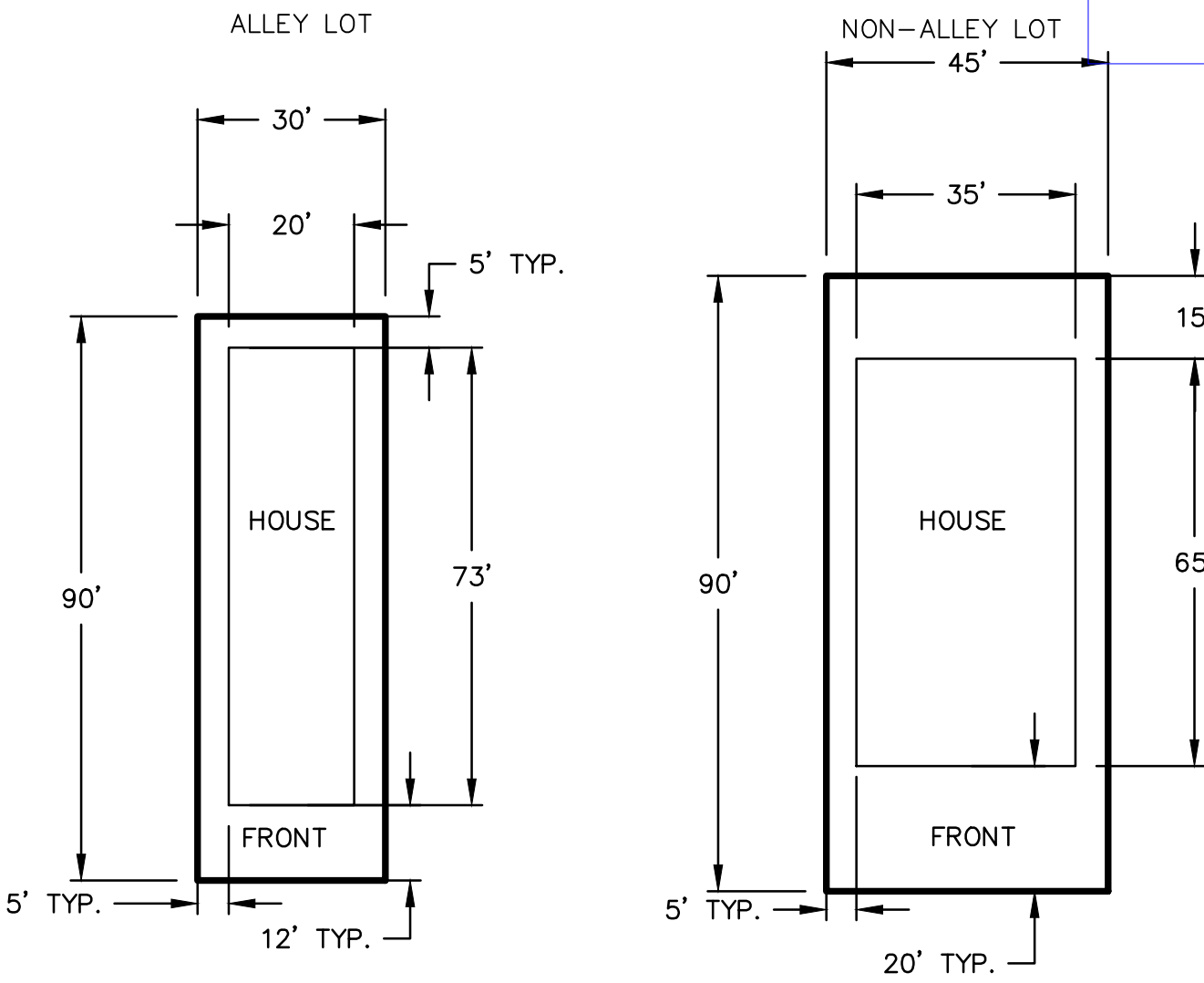


LOCAL TYPE II
PRIMARY DRIVE A, PRIMARY DRIVE B.
N.T.S.

Response: The reference to ROW has been removed.



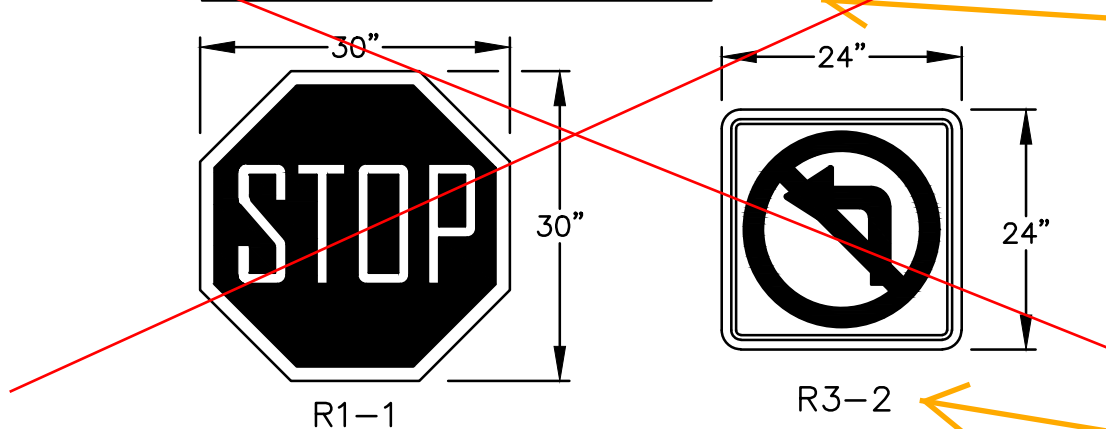
TYPICAL LOT SIZE AND SETBACKS
N.T.S.



Response: The lot dimensions have been updated.

These don't add up to 90. (20+65+15)

M.U.T.C.D. SIGN DETAILS



These sign details (including dimensions) need to appear on the Civil Plan (sign & striping) and are not required to be on Site Plan.

Response: The sign detail has been removed.

Response: Right must turn right sign has been called out on the plan sheet.

R3-5R is preferred

To request marking of underground facilities

811

Know what's below.
Call before you dig.
Call 811 or visit call811.com for more information

It is the contractor's responsibility to contact UNCC a minimum of 2 days prior to the start of construction operations. DewberryU3 Engineers, Inc. claims no responsibility for the underground facilities depicted in this plan set.

No.	Date	DESCRIPTION
1	8/16/19	FIRST SUBMITTAL

PRELIMINARY
NOT FOR
CONSTRUCTION

Project Number: 50116338	Drawn By: JM SMF	Checked By: DEB	Sheet Number: 2
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Response: The easements have been changed on the plat to reflect to current dry utility easements.

change the D.U.E. notations to Gas (G.E.) to match the plat

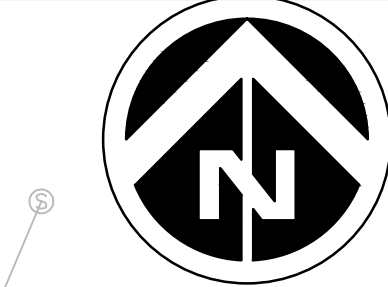
PCZD MF

PCZD SFD

Response: A license agreement will be used for the retaining walls that cross over lot lines.

Response: The curb return radii has been labeled.

Response: The Fire Lane easement text has been removed.



Street lights are required on Villanova Place and Sterling Hills Parkway in addition to the private streets. Please refer to the draft lighting standards for requirements and standards. A photometric analysis is required with the lighting plan submitted with the civil plans. Add a note indicating the location of the street lights on public streets is conceptual and final street light locations will be determined with the civil plans.

Response: The Fire Lane easement text has been removed.

Private roads constructed to the COA Roadway Designed and Construction standards are not required to be dedicated fire lane easements. Please revise by removing fire lane easement labeling. TYP

KEY MAP
SCALE: 1"=600'

LOT SIZE TABLE

ALLEY LOTS		
LOT TYPE	RANGE OF SIZES (SF)	COUNT
SMALL	2600-3300	35
STANDARD	3300-4000	18
OVERSIZED	4000-4700	3
NON-ALLEY LOTS		
STANDARD	4300-5100	6
OVERSIZED	5100-6000	5

SYMBOLS AND LINETYPES LEGEND

CENTER LINE OF STREET	EX. WATERLINE W/ VALVE
BOUNDARY LINE	EX. SANITARY SEWER W/ MANHOLE
RIGHT OF WAY LINE	EX. STORM SEWER W/ INLET & F.E.S.
LOT LINE	EX. UNDERGROUND ELECTRICITY LINE
FIRE LANE, ACCESS & UTIL. EASEMENT LINE	EX. TELEPHONE LINE
PROPOSED CONTOURS 5800	EX. GAS LINE
EXISTING CONTOURS 5700	EX. TELEVISION LINE
WATERLINE W/ GATE VALVE & TEE	EX. FIBER OPTIC LINE
SANITARY SEWER W/ MANHOLE	FIRE HYDRANT
STORM SEWER W/ INLET & F.E.S.	FLOW ARROW
DRY UTILITY EASEMENT	SLOPE ARROW 2.0%
CURB, GUTTER, CROSSSPAN, SIDEWALK & RAMP	STREET LIGHT
EXISTING UTILITY EASEMENT	STREET SIGN
	CURB & GUTTER
	EX. CURB & GUTTER
	SIGHT TRIANGLE
	COMMUNITY MAILBOX

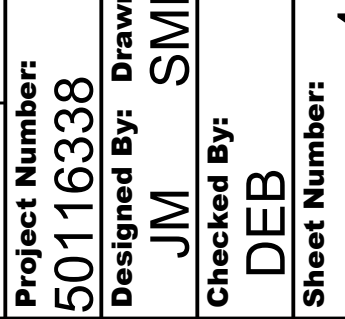


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DOCUMENT AMENDMENTS		
No.	Date	Description
1	8/16/19	FIRST SUBMITTAL

**PRELIMINARY
NOT FOR
CONSTRUCTION**



LANDSCAPE PLANT LIST

DECIDUOUS CANOPY TREES				
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
CAT	6	CATALPA SPECIOSA	WESTERN CATALPA	2.5' CAL.
HAC	3	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2.5' CAL.
IMP	15	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST	2.5' CAL.
SKY	16	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2.5' CAL.
KCT	12	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2.5' CAL.
SWO	14	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5' CAL.
EOA	4	QUERCUS ROBUR	ENGLISH OAK	2.5' CAL.
HOA	3	QUERCUS X MACDANIELII 'CLEMONS'	HERITAGE OAK	2.5' CAL.

ORNAMENTAL TREES

ASB	2	AMELANCHIER CANADENSIS	SHADBLOW AMELANCHIER	6' HT MULTISTEM
MCC	2	MALUS 'CORALCOLE'	CORALBURST CRABAPPLE	2" CAL.
MSS	1	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL.
PCC	2	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	2" CAL.

EVERGREEN TREES

CGJ	4	JUNIPERUS SCOPULORUM 'COLOGREEN'	COLOGREEN JUNIPER	6' HT.
BHS	4	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	6' HT.
PVP	3	PINUS FLEXILIS 'VANDERWOLFS PYRAMID'	VANDERWOLF'S PYRAMID PINE	6' HT.
BOS	3	PINUS HELDREICHII VAR. LEUCODERMIS	BOSNIAN PINE	6' HT.
SCP	4	PINUS SYLVESTRIS	SCOTS PINE	6' HT.

EVERGREEN SHRUBS 5-7' SPREAD

BUF	8	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	#5 CONT.
PVP	14	JUNIPERUS X PFITZERIANA 'SEA GREEN'	SEA GREEN JUNIPER	#5 CONT.

EVERGREEN SHRUBS 2-5' SPREAD

RYU	23	HESPERALOE PARVIFLORA	RED YUCCA	#5 CONT.
SMP	0	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	#5 CONT.

DECIDUOUS SHRUBS 5-7' SPREAD

SSK	2	AMELANCHIER ALNIFOLIA	SASKATONAN SERVICEBERRY	#5 CONT.
BSB	7	ARTEMISIA TRIDENTATA	BIG SAGEBRUSH	
BMS	6	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SPIREA	#5 CONT.
RAB	8	CHRYSOETHAMNUS NAUSEOSUS	RABBITBRUSH	#5 CONT.
CSB	3	CORNUS SERICEA 'BAILEY'	BAILEY RED TWIG DOGWOOD	#5 CONT.
LDW	0	SYRINGA X PRESTONIAE 'DONALD WYMAN'	DONALD WYMAN LILAC	#5 CONT.
LMC	0	SYRINGA X PRESTONIAE 'MISS CANADA'	MISS CANADA LILAC	#5 CONT.

DECIDUOUS SHRUBS 2-5' SPREAD

DRS	16	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	DWARF RUSSIAN SAGE	#5 CONT.
WSC	11	PRUNUS BESSEYI	WESTERN SAND CHERRY	#5 CONT.
GLS	13	RHIUS AROMATICA 'GRO-LOW'	GROW LOW SUMAC	#5 CONT.
SMS	10	SPIREA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	#5 CONT.

ORNAMENTAL GRASSES

BAG	40	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION GRASSES	#1 CONT.
MHG	14	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN HAIR GRASS	#5 CONT.
UMG	17	MUHLENBERGIA REVERCHONII UNDAUNED	UNDAUNED RUBY MUHLY GRASS	#5 CONT.
HMG	7	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#5 CONT.

NOTE: ADDITIONAL QUANTITIES FOR ON-LOT PLANTING, NOT INCLUDED IN TABLE QUANTITY ABOVE.

IRRIGATED NATIVE SEED MIX, WC LESS THAN 15" PPT.

W/C	COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS / ACRE
W	SIDE OATS GRAMA	BOUTELLOUA CURTIPENDULA	35%	8.75 LBS.
C	BEARDLESS WHEATGRASS	PESEUDOREGNERIA SPICATA VAR INERMIS	35%	8.75 LBS.
W	BLUE GRAMA	BOUTELLOUA GRACILIS	10%	2.5 LBS.
W	BUFFALOGRASS	BUCHLOE DACTYLOIDES	10%	2.5 LBS.
C	RED CLOVER	TRIFOLIUM PRATENSE	10%	2.5 LBS.
45% MAX COOL SEASON GRASSES			TOTAL	100%
				25.0 LBS.

OPEN SPACE TRACT LANDSCAPE TABLE

Open Space Tract Landscape Table							
Area (Tract)	Description	Area / Length	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Transfers
C	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1859 SF	1	6	5	36	5 to E Water Dr
E	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1967 SF	1	7	5	35	6 to E Water Dr
F	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2750 SF	2	4	7	8	0
G	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	4570 SF	2	5	12	19	0
H	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	39593 SF	10	10	99	36	0
	Totals:		16	32	128	134	11

NOTES:

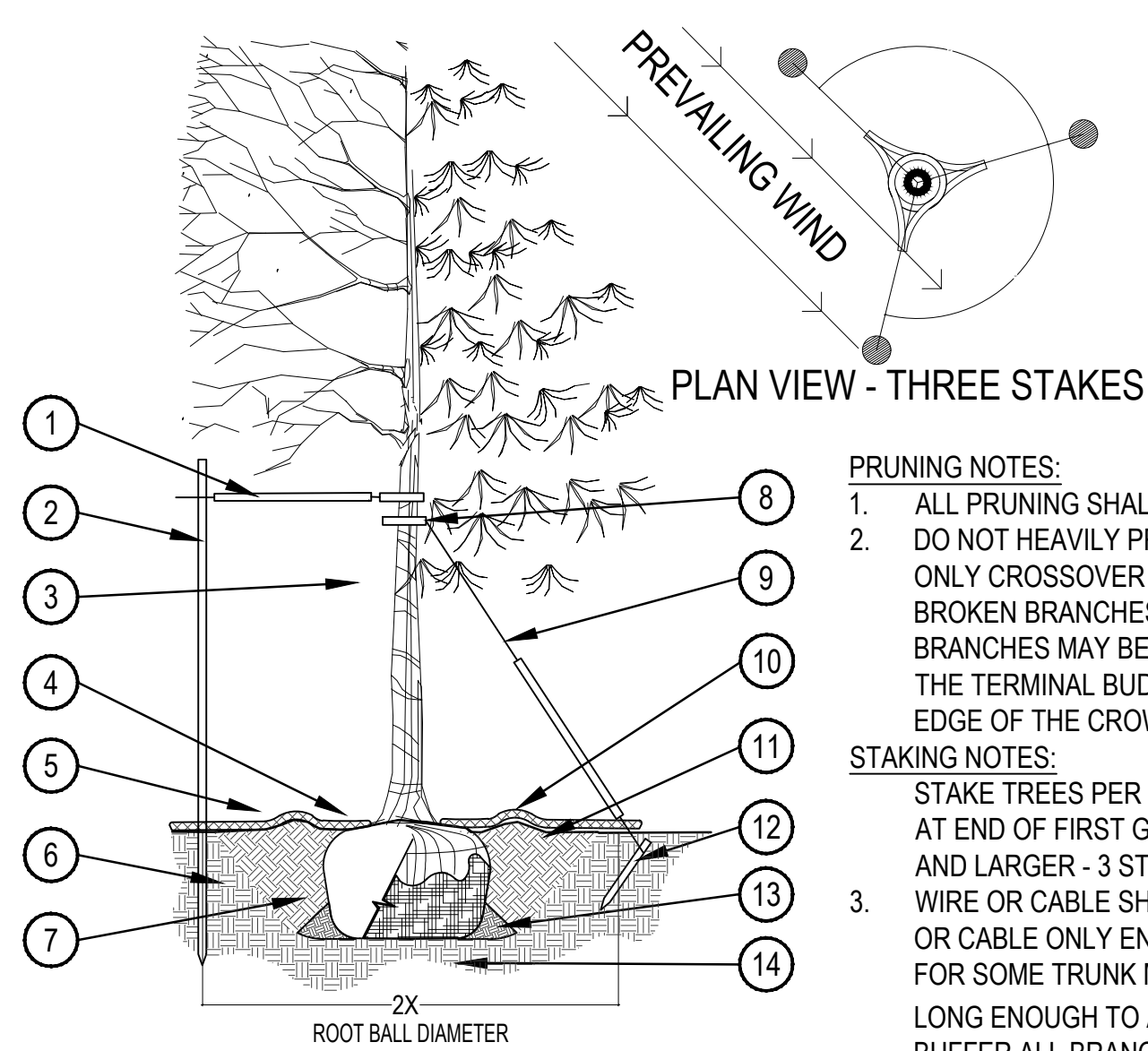
1.) Trees from Tracts C and E were transferred to E Water Dr, due to area conflicts. See transfer column for specific transfer information.

See comment on landscape plan. Previous approved civil plans for E. Water Drive require a "detached" walk.

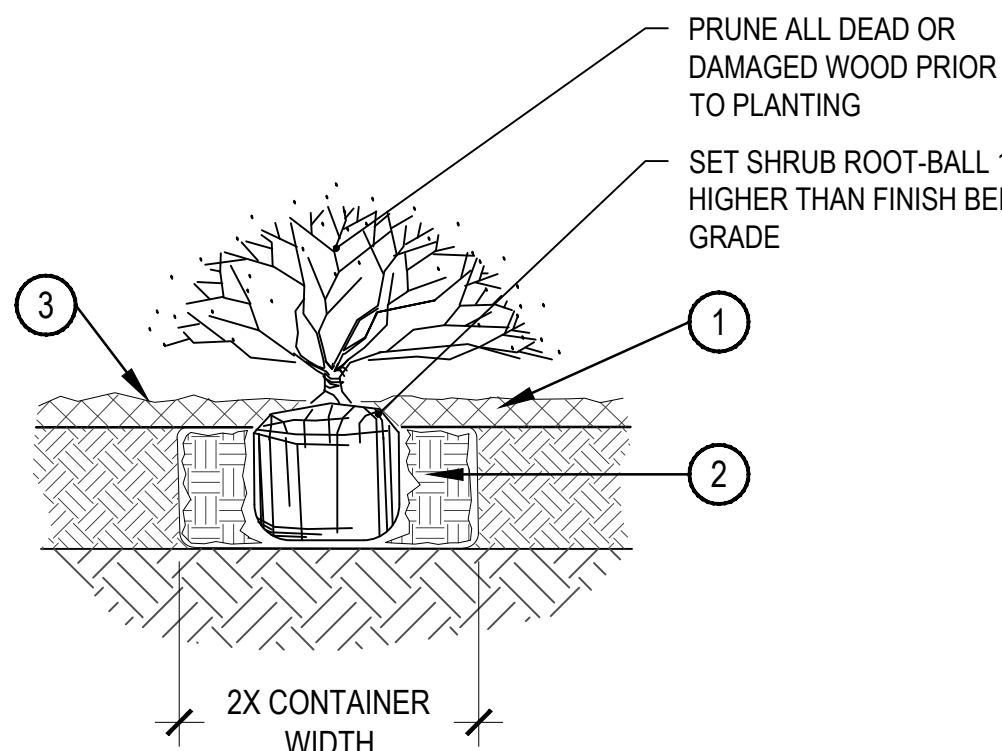
Response:

Tract landscaping is its own requirement and plant material may not be transferred from tract landscaping to meet either front yard landscaping or tree lawn (curbside landscaping/street tree) requirements.

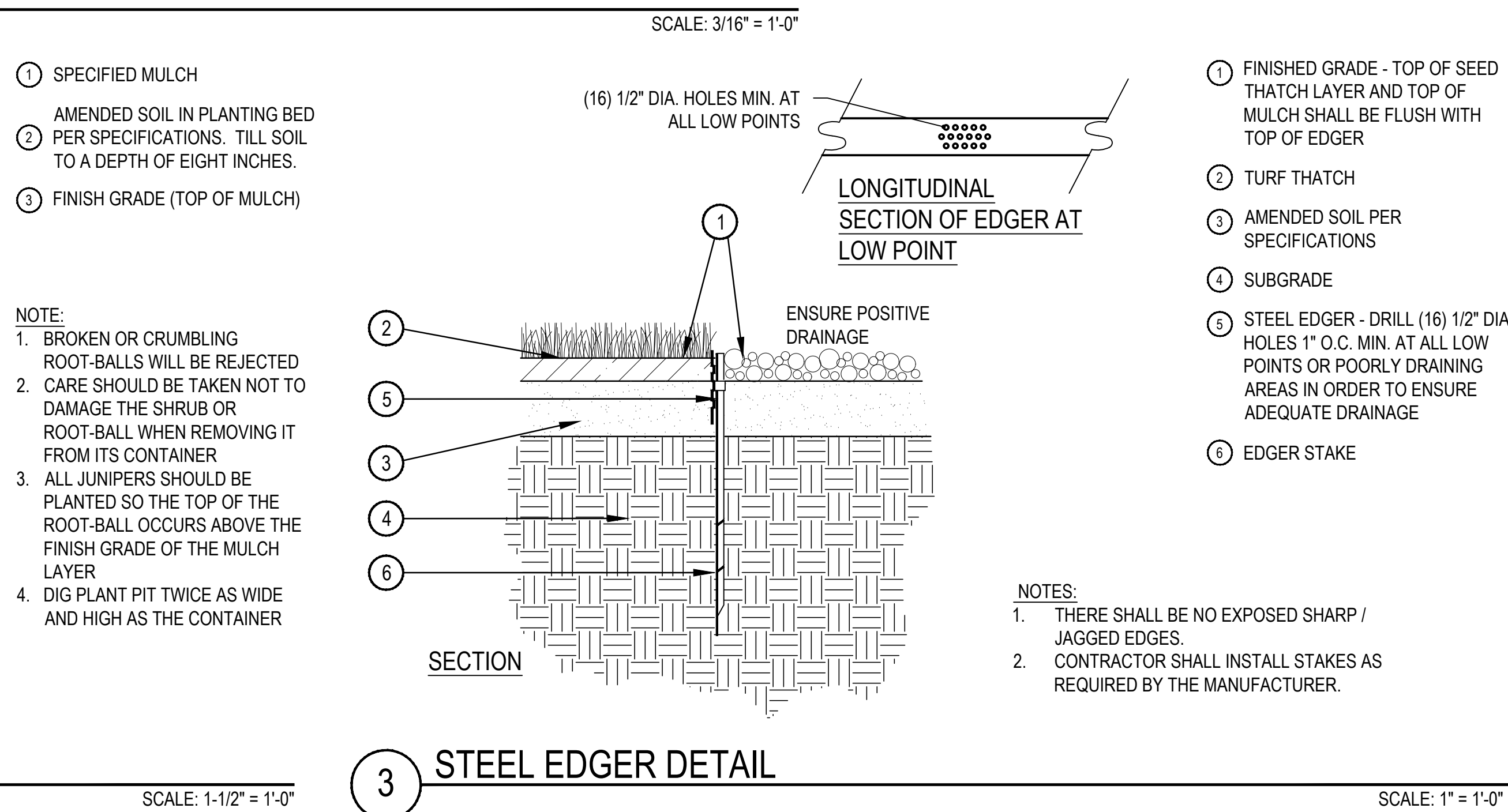
Response: Table revised so that front yard landscaping is not counted toward open space planting requirements. Street tree table revised to account for street tree requirements independently of open space requirements.



1 TREE PLANTING DETAIL



2 SHRUB PLANTING



CITY OF AURORA NOTES

3. ALL LANDSCAPED BEDS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
2. ALL SEEDED AREAS ARE TO RECEIVE PROFILE PROGANICS ORGANIC ENGINEERED SOIL MEDIA WITH PROMAXTRAC TACIFER HYDROSEEDING. TO BE INSTALLED BY CERTIFIED PROFILE HYDROSEED APPLICATOR PER MANUFACTURER SPECIFICATIONS.
3. THE SURFACE MATERIAL OF WALKS ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
5. THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
7. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS. FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
8. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
10. TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
11. SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF $\frac{3}{4}$ " TO 1 1/2" RIVER ROCK TO MATCH EXISTING STERLING HILLS RIVER ROCK COLOR. FOR AREAS SPECIFIED AS COBBLE, USE 4-8" COBBLE TO MATCH EXISTING STERLING HILLS COBBLE COLOR. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH. COBBLE, AND RIVER ROCK IS AVAILABLE AT PIONEER SAND WWW.PIONEERSAND.COM OR APPROVED EQUAL.
12. ALL PROPOSED LANDSCAPING WITHIN SIGHT TRIANGLES SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10
13. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.

GENERAL NOTES

1. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS SATED FOR SUCH USE IN THE TITLE BLOCK.
2. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
3. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
4. THIS SHEET SET IS PREPARED WITH INFORMATION SUFFICIENT FOR CITY OF AURORA SITE PLAN APPROVAL AND MAY NOT BE SUFFICIENT FOR CONSTRUCTION BIDDING OR AS CONSTRUCTION DOCUMENTS. IT IS RECOMMENDED THAT THE CONTRACTOR CONTACT THE OWNER'S REPRESENTATIVE FOR ADDITIONAL INFORMATION.
5. ALL PROPOSED LANDSCAPING WITHIN SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

To request marking of underground facilities

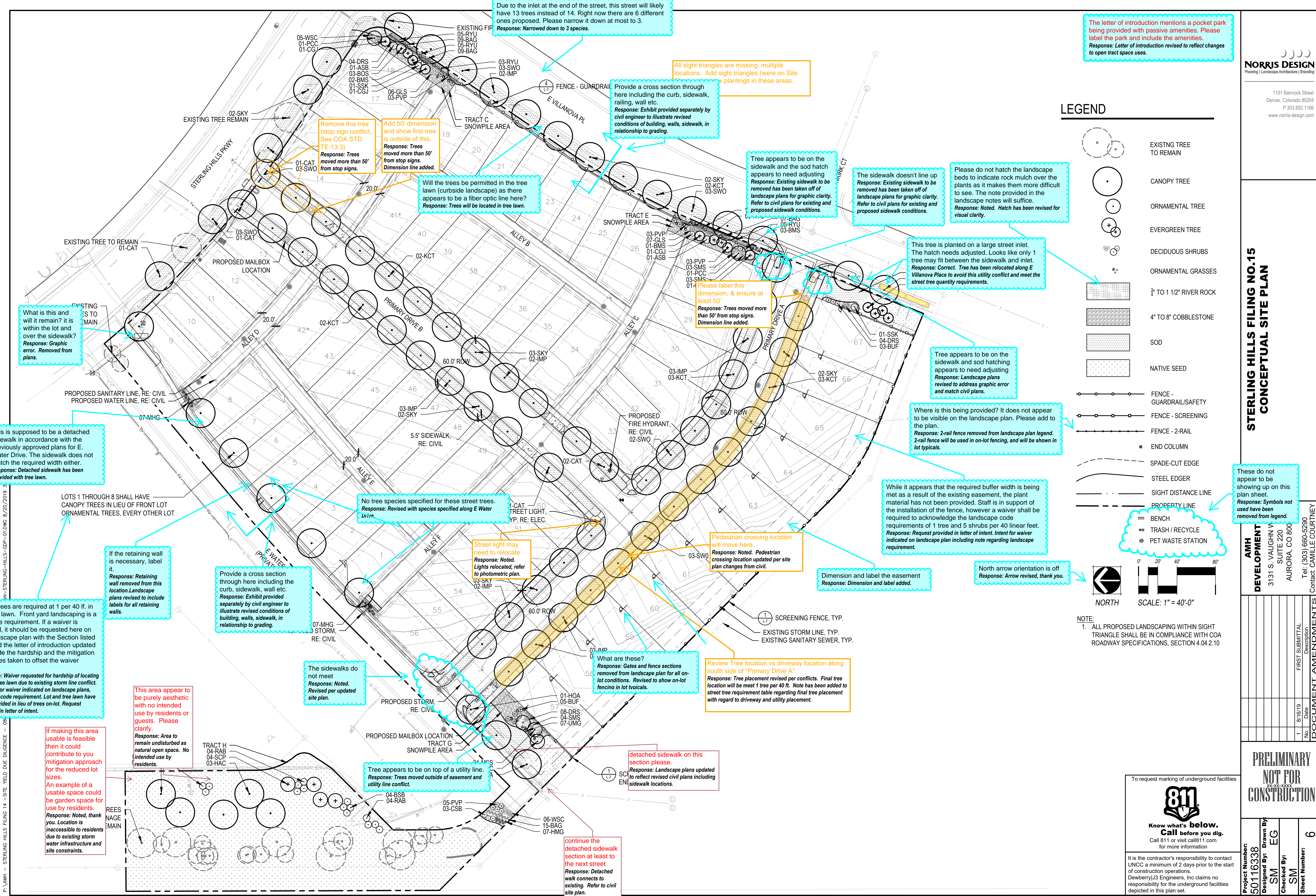
811

**Know what's below.
Call before you dig.**

Call 811 or visit call811.com
for more information

It is the contractor's responsibility to contact UNCC a minimum of 2 days prior to the start of construction operations.

DewberryJ3 Engineers, Inc. claims no responsibility for the underground facilities depicted in this plan set.



The letter of introduction mentions a pocket park being provided with passive amenities. Please label the park and include the amenities.
Response: Letter of introduction revised to reflect changes to open tract space uses.

LEGEND

- EXISTING TREE TO REMAIN
- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- 3/4" TO 1 1/2" RIVER ROCK
- 4" TO 8" COBBLESTONE
- SOD
- NATIVE SEED
- FENCE - GUARDRAIL/SAFETY
- FENCE - SCREENING
- FENCE - 2-RAIL
- END COLUMN
- SPADE-CUT EDGE
- STEEL EDGER
- SIGHT DISTANCE LINE
- PROPERTY LINE
- BENCH
- TRASH / RECYCLE
- PET WASTE STATION

NOTE:
1. ALL PROPOSED LANDSCAPING WITHIN SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

To request marking of underground facilities

811

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1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

STERLING HILLS FILING NO.15
CONCEPTUAL SITE PLAN

AMH DEVELOPMENT
3131 S. VAUGHN V
SUITE 220
AURORA, CO 80011
Tel: (303) 660-5290
Contact: CAMILLE COURTNEY

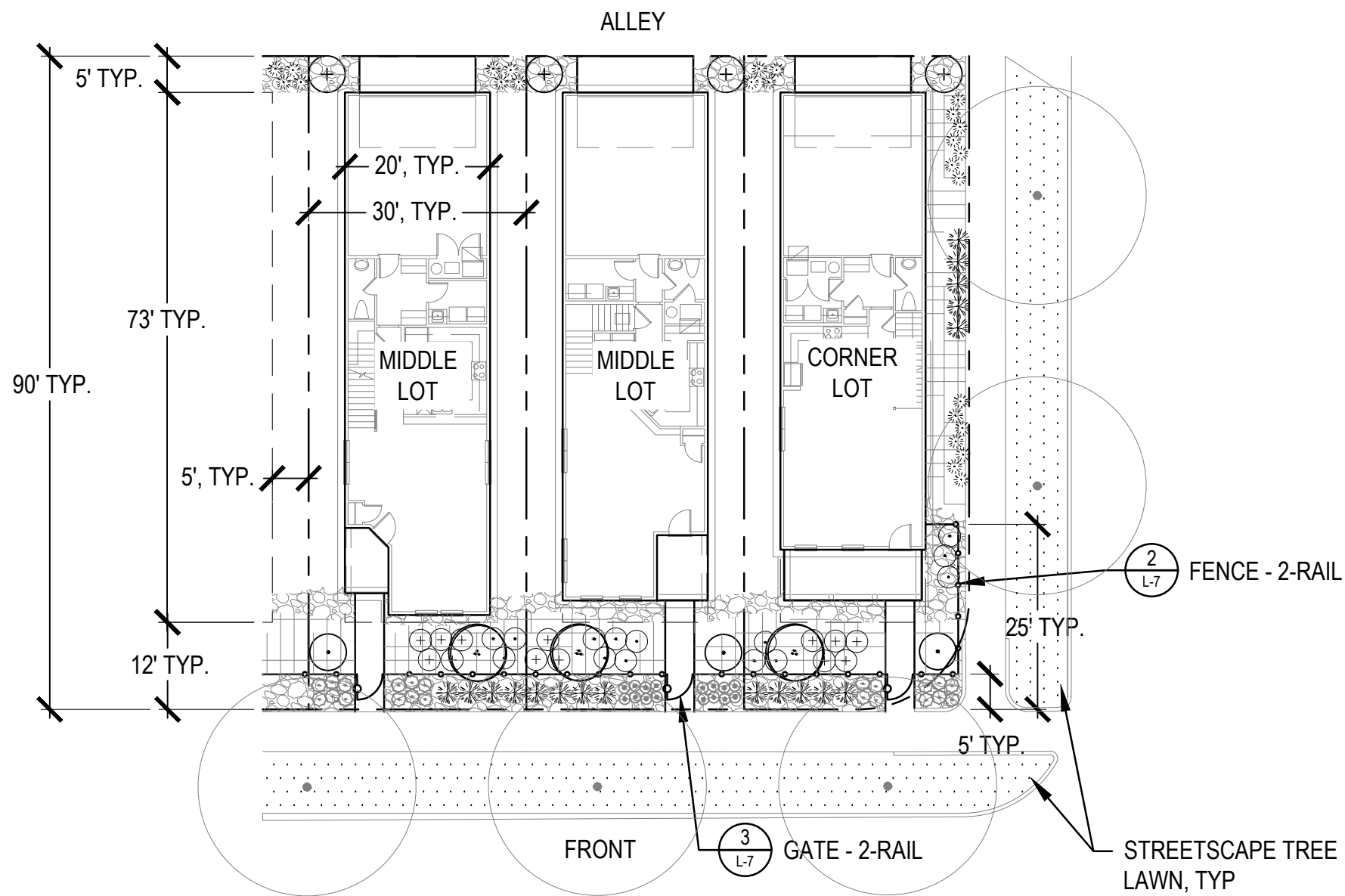
No.	Date	Description
1	8/16/19	FIRST SUBMITTAL

PRELIMINARY
NOT FOR CONSTRUCTION

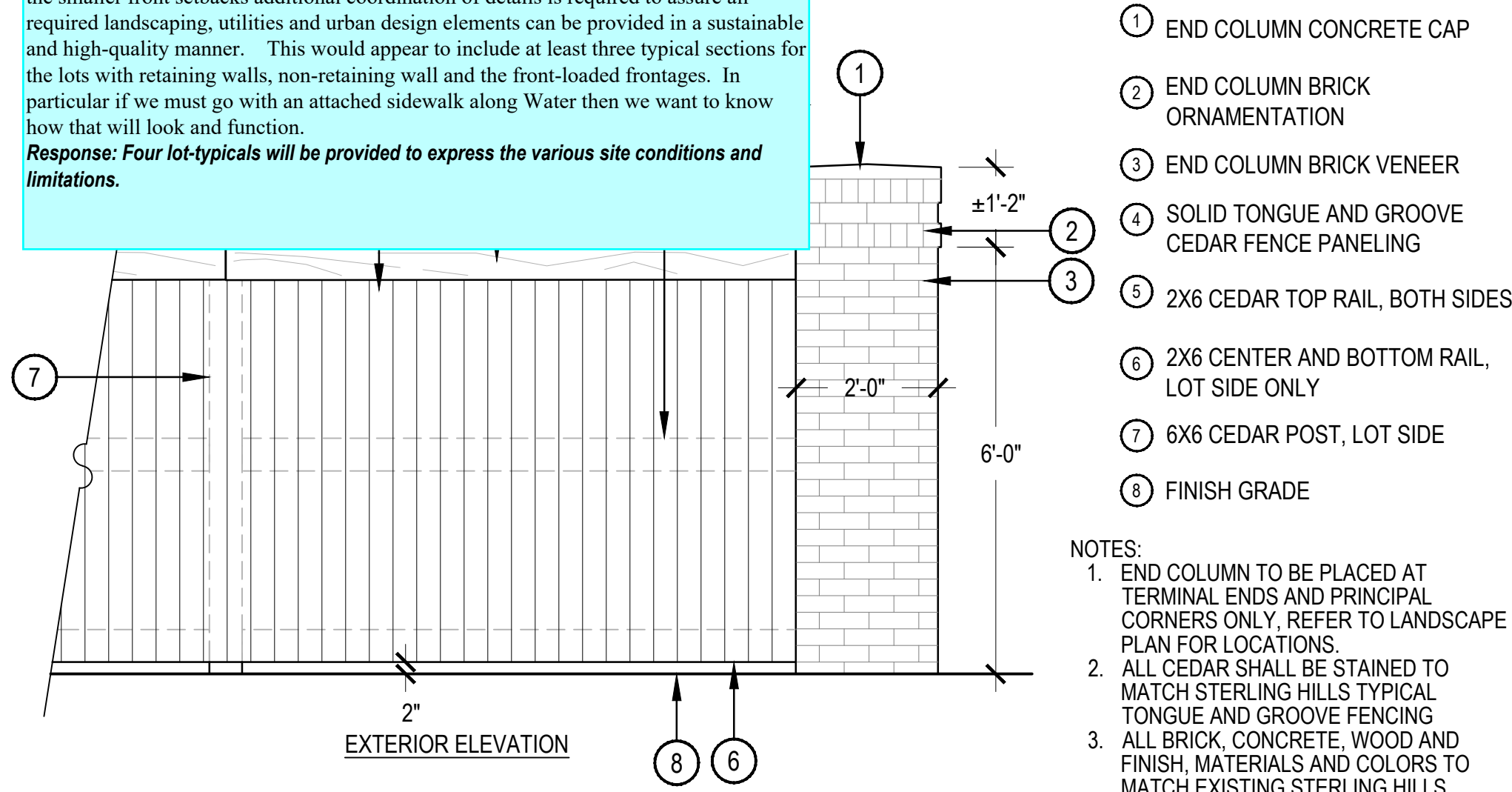
Project Number: 50116338
Designed By: SM
Checked By: SM
Sheet Number: 6

P:\AMH - STERLING HILLS FILING 14 - SITE - YIELD DUE DILIGENCE - 0804-01-2046\DRAWINGS\SUBMITTALS\GPB-01\PLAN-STERLING-HILLS-GPB-01.DWG 8/20/2019 3:45 PM ERIC GABRIEL

ON-LOT TYPICAL - LOT TYPE B (ALLEY LOT)



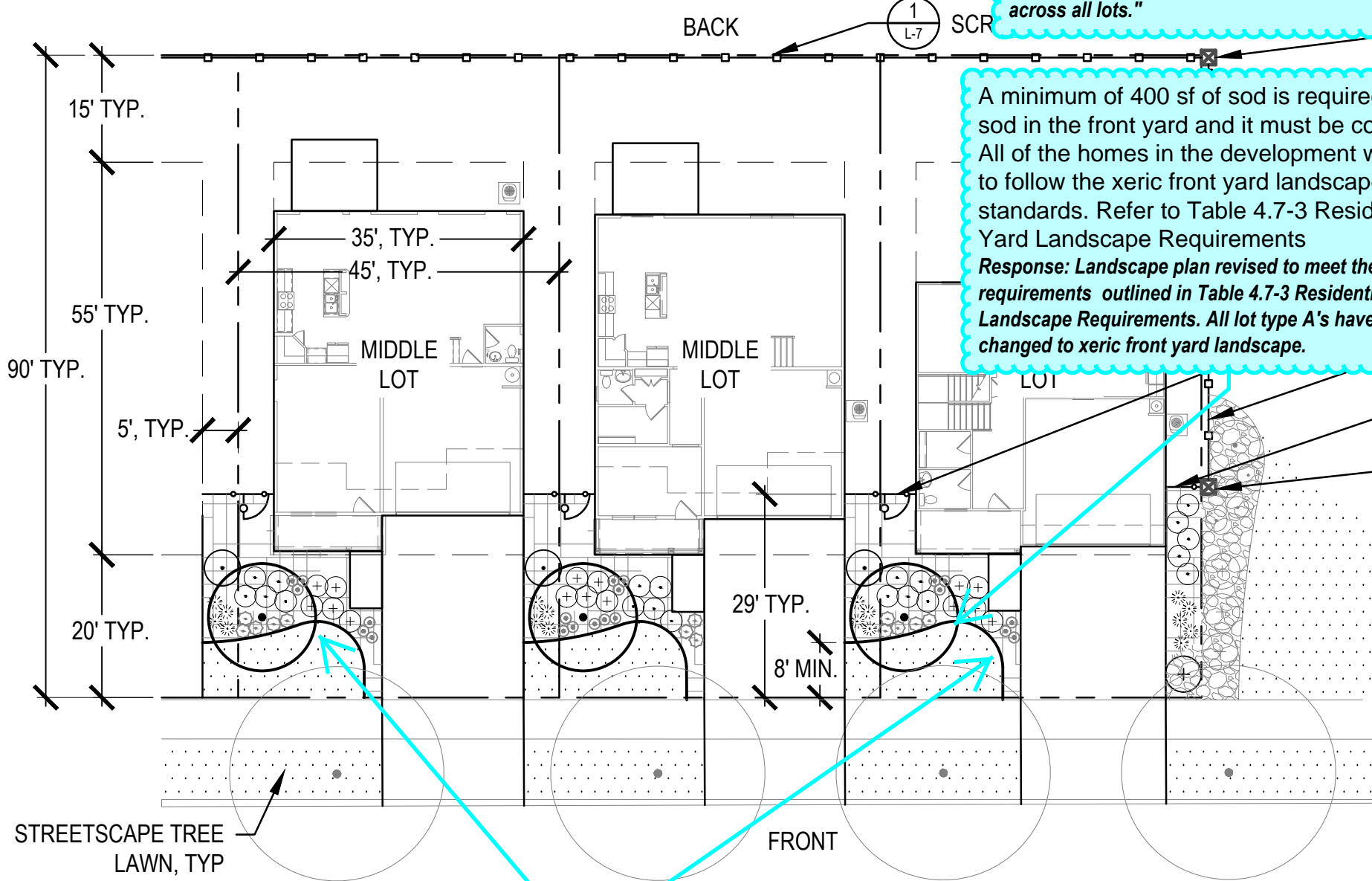
2G. Please provide typical frontage designs for the various circumstances. This should include from the back of curb to the front of house and show tree lawn landscaping, grading, retaining walls, front yard landscaping and anticipated utility easements. With the smaller front setbacks additional coordination of details is required to assure all required landscaping, utilities and urban design elements can be provided in a sustainable and high-quality manner. This would appear to include at least three typical sections for the lots with retaining walls, non-retaining wall and the front-loaded frontages. In particular if we must go with an attached sidewalk along Water then we want to know how that will look and function.
Response: Four lot-typicals will be provided to express the various site conditions and limitations.



1 SCREENING FENCE AND END COLUMN

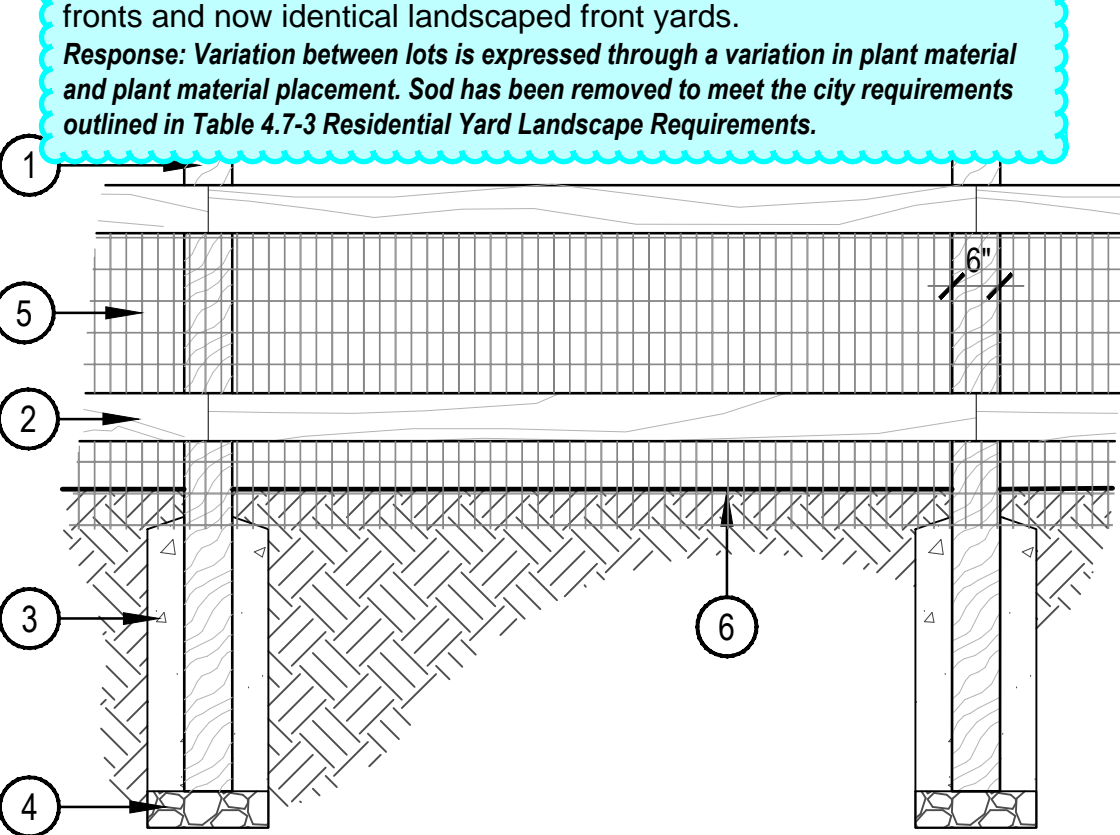
SCALE: 1/2" = 1'-0"

PICAL - LOT TYPE A (NON-ALLEY LOT)



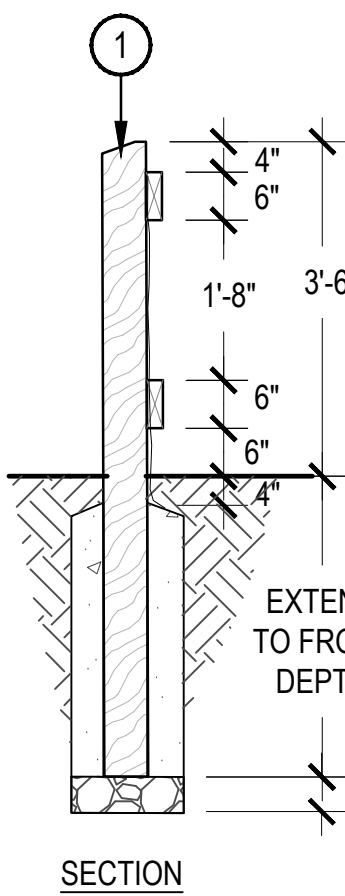
A minimum of 400 sf of sod is required to have sod in the front yard and it must be contiguous. All of the homes in the development will need to follow the xeric front yard landscape standards. Refer to Table 4.7-3 Residential Yard Landscape Requirements
Response: Landscape plan revised to meet the city requirements outlined in Table 4.7-3 Residential Yard Landscape Requirements. All lot type A's have been changed to xeric front yard landscape.

The landscape design should vary. A note should be provided here that describes that as well. Otherwise, it appears from this that they all have the same setback, very similar if not the same architectural fronts and now identical landscaped front yards.
Response: Variation between lots is expressed through a variation in plant material and plant material placement. Sod has been removed to meet the city requirements outlined in Table 4.7-3 Residential Yard Landscape Requirements.

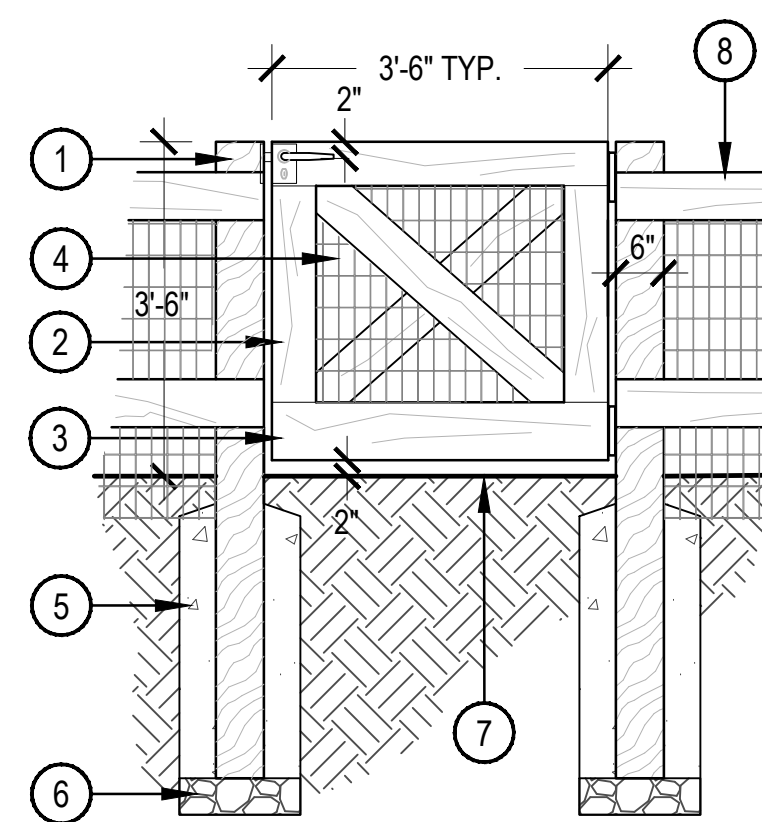


2 FENCE - 2-RAIL

SCALE: 1/2" = 1'-0"



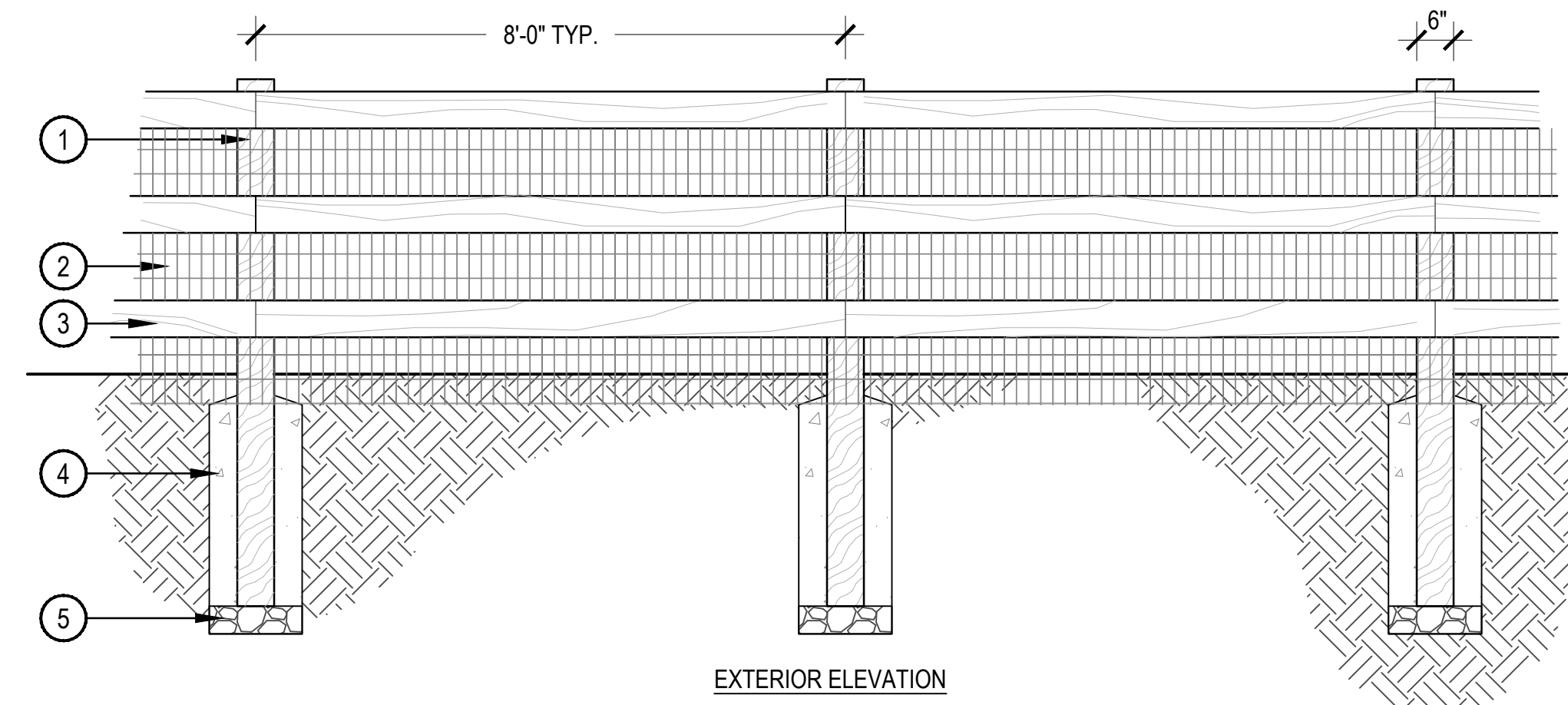
- 6" X 6" ROUGH SAWN CEDAR POST, CHAMFER TOP
 - 2" X 6" ROUGH SAWN CEDAR
 - CONCRETE FOOTING
 - 3/4" ANGULAR ROCK - 4" DEPTH
 - 4"X2" GALVANIZED WELDED WIRE MESH (10 GAUGE) 4' X 8' PANELS. SANDWICH MESH BETWEEN RAIL AND POST W/ HEAVY DUTY GAL. FASTENERS. TOP OF MESH SHALL BE LEVEL WITH TOP OF TOP RAIL
 - FINISH GRADE
- NOTES:
- MESH TO BE BURIED MIN. 4" BELOW FINISHED GRADE.
 - ALL CEDAR SHALL BE STAINED TO MATCH STERLING HILLS TYPICAL 3-RAIL FENCING.



3 GATE - 2-RAIL

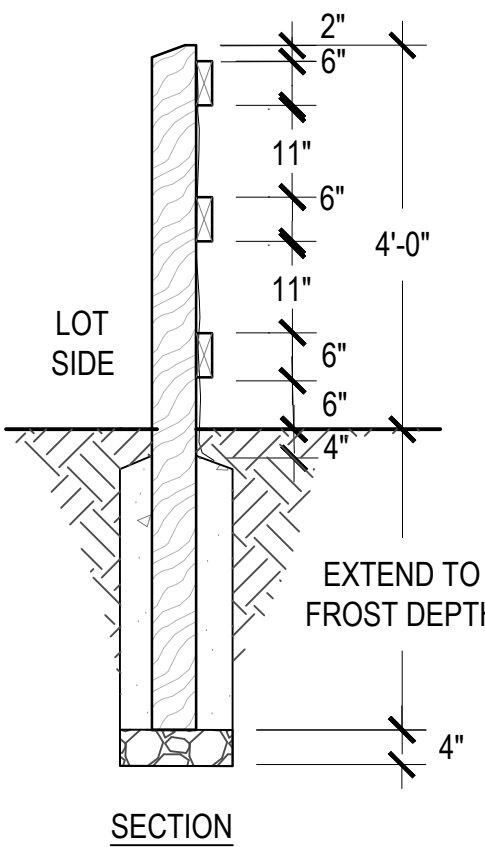
SCALE: 1/2" = 1'-0"

- 6" X 6" ROUGH SAWN CEDAR POST, CHAMFER TOP
 - 2" X 6" ROUGH SAWN CEDAR, LAP CROSS-BRACING
 - 2" X 6" ROUGH SAWN CEDAR BOTTOM RAIL
 - 4"X2" GALVANIZED WELDED WIRE MESH (10 GAUGE) 4' X 8' PANELS. SANDWICH MESH BETWEEN RAIL AND POST W/ HEAVY DUTY GAL. FASTENERS. TOP OF MESH SHALL BE LEVEL WITH TOP OF TOP RAIL
 - CONCRETE FOOTING
 - 3/4" ANGULAR ROCK - 4" DEPTH
 - FINISH GRADE
 - 2-RAIL FENCE, SEE DETAIL
- NOTES:
- ALL CEDAR SHALL BE STAINED TO MATCH STERLING HILLS TYPICAL 3-RAIL FENCING.



4 FENCE - GUARDRAIL/SAFETY

SCALE: 1/2" = 1'-0"



- 6" X 6" ROUGH SAWN CEDAR POST, CHAMFER TOP
 - 4"X2" GALVANIZED WELDED WIRE MESH (10 GAUGE) 4' X 8' PANELS. SANDWICH MESH BETWEEN RAIL AND POST W/ HEAVY DUTY GAL. FASTENERS. TOP OF MESH SHALL BE LEVEL WITH TOP OF TOP RAIL
 - 2" X 6" STAINED ROUGH SAWN CEDAR
 - CONCRETE FOOTING
 - 3/4" ANGULAR ROCK - 4" DEPTH
- NOTES:
- MESH TO BE BURIED MIN. 4" BELOW FINISHED GRADE.
 - ALL CEDAR SHALL BE STAINED TO MATCH STERLING HILLS TYPICAL 3-RAIL FENCING.

Provide a detail of the proposed wall and the guardrail/safety fence that is proposed for on top of the wall along E. Villanova Place.
Response: Detail 4 represents the proposed guardrail/safety fence that is intended to be located above retaining walls over 30" height. Please refer to the site plan, sheet 4, for additional grading and retaining wall detail, in reference to the proposed guardrail/safety fence.

provide retaining wall details
Response: Retaining wall details will be provided on sheet 4, per civil engineer.

LANDSCAPE REQUIREMENTS

ON LOT TYPE B (ALLEY LOT) - WATER WISE
MIN. LOT AREA TOTAL: 2,700 SF
TYP. FRONT LOT AREA: 358 TO 405
TYP. FRONT LOT TURF: 0%
TYP. FRONT LOT TREES: 1 ORNAMENTAL MIN., SEE NOTES BELOW
FRONT LOT SHRUBS: 10 MIN.
(FRONT YARD LANDSCAPE BED SF X .025)
SIDE LOT: N/A, NO PUBLIC VIEW
REAR LOT: N/A, NO PUBLIC VIEW

ON LOT TYPE A (NON-ALLEY LOT)
MIN. LOT AREA TOTAL: 4,050 SF
TYP. FRONT LOT AREA: 612 SF
TYP. FRONT LOT TURF: 40% MAX. (245 SF.)
TYP. FRONT LOT TREES: 1 ORNAMENTAL MIN.
TYP. FRONT LOT SHRUBS: 9 MIN.
(FRONT YARD LANDSCAPE BED SF X .025)
SIDE LOT: 350 SF, 9 SHRUBS
REAR LOT: 70 SF, 2 SHRUBS

NOTES:

- WHERE LOT TYPE B ABUTS PRIVATE DRIVE, FRONT LOT CANOPY TREE SHALL BE SUBSTITUTED FOR ORNAMENTAL TREE AT EVERY OTHER LOT.
- STAIRS SHALL BE PROVIDED FOR LOT TYPE B, WHEN FRONT LOT ABUTS RETAINING WALLS. WHEN FRONT LOT ABUTS RETAINING WALL, FENCE SHALL BE SUBSTITUTED FOR GUARDRAIL/SAFETY FENCE AT LOCATION SHOWN ON PLAN.
- ALL PROPOSED LANDSCAPING WITHIN SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

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STERLING HILLS
CONCRETE
FILING NO. 15
SITE PLAN

The plan currently shows wall and guardrail/safety fence along the entire frontage.
Response: Wall and guardrail/safety fence no longer along frontage per revised site plan.

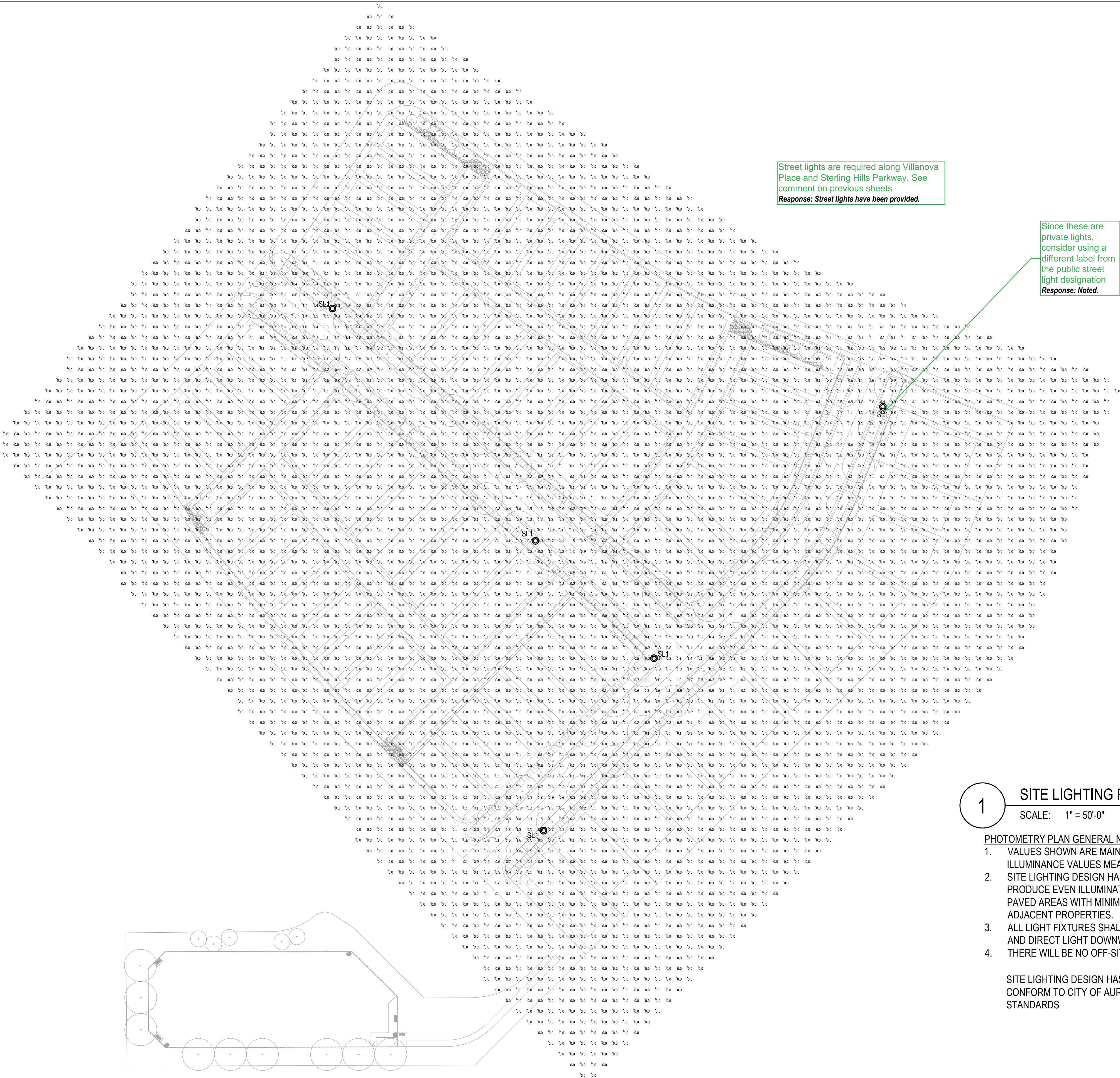
AMH DEVELOPMENT, LLC
3131 S. VAUGHN WAY
SUITE 220
AURORA, CO 80014
Tel: (303) 660-5290
Contact: CAMILLE COURTNEY

No.	Date	Description
1	8/16/19	FIRST SUBMITTAL
DOCUMENT AMENDMENTS		

PRELIMINARY
NOT FOR
CONSTRUCTION

Project Number: 50116338
Designed By: SM
Checked By: SM
Sheet Number: 7

To request marking of underground facilities
811
Know what's below.
Call before you dig.
Call 811 or visit call811.com
for more information
It is the contractor's responsibility to contact UNCC a minimum of 2 days prior to the start of construction operations.
DewberryU3 Engineers, Inc. claims no responsibility for the underground facilities depicted in this plan set.



Street lights are required along Villanova Place and Sterling Hills Parkway. See comment on previous sheets
Response: Street lights have been provided.

Since these are private lights, consider using a different label from the public street light designation
Response: Noted.

1

SITE LIGHTING PHOTOMETRIC

SCALE: 1" = 50'-0"

PHOTOMETRY PLAN GENERAL NOTES:

1. VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.

2. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS WITH MINIMAL GLARE ONTO ADJACENT PROPERTIES.

3. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.

4. THERE WILL BE NO OFF-SITE GLARE ALLOWED.

SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO CITY OF AURORA EXTERIOR LIGHTING STANDARDS

STUDIO LIGHTNING

STUDIO LIGHTNING
63 SUNSET DR.
BAILEY, CO 80421
303.242.1572

To request marking of underground facilities

811

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for more information

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Dewberry\U3

Dewberry Engineers Inc.

8100 East Greenwood Avenue, Suite 150
Greenwood Village, CO 80111
303.388.5501

STERLING HILLS FILING NO.15

STREET LIGHTING PHOTOMETRIC

AMH DEVELOPMENT, LLC

3131 S. VAUGHN WAY
SUITE 220
AURORA, CO 80014

Tel: (303) 660-5290
Contact: CAMILLE COURTNEY

Project Number:	50116338	Designed By:	JMB	Checked By:	JMB	Sheet Number:	08 of 24
Drawn By:	JMB						
DOCUMENT AMENDMENTS							
No.	1	Date	8/16/19	Description	FIRST SUBMITTAL		

PRELIMINARY

NOT FOR CONSTRUCTION

Arapahoe County - 24" x 36" sheets with 2" margin on left, and 1/2" margins on all other sides.

UPDATED EACH SHEET TO HAVE 2" MARGINS FROM THE LEFT AND 1/2" MARGINS ON ALL OTHER SIDES

AZTEC RESPONSES
2019-11-01

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF FOUR (4) PARCELS OF LAND SITUATED IN SECTION 1, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS UPDATED TO THE CORRECT SECTION, TOWNSHIP AND RANGE A PARCEL OF LAND BEING ALL OF LOT 1, BLOCK 1, STERLING HILLS SUBDIVISION, CITY OF AURORA, STATE OF COLORADO, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27;

THENCE ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER, NORTH 89°49'51" EAST, A DISTANCE OF 1169.74 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE, NORTH 00°10'09" WEST, A DISTANCE OF 154.90 FEET TO THE NORTHERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 1305 AT PAGE 530 IN SAID OFFICIAL RECORDS AND THE SOUTHWESTERLY CORNER OF SAID LOT 1, BLOCK 1, AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTHERLY BOUNDARY AND ALONG THE BOUNDARY OF SAID STERLING HILLS SUBDIVISION FILING NO. 14, THE FOLLOWING TWENTY-TWO (22) COURSES:

- NORTH 00°28'33" WEST, A DISTANCE OF 124.70 FEET;
- NORTH 89°31'27" EAST, A DISTANCE OF 136.79 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 63.00 FEET;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°23'19", AN ARC LENGTH OF 43.31 FEET, TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 15.00 FEET;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73°24'54", AN ARC LENGTH OF 19.22 FEET;
- NON-TANGENT TO SAID CURVE, SOUTH 56°26'27" EAST, A DISTANCE OF 20.23 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 37.00 FEET;
- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°29'24", AN ARC LENGTH OF 7.42 FEET;
- NON-TANGENT TO SAID CURVE, SOUTH 44°56'55" EAST, A DISTANCE OF 87.27 FEET;
- NORTH 89°49'51" EAST, A DISTANCE OF 43.32 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 79.00 FEET;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°46'40", AN ARC LENGTH OF 61.74 FEET;
- NON-TANGENT TO SAID CURVE, NORTH 45°03'05" EAST, A DISTANCE OF 31.54 FEET;
- NORTH 44°56'55" WEST, A DISTANCE OF 244.57 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2000.00 FEET;
- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°18'54", AN ARC LENGTH OF 185.53 FEET;
- TANGENT TO SAID CURVE, NORTH 39°38'00" WEST, A DISTANCE OF 194.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1000.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 39°38'13" WEST;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°03'24", AN ARC LENGTH OF 280.24 FEET;
- TANGENT TO SAID CURVE, NORTH 34°18'23" EAST, A DISTANCE OF 135.13 FEET TO THE BEGINNING OF A TANGENT CONCAVE CURVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET;
- EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'01", AN ARC LENGTH OF 39.27 FEET;
- TANGENT TO SAID CURVE, SOUTH 55°41'37" EAST, A DISTANCE OF 220.12 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 785.00 FEET;
- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°18'26", AN ARC LENGTH OF 168.62 FEET;
- TANGENT TO SAID CURVE, SOUTH 68°00'03" EAST, A DISTANCE OF 239.84 FEET;
- SOUTH 21°59'57" WEST, A DISTANCE OF 134.66 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 204.00 FEET;
- SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°03'11", AN ARC LENGTH OF 82.08 FEET;
- TANGENT TO SAID CURVE, SOUTH 45°03'05" WEST, A DISTANCE OF 576.03 FEET TO SAID NORTHERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN BOOK 1305 AT PAGE 530;

THENCE ALONG SAID NORTHERLY BOUNDARY, SOUTH 89°49'54" WEST, 5.80 FEET TO THE POINT OF BEGINNING CONTAINING AN AREA OF 9.078 ACRES, (395,443 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCK, AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **STERLING HILLS SUBDIVISION FILING NO. 15**, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

GENERAL NOTES:

- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 SOUTH, CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON TAKEN TO BEAR NORTH 89°49'51" EAST, A DISTANCE OF 2,634.81 FEET.
- THE EASEMENT AREA WITHIN EACH TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE TRACT/EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- TRACTS A, B, C, D, E, F, G, H, AND I ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- NON-EXCLUSIVE ACCESS EASEMENTS ARE HEREBY GRANTED BY THE RECORDING OF THIS PLAT OVER THE ENTIRETY OF TRACTS B, D AND I.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- LAND TITLE GUARANTEE COMPANY ORDER NO. F70617350-2 WITH AN EFFECTIVE DATE OF 04/15/2019 AT 05:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
- ANY PERSON WHO KNOWINGLY REMOVES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR A CLASS TWO (2) MISDEMEANOR PURSUANT TO 18-4-508 CRS.
- THE EASEMENTS HEREON SHOWN AND LABEL 6' GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS, EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.

UPDATED "TRACT" TO "LOT" AND DELETED THE COMMA

UPDATED "TRACT" TO "LOT"

UPDATED NOTE ACCORDINGLY AND ADDED THE NOTE TO THE LEGEND ON EACH SHEET AS REQUESTED

move this note to the legend in the graphic pages

send in the update of this Title Commitment to be within 120 calendar days of the plat approval date

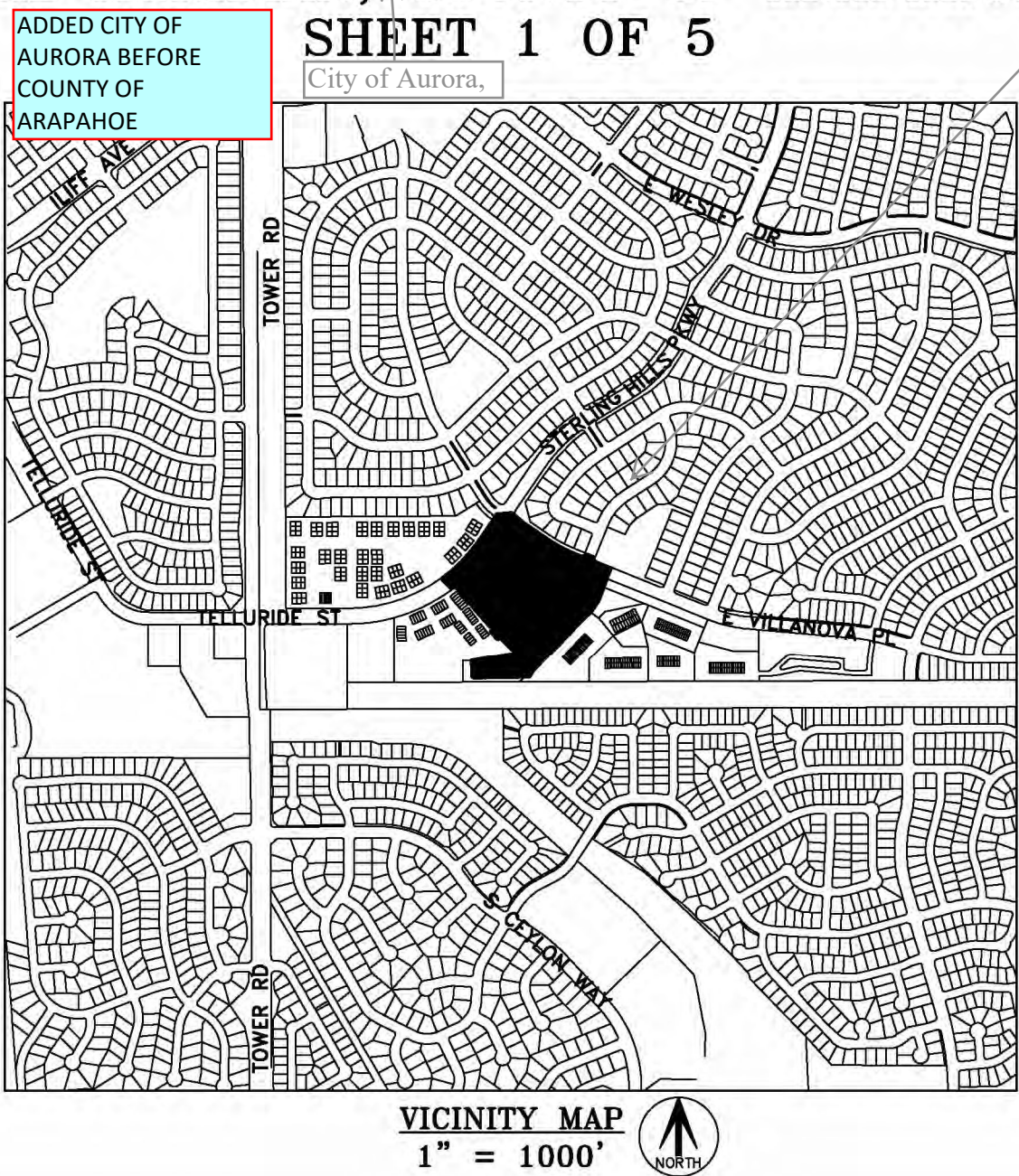
NOTED

add note: All owners of lots adjacent to (insert names of any arterial, collector, and continuous Type I local streets here) shall be required to comply with requirements of the Aurora City Code restricting the ability to build a fence along those streets or the types and sizes of fences that can be built along those streets.

ADDED THIS NOTE AS NOTE NUMBER 10

STERLING HILLS SUBDIVISION FILING NO. 15

A RESUBDIVISION OF LOT 1, BLOCK 1, STERLING HILLS SUBDIVISION FILING NO. 14
SITUATED IN THE SOUTHWEST ONE-QUARER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO



ADDED CITY OF AURORA BEFORE COUNTY OF ARAPAHOE

check this

UPDATED TO THE CORRECT NUMBER OF PARCELS

label all the public street R.O.W. within 1/2 mile of the site

SHEET 1 OF 5

OWNER:

STERLING RIDGE LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP:

BY: STERLING RIDGE LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, ITS AGENT

ITS: DEVELOPMENT MANAGER

BY: _____

NAME: _____

TITLE: _____

STATE OF _____)

COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ AD. BY _____, AS _____

OF NEWLAND REAL ESTATE GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS AGENT OF

NASH INSPIRATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CONTRACT PURCHASER:

AMH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY:

BY: AMH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS AGENT

ITS: DEVELOPMENT MANAGER

BY: _____

NAME: _____

TITLE: _____

STATE OF _____)

COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ AD. BY _____, AS _____

OF NEWLAND REAL ESTATE GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS AGENT OF

NASH INSPIRATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

AUTOCAD SHX TEXT HAS BEEN REMOVED

Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	OVERALL BASE SHEET
SHEET 3-4	PLAT DETAIL SHEET
SHEET 5	EASEMENT DETAIL SHEET

COVENANTS

THE UNDERSIGNED OWNER, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 147, OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, EASEMENTS, AND _____ AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS _____ DAY OF _____, 20____ A.D., SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE THE MAINTENANCE OF ANY SUCH STREETS, _____ ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ATTORNEY _____ DATE _____

PUBLIC WORKS DIRECTOR _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON _____

DANIEL E. DAVIS, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 38256
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO ON THIS _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK _____ M.

COUNTY CLERK AND RECORDER _____ DEPUTY _____

BOOK NO.: _____

PAGE NO.: _____

RECEPTION NO.: _____

AZTEC CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DATE OF PREPARATION: 08-14-2019

SCALE: N/A

SHEET 1 OF 5

LAST REVISED: 8/19/2019

AzTec Proj. No.: 146119-03 Drawn By: CWB

STERLING HILLS SUBDIVISION FILING NO. 15

A RESUBDIVISION OF LOT 1, BLOCK 1, STERLING HILLS SUBDIVISION FILING NO. 14
SITUATED IN THE SOUTHWEST ONE-QUARER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

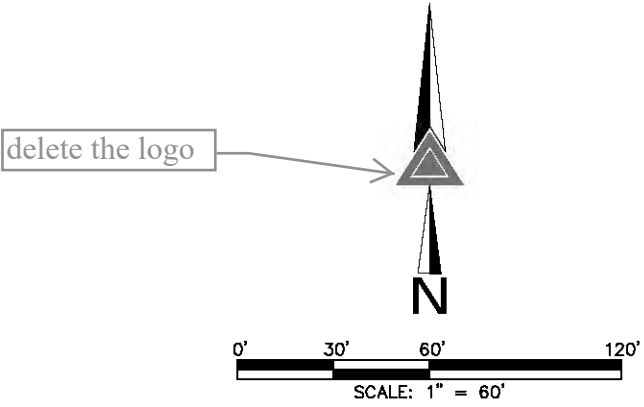
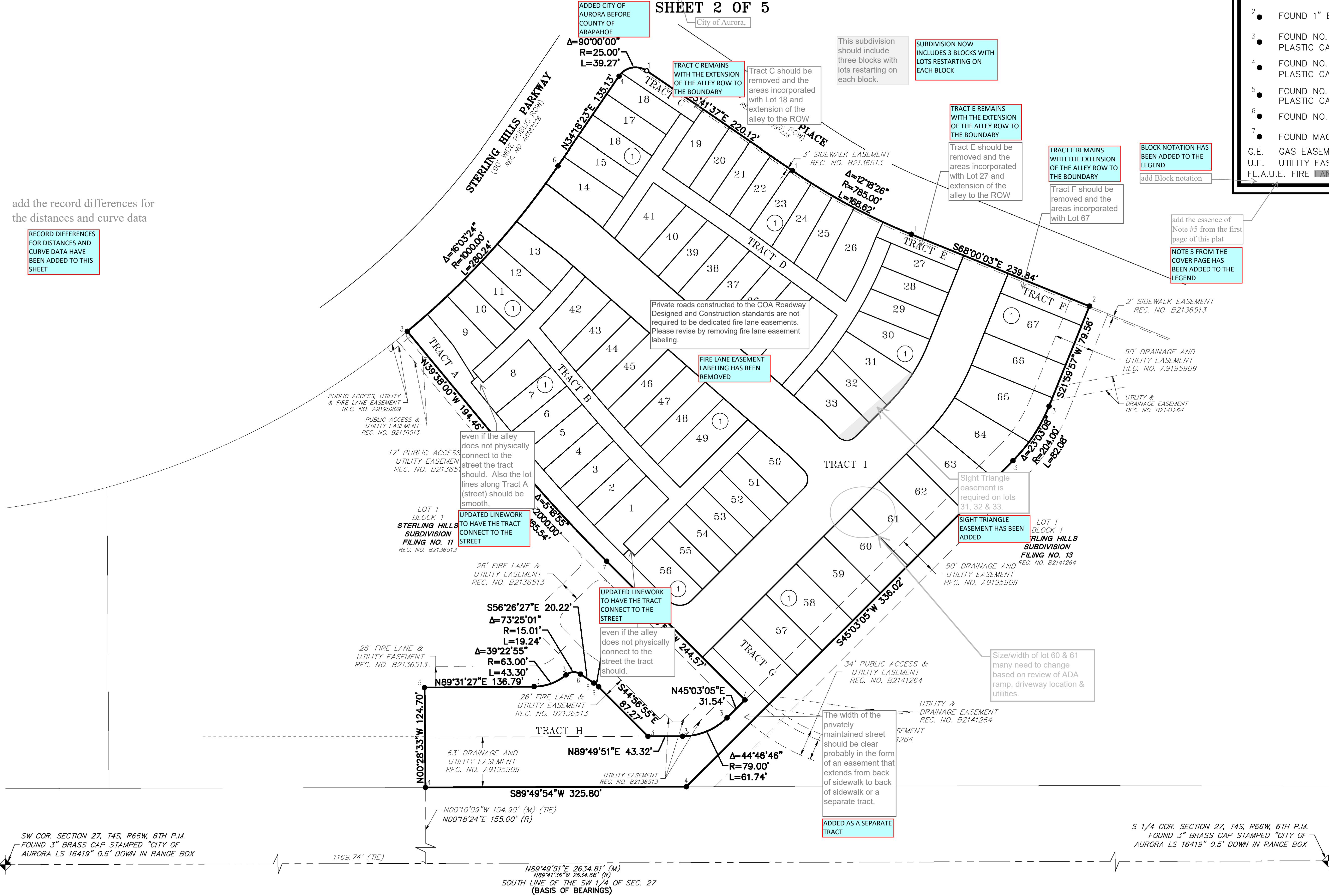
SHEET 2 OF 5

MONUMENT SYMBOL LEGEND

- 1 SET 1" BRASS DISK STAMPED "AZTEC LS 38256"
- 1 FOUND 1" BRASS DISK STAMPED "LS 38510"
- 2 FOUND 1" BRASS DISK ILLEGIBLE
- 3 FOUND NO. 5 REBAR WITH 1-1/4" GREEN PLASTIC CAP STAMPED "LS 38510"
- 4 FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 36561"
- 5 FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP ILLEGIBLE
- 6 FOUND NO. 5 REBAR
- 7 FOUND MAG NAIL
- G.E. GAS EASEMENT
- U.E. UTILITY EASEMENT
- FL.A.U.E. FIRE AND, ACCESS, AND UTILITY EASEMENT

add the record differences for the distances and curve data

RECORD DIFFERENCES FOR DISTANCES AND CURVE DATA HAVE BEEN ADDED TO THIS SHEET



SEE SHEET 6 FOR UTILITY EASEMENT DETAIL

AZTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DATE OF PREPARATION:	08-14-2019
SCALE:	1"=60'
SHEET 2 OF 5	

AzTec Proj. No.: 146119-03 Drawn By: CWB

STERLING HILLS SUBDIVISION FILING NO. 15

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OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 3 OF 5

ADDED CITY OF
AURORA BEFORE
COUNTY OF
ARAPAHOE

City of Aurora,

Please note: the 6' Gas Easement is only
required on the Single Family House Lots.
Are you sure you need Gas easements on two
and maybe three sides of these properties.
These may also be Utility easement in some
of these places or portions removed entirely.

MONUMENT SYMBOL LEGEND

- 1 SET 1" BRASS DISK STAMPED "AZTEC LS 38256"
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- 7 FOUND MAG NAIL
- G.E. GAS EASEMENT
- U.E. UTILITY EASEMENT
- FL.A.U.E. FIRE LAND, ACCESS, AND UTILITY EASEMENT

add the essence of
Note #5 from the first
page of this plat
NOTE 5 FROM THE
COVER PAGE HAS
BEEN ADDED TO THE
LEGEND

check this width - does
not match document
WIDTH HAS BEEN
UPDATED TO MATCH
DOCUMENT

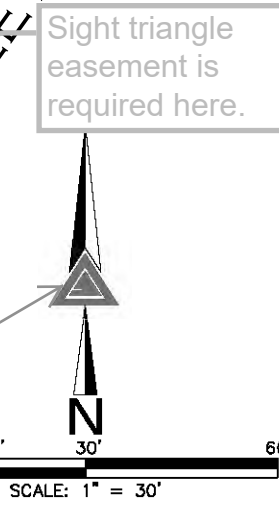
both?
DELETED ONE LABEL

Please provide
centerline data for
the private streets
CENTERLINE DATA HAS
BEEN PROVIDED

DISTANCES NOW ADD UP
the subordinate distances
should add up to match
the overall distance for
the same line length

the subordinate distances
should add up to match
the overall distance for
the same line length
DISTANCES NOW ADD UP

SIGHT TRIANGLE
EASEMENT HAS BEEN
ADDED



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 14619-03 Drawn By: CWB

DATE OF PREPARATION:	08-14-2019
SCALE:	1"=30'
SHEET 3 OF 5	

STERLING HILLS SUBDIVISION FILING NO. 15

A RESUBDIVISION OF LOT 1, BLOCK 1, STERLING HILLS SUBDIVISION FILING NO. 14
SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 4 OF 5

MONUMENT SYMBOL LEGEND

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- G.E. GAS EASEMENT
- U.E. UTILITY EASEMENT
- FL.A.U.E. FIRE LANE, ACCESS, AND UTILITY EASEMENT

Please note: the 6' Gas Easement is only required on the Single Family House Lots. Are you sure you need the Gas easements on two and maybe three sides of these properties. These may also be Utility easement in some of these places or portions removed entirely.

ADDED CITY OF AURORA BEFORE COUNTY OF ARAPAHOE

City of Aurora,

DISTANCES NOW ADD UP

the subordinate distances should add up to match the overall distance for the same line length

SEE SHEET 3

add the essence of Note #5 from the first page of this plat

NOTE 5 FROM THE COVER PAGE HAS BEEN ADDED TO THE LEGEND

add Tract designation

TRACT HAS BEEN DESIGNATED ON THIS SHEET

17' PUBLIC ACCESS & UTILITY EASEMENT REC. NO. B2136513

LOT 1 BLOCK 1 STERLING HILLS SUBDIVISION FILING NO. 11 REC. NO. B2136513

PUBLIC ACCESS AND UTILITY EASEMENT HAS BEEN DEDICATED AND IS SHOWN ON SHEET 5

dedicate a Public Access and Utility easement

26' FIRE LANE & UTILITY EASEMENT REC. NO. B2136513

add B & D

BEARING AND DISTANCE HAS BEEN ADDED

the subordinate distances should add up to match the overall distance for the same line length

DISTANCES NOW ADD UP

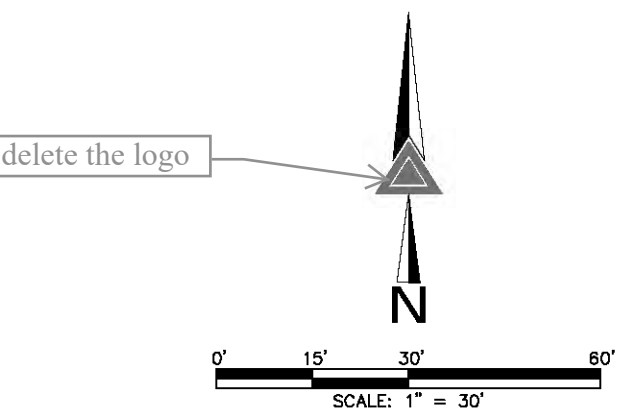
LOT 1 BLOCK 1 STERLING HILLS SUBDIVISION FILING NO. 13 REC. NO. B2141264

50' DRAINAGE AND UTILITY EASEMENT REC. NO. A9195909

34' PUBLIC ACCESS & UTILITY EASEMENT REC. NO. B2141264

UTILITY & DRAINAGE EASEMENT REC. NO. B2141264

26' FIRE LANE EASEMENT REC. NO. B2141264



FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com

AzTec Proj. No.: 146119-03 Drawn By: CWB

DATE OF PREPARATION: 08-14-2019

SCALE: 1"=30'

SHEET 4 OF 5

SEE SHEET 6 FOR UTILITY EASEMENT DETAIL

is this correct?

STERLING HILLS SUBDIVISION FILING NO. 15

A RESUBDIVISION OF LOT 1, BLOCK 1, STERLING HILLS SUBDIVISION FILING NO. 14
SITUATED IN THE SOUTHWEST ONE-QUARER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 5 OF 5

MONUMENT SYMBOL LEGEND

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- 7 FOUND MAG NAIL
- G.E. GAS EASEMENT
- U.E. UTILITY EASEMENT
- FLA.U.E. FIRE LANE, ACCESS, AND UTILITY EASEMENT

there may be a need to add pocket
Utility easements for items such as water
meters or hydrants. Please confirm this
with the other departments

missing information
here - please add
MISSING
INFORMATION HAS
BEEN ADDED

ADDED CITY OF
AURORA BEFORE
COUNTY OF
ARAPAHOE

add the essence of
Note #5 from the
first page of this plat

NOTE 5 FROM THE
COVER PAGE HAS
BEEN ADDED TO THE
LEGEND

Private roads constructed to the COA Roadway
Designed and Construction standards are not
required to be dedicated fire lane easements.
Please revise by removing fire lane easement
labeling.

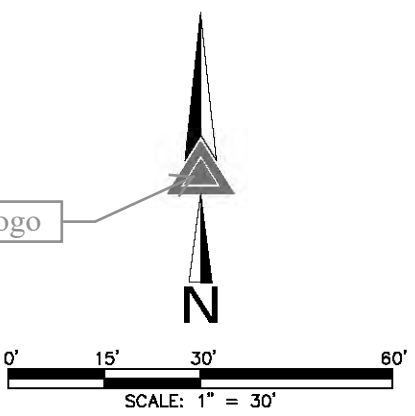
FIRE LANE EASEMENT
LABELING HAS BEEN
REMOVED

FIRE LANE EASEMENT
LABELING HAS BEEN
REMOVED

Please remove the
fire lane
easements from
these standard
street sections as
the fire lanes will
limit on-street
parking

Confirm with Fire/
Life Safety if this
radius will suffice

delete the logo



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 14619-03 Drawn By: CWB

DATE OF PREPARATION:	08-14-2019
SCALE:	1"=30'
SHEET 5 OF 5	