

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



September 13, 2017

Craig Romary  
Romary Architects  
3622 Zuni Place, Ste B  
Sedalia, CO 80135

**Re: Technical Corrections Review: Sterling Ridge – Site Plan and Replat**  
Application Number: **DA-1052-23**  
Case Numbers: **2016-4018-00; 2016-3056-00**

Dear Mr. Romary:

Thank you for your technical corrections, which we started to process on August 29, 2017. We reviewed it and attached our comments along with this cover letter. There are a few outstanding items to be addressed. Please revise the plans per the attached comments.

Since several important issues still remain, you will need to make another submission. The submittal will still be part of the Technical Submission Phase. Please contact Real Property directly for their comments (see Comment #4).

This revision letter discusses the following redlined plan set: Site Plan.

All our comments are numbered. When you resubmit, include a cover letter that responds to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made additional changes to your documents other than those requested, be sure to list them in your letter.

Please give me a call if you have any comments or concerns. I can be reached at (303) 739-7220.

Sincerely,

Jonathan Woodward, Planner II  
City of Aurora Planning Department

cc: Karen Henry – Henry Design Group 1501 Wazee St, Suite 1-C Denver CO 80202  
Margee Cannon, Neighborhood Liaison  
Mark Geyer, ODA  
Filed: K:\SDA\1000-1099\1052-23tech1.rtf



## *Technical Corrections Review*

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

#### **1. Civil Engineering**

Reviewed by Kristin Tanabe / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / 303-739-7306 / PDF comments in green.

1A. Sheet 2, 3, 4, and 5: Clearly identify on the plans which wall type is used in each location.

#### **2. Life Safety**

Reviewed by Neil Wiegert / [nwiegert@auroragov.org](mailto:nwiegert@auroragov.org) / 303-739-7613 / PDF comments in blue.

2A. Cover Sheet:

- Revise note to read: PROPOSED BUILDING WITH ICC/ANSI-2009 ACCESSIBLE UNIT

2B. Sheet 2:

- Provide painted crosswalk.
- Extend the accessible route of travel into, and the length of, the access aisles adjacent to the accessible parking stalls.

#### **3. Aurora Water**

Reviewed by Steve Dekoski / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / 303-739-7490 / PDF comments in red.

3A. Sheet 4:

- All street lights bases must be located outside of the U.E.
- Provide a detail showing sleeve.

3B. Sheet 5:

- Retaining walls and Curb and sidewalk encroaching into the U.E. Will require a license agreement.
- Valves can't be located in drain pans or gutters (typ).

#### **4. Real Property**

4A. Please contact Darren Akrie or Maurice Brooks directly for comments by Real Property.

[DAkrie@Auroragov.org](mailto:DAkrie@Auroragov.org) or 303-739-7331 or [MBrooks@Auroragov.org](mailto:MBrooks@Auroragov.org) or 303-739-7294.