

March 8, 2017

Mr. Jonathan Woodward, Planner II  
City of Aurora Planning Department  
15151 E. Alameda Parkway, Suite 2300  
Aurora, CO 80012

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

Dear Jonathan,

The following response letter summarizes how the revised plans address the comments received in the review letter and on the redlined plan sets. The responses are provided by The Henry Design Group, Inc. and Jansen Strawn Consulting Engineers

#### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Neighbors opposition – Rock Ridge HOA
- Private streets are required to have sidewalks
- Add a more distinctive landscape area to screen driveways
- Provide additional connections to open space and dog park
- Address blank wall space on select building facades
- Label street lights – Civil Engineering
- Maximum height of retaining wall should be 4 feet with rail – Civil Engineering
- Show accessible route throughout the site – Life Safety
- Park development fee is required if no community park is built – Parks Department
- Correct proposed fire and utility easement language – Real Property
- License agreement required for retaining walls located in easements – Real Property
- Provide required ADA ramps – Traffic Engineering
- Landscape in the sight triangles must comply with city regulations – Traffic Engineering
- Utility easement is required along Sterling Hills Parkway – Xcel Energy

#### **PLANNING DEPARTMENT COMMENTS**

Reviewed by Jonathan Woodward / jwoodwar@auroragov.org / 303-739-7220 / PDF comments in purple

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

1A. Rock Ridge HOA: Referrals were sent to registered neighborhood organizations and adjacent property owners. Staff has received a letter of opposition from the Rock Ridge Condominium Association (Rock Ridge HOA). The Rock Ridge HOA, represented by Haynes and Boone LLP, has stated their opposition to the project. See Attached Letter. Other exhibits were sent to the city and are available upon request.

**Response: Please see the response letter prepared by Shari Baker, LLC included with this resubmittal.**

1B. Trish Westin: *My only objection would be if Romary Architects is the same builder that built Rock Ridge Condominiums across the street. They were negligent, continue not to address issues and refused to open our clubhouse and pool this past summer while still continuing to collect our regular HOA dues. Our*

*builder should not be allowed to construct anything else until he takes care of Rock Ridge. Thank you.*

**Response: Romary Architects is not a "Builder" and was never involved with the Development, Design or Construction of the Rock Ridge Condominiums.**

## **2. Completeness and Clarity of the Application**

2A. Please include the following in the site data table:

- Provide the quantity of duplex and triplex buildings, d/u per acre, average s.f. of a duplex and triplex.

**Response: The requested data has been added to the site data table.**

- Provide area of the open space in the center of the development (aka Site Amenity Area)

**Response: The "site amenity area" has been added to the table.**

- Correct the following typo "9,078 acres". There should be a period instead of a comma.

**Response: The typo has been corrected.**

- Provide calculations for building materials that demonstrate the Residential Design Standards (Section 146-1302 (Table 13.1 and 13.2). A two-unit attached home (duplex) is required to have exteriors with a minimum 15% masonry composition and meet a minimum of 17 points for architecture and conservation features. Townhomes (triplex) are required to have a composition of at least 50% brick or stone, or 75% stucco, or a combination of stucco/brick or stucco/stone equaling at least 75% of the building.

**Response: Please see the architectural elevations for all building material calculations.**

2B. Provide four-sided elevations in color for duplexes and triplexes.

**Response: Please see architectural elevations for all building colors.**

2C. Clear up the font inconsistencies. There are square characters in place of the standard lettering font. See sheet LP1 under "Standard Landscape Notes" as an example.

**Response: The font errors have been corrected.**

## **3. Streets and Pedestrian Issues**

3A. Provide sidewalks for the interior streets. Private street designs shall be completed to the same degree of detail as the design of public local streets. The requirement of a sidewalk will be the same for private streets as the requirements for the equivalent public street.

**Response: Sidewalks have been added to the primary through street as agreed upon with Planning and Public Works.**

## **4. Open Space**

4A. Provide a calculation of the total open space area. Include the dog park and the site amenity area.

**Response: The total open space calculation has been provided on the Site Data Table on the Cover Sheet.**

4B. Provide additional connections to the Site Amenity Area. A single path only provides two points of pedestrian access.

**Response: There are now 4 points of pedestrian access to the Site Amenity Area.**

4C. Consider adding a pedestrian connection from Building 14 Guest Parking to East Water Drive. A connection could be provided to an existing sidewalk spur on the south side of the property. This will provide residents another access point to the dog park that does not involve walking alongside vehicular traffic.

**Response: A connection has been added between Buildings 14 & 15 to East Water Drive.**

## **5. Landscape Design Issues**

Reviewed by Chad Giron / [cgiron@auroragov.org](mailto:cgiron@auroragov.org) / (303) 739-7185 / PDF comments in Teal

5A. Sheet LP-1

- Relocate the Standard Landscape Notes to Sheet LP-6  
**Response: The Standard Landscape Notes on LP-1 have been moved to LP-6 with duplicates removed.**
- Add a note describing any freestanding lights.  
**Response: A note has been added stating that all freestanding light fixtures shall be accessible and free of landscape obstructions for maintenance.**
- All plant requirement calculations can be rounded up or down.  
**Response: Plant requirements have been rounded.**
- Modify the plant requirements as shown.  
**Response: The plant requirements have been modified as requested.**
- The Street Frontages table can be simplified as shown.  
**Response: The street frontage table has been simplified as requested.**
- The Building Perimeters / Shrubs Required must be broken down by Tall Shrubs (15%) and other Shrubs (80%).  
**Response: The Building Perimeter Shrub Requirements have been revised as requested.**
- Use the standard property line symbol on all Landscape Plans and add to Legend.  
**Response: The property line symbol has been changed as requested.**
- Add mulch description to Legend.  
**Response: The mulch description has been added to the legend.**
- Add a border around the sod hatch in Legend.  
**Response: Legend hatch boundaries have been added.**
- Add Sidewalk to Legend.  
**Response: The sidewalk hatch has been added to the legends.**

5B. Sheet LP-2

- Add buffer lines, dimensions, and labels to all sides on all sheets.  
**Response: Buffer lines, dimensions and labels have been added to all sheets.**
- Label all existing and proposed easements on all sheets.  
**Response: All existing and proposed easements have been labeled.**
- Label proposed contours on all sheets.  
**Response: Proposed contours have been labeled.**
- The street trees should be a more consistent distance from each other.  
**Response: The street trees have been spaced to help with visibility of existing signs. Labels have been added for explanation.**
- Modify the tree lawn hatch as described.  
**Response: Labels have been added to the existing lawns.**
- Add TOW and BOW elevations of the proposed retaining wall on all sheets.  
**Response: The TOW and BOW were added to the Landscape Plan.**
- The utilities and symbols identified in the comments can be shaded on the Landscape Plans.  
**Response: All utilities have been shaded on the landscape plans.**
- Use a consistent edger symbol and add to the Legend.  
**Response: All edger symbols now match and have been added to the legend.**

5C. Sheet LP-3

- There appears to be a very narrow detached walk area. It is strongly suggested to attach the walk or

create a minimum 3' space and plant with small shrubs or ornamental grasses.

**Response: The specified walk has been attached.**

- Add a more "Distinctive" landscape area and shrubs to screen driveway where shown on plan.

**Response: Additional shrubs have been placed at the specified corner.**

#### 5D. Sheet LP-4

- Add a more "Distinctive" landscape area where shown on plan.

**Response: Additional shrubs have been placed at the specified corner.**

- Add missing sidewalk layer.

**Response: The missing trail linework has been added.**

#### 5E. Sheet LP-5

- Add trail connection description.

**Response: The proposed trail onsite has potential to connect to walk along parking lot of adjacent site. Label has been added to the sheet.**

- Identify the lines on plan.

**Response: The miscellaneous lines have been removed.**

#### 5F. Sheet LP-6

- Relocate the Standard Landscape Notes from Sheet LP-1 to the top of this list. Remove duplicate notes.

**Response: The Standard Landscape Notes on LP-1 have been moved to LP-6 with duplicates removed.**

- FYI: For landscape requirement calculations, (3) #1 Perennials and Ornamental Grasses count as (1) #5 Shrub.

**Response: The perennials have been included with the landscape requirement calculations.**

### **6. Architectural and Urban Design Issues: Elevations Sheets**

6A. The building facades of the triplexes are dominated by the garage doors. Please provide additional architectural details that break up this massing. This could include, although not limited to, two light sconces that frame each garage door instead of the proposed single light sconce.

**Response: Additional light sconces have been added to frame each garage door.**

6B. Many of the exterior facades contain long expanses of blank walls. Most notable are shown on Sheet A-2 Unit A, Sheet A-4 Unit B, A-6 Unit B, A-7 Unit A. Please include additional windows or detail.

**Response: Stucco joint lines have been added. Also, trellis details have been added over garage windows to minimize long expanses of blank walls. Please note that open wall areas are typically on the side elevations, not the fronts or backs of units. A conscious effort has been made to locate windows in the sides of units to not look directly into windows of adjacent buildings.**

6C. Please consider wrapping all windows in a trim.

**Response: These units have been designed for tenants who prefer a more "contemporary" living environment. Window trim has been provided around windows that occur in areas of wood siding. However, we feel that "wrapping all windows in trim" would diminish the overall contemporary design intent of the unit exteriors.**

### **7. Signage Issues**

7A. Include any proposed signs. Neighborhood District Identification can be located at the entrance of the

development on a collector street, which would be Sterling Ridge Parkway and Villanova Place. A maximum of two per entrance for a maximum of 96 square feet and 6 feet in height would be allowed. (Code Section 146-1610)

**Response: The Neighborhood Monument Sign has been called out at the corner of Sterling Ridge Parkway & East Water Street.**

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

### **8. Addressing**

Reviewed by Cathryn Day, Planner II/GIS Addresser / [cday@auroragov.org](mailto:cday@auroragov.org) / 303-739-7357

8A. Please provide a digital .SHP or .DWG file for street naming, addressing and GIS mapping purposes. Include the following layers as a minimum:

- Parcels
- Street lines
- Easements
- Building footprints (If available)

**Response: Provided.**

8B. Please ensure that the digital file provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. These files can be e-mailed to me.

**Response: These files shall be e-mailed separately.**

### **9. Civil Engineering**

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

9A. Sheet C1: List the Grading and Utility Sheets.

**Response: Grading & Utility Sheets added to table of contents.**

9B. Sheet C2: Show the Stop sign on the plans. Label access movement.

**Response: Stop signs added. Access movement labeled.**

9C. Sheet C3:

- Standard Table – COA standard details do not need to be included. Reference details in plans. Reference Current Standards.

**Response: Details removed from detail sheet.**

- Typical Reinforced Wall Section – Retaining walls greater than 4 feet in height will require structural calculations. Additional retaining wall requirements can be found in Section 4.02 of the Roadway Specifications.

**Response: Note added to details.**

- Typical Reinforced Tiered Wall Section – Max 4:1 slope between walls.

**Response: Notation added to detail.**

9D. Sheet 1 (Overall Grading and Utilities)

- Please re-name the Sheet Number to correspond with the other sheets in the plan set.

**Response: Sheet re-numbered.**

- Show/Label existing street lights. Street lights are required on E. Villanova and Sterling Hills Parkway per Section 4.10 of the Roadway Manual.

**Response: Existing street lights added & labeled.**

- Tiered walls with a combined height greater than 4 feet will require structural calculations. Provide a

hand railing. Tie-backs are not allowed in the public right-of-way without prior approval by the City Engineer.

**Response: Note requiring structural calculations for walls over 4 feet is on the plans. Hand railing & note added to details.**

- On the eastern corner of the site, the maximum wall height should be 4 feet in common areas and a hand railing is required. The proposed retaining wall height is 6 feet maximum.

**Response: All walls are now 4' max height.**

- The Sump inlet (interior road) needs to be located within 5 feet of the low point. An emergency overflow also needs to be shown with a dedicated tract as outlined in Section 3.5 of the COA drainage criteria.

**Response: Sump inlets relocated to low point. Emergency overflow path added, a dedicated tract should not be required in a single lot configuration.**

- See COA Roadway Section 4.02.9 for Specifications on residential driveways. There is a 1% minimum slope for asphalt pavement and 0.5% for concrete pavement. Please label the slopes.

**Response: Slopes labelled. Minimums noted.**

- Please add a Note that indicates the storm sewer system is private and who will maintain it.

**Response: Note added.**

- Legend: The Proposed Light Symbol doesn't match the plans.

**Response: The two types of lights are shown and the symbol for the street lights has been added to the legend.**

#### 9E. Sheet 2 (Overall Grading and Utilities):

- See COA roadway section 4.02.9 for specifications on residential driveways.

**Response: Noted.**

- Label the slopes. There is a 1% minimum slope for asphalt pavement and 0.5% for concrete pavement.

**Response: Slopes have been labelled. Minimums noted.**

- Label the retaining walls. Maximum height is 4 feet. Please provide a handrail.

**Response: Labels have been added.**

- Please add a Note that indicates the storm sewer system is private and who will maintain it.

**Response: Note added.**

- Provide more labels for existing contours.

**Response: Existing contours have been labeled.**

- Ensure storm manholes do not conflict with retaining walls.

**Response: Storm lines & manholes have been moved out from under retaining walls.**

- Legend: The Proposed Light Symbol doesn't match the plans.

**Response: The two types of lights are shown and the symbol for the street lights has been added to the legend.**

### **10. Life Safety**

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

#### 10A. COVER SHEET (C1):

- See updated and new LDN note to add. Subsequent information received may result in additional notes.

**Response: LDN note added.**

- See sheet E1 for notes to add in regards to R-2 and R-3 occupancies (placed here only due to lack of space on Cover Sheet).



**Response: The notes from E-1 have been added to the cover sheet.**

- Include in Data Block: 2015 IBC Occupancy type; Construction Type, Sprinklered or non-sprinklered. Also, provide an explanation detailing the Occupancy Classification and property line/fire separation configuration in accordance with the 2015 IBC and 2015 IRC. See table R302.1(1) in the 2015 IRC to justify the proposed Architectural elevation illustrations (Eave encroachment in particular). Burn-off?

**Response: The requested data has been added to the cover sheet.**

10B. Sheet C2:

- The site plan must reflect the noise level contour lines throughout the site. Each structure located within the noise impact district must be numerically identified with the Aircraft Noise Reduction value. SEE NOTE ON COVER SHEET.

**Response: Cover sheet has been noted. There is only on noise level contour on the entire site.**

- Show all hydrants (new as shown) and any existing hydrants that are within 250 feet of the site.

**Response: All hydrants have been shown.**

- Fire Lanes that exceed 150 feet in length are required to provide an approved method of turnaround in accordance with the 2015 IFC, Appendix D.

**Response: Fire lanes do not extend into dead end private drives. Buildings are accessible from adjacent streets.**

10C. SHEET C3: Signs will need to be added to this site which state "Fire Lane Ends in \_\_\_\_FT (no Turnaround/with Turnaround)"

**Response: Signs added.**

10D. SHEET 2: Please verify if there is an existing hydrant located as shown.

**Response: Yes. It will be relocated behind sidewalk.**

10E. SHEET LP-6: Add hydrant spec note as shown

**Response: The shown hydrant note was already on the sheet as note #17. Note #15 has been removed.**

10F. SHEET E1:

- Show accessible route using solid dashed-delineated lines. Maintain minimum of 1 foot candle at the walking surface.

**Response: Accessible route has been added with 1 foot candle at the walking surface.**

- Light fixtures are not permitted to encroach in to the width of the Fire Lane easement.

**Response: Light fixtures do not encroach fire lane easements.**

- See Note regarding replacement of Note 4. Please replace this language as requested.

**Response: The note has been replaced.**

10G. ARCH A-1: See eave encroachment beyond separation wall in question. TYP.

**Response: Note has been added to architectural elevations regarding eave encroachment.**

PLAT 2 of 2:

- Ensure pocket utility provided for hydrant shown this vicinity

**Response: Pocket utility easements are provided for all hydrants.**

- Dead-End Fire Access exceeding 150' in length is required to be provided with turnaround in

accordance with the 2015 IFC, Appendix H.

**Response: No fire access is allowed in the dead end private driveways. Fire access is achieved from adjacent roadways.**

10H. Subdivision Replat plan set: Sheet 2

- Ensure pocket utility provided for hydrant shown for this vicinity

**Response: Pocket utility easements are provided for all hydrants.**

- Dead-End Fire access exceeding 150 feet in length is required to be provided with turnaround in accordance with the 2015 IFC Appendix H.

**Response: No fire access is allowed in the dead end private driveways. Fire access is achieved from adjacent roadways.**

### **11. Parks Department**

Reviewed by Chris Ricciardiello / [cricciar@auroragov.org](mailto:cricciar@auroragov.org) / 303-739-7154

#### **PARK DEVELOPMENT FEES**

In order for park land to serve its intended function and fully satisfy the needs of the residents, Section 146-306 of the City Code requires the construction of facilities upon dedicated land.

If developers do not build a neighborhood park or a community park, or other park facilities meeting PROS standards for dedication within their development, they must pay a Park Development Fee so that the City can construct the required facilities.

The applicant must pay Park Development Fees in accordance with current rates assigned by PROS on developments with annexation agreements prior to August, 2001 which do not indicate a per-unit park development fee cost or where no annexation agreement exists.

Park development fees are paid per dwelling unit at the time of building permit issuance.

**Response: Acknowledged.**

### **12. Real Property**

Reviewed by Maurice Brooks / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / 303-739-7294 / PDF comments in Magenta

12A. Cover Sheet:

- Title Block: Delete "Subdivision and Filing No 14"

**Response: Deleted.**

- Correct Site Plan Notes

**Response: Corrected.**

- Update the Legal Description to match the Plat.

**Response: Legal is updated to match the Plat.**

12B. Sheet C2:

- Change Lot to Unit or something similar. There is only one Lot and Block dedicated by plan.

**Response: Changed to Unit.**

- License agreements are required for the retaining walls in the easements.

**Response: Noted. They will be provided separately when easements are closer to being finalized.**

- Correct Proposed Fire and Utility Easement language.

**Response: Corrected.**

- Label all other easements.

**Response: All other easements are labeled.**

- See additional comments in Magenta on the sheet.



**Response: Magenta comments addressed.**

12C. Sheet C3: Legal must match the Plat.

**Response: Legal now matches the Plat.**

12D. Sheet 1:

- Remove “Lot” from the units.  
**Response: “Lot” changed to “Units.”**
- Correct Fire Lane language.  
**Response: Revised.**
- Label the easements.  
**Response: Easements labeled.**
- License agreements are required for the retaining walls in the easements.  
**Response: Noted. License agreements will be provided separately once the easements have been finalized.**
- Correct language in the Legal Description box.  
**Response: Legal now matches the Plat.**
- See additional comments in Magenta on the sheet.  
**Response: Magenta comments addressed.**

12E. Sheet 2:

- Correct Fire Lane language.  
**Response: Corrected.**
- Add “Match Line” Sheet 1.  
**Response: Match Line added.**
- Label the Clubhouse building.  
**Response: Clubhouse labeled.**
- Label the all easements.  
**Response: All easements are labeled.**
- License agreements are required for the retaining walls in the easements.  
**Response: Noted. License agreements will be provided separately once the easements have been finalized.**

12F. Subdivision Replat plan set: Sheet 1

- Make correction requests to the Title Block  
**Response: Corrections made.**
- Make corrections to the Legal Description and Dedication Block  
**Response: Corrections made.**
- Send in Closure Sheet and Monument Records  
**Response: Will be sent separately.**
- See request in Notes section  
**Response: Noted.**

12G. Subdivision Replat plan set: Sheet 2

- Make correction requests to the Title Block  
**Response: Corrections made.**

- Vacate and release the existing easements by separate documents – the plat approval will take place after the release.

**Response: Noted.**

- See miscellaneous corrections in Magenta.

**Response: Magenta corrections made.**

- Per Darren Akrie, contact Natasha Wade to start the process for the necessary License Agreements. Start the easement release process for the existing easements in this location.

**Response: Easement release process started.**

### **13. Traffic Engineering**

Reviewed by Victor Rachael / [vrachael@auroragov.org](mailto:vrachael@auroragov.org) / 303-739-7309 / PDF comments in Gold  
13A. Cover Sheet: Revise to show the directional ADA handicap ramps per the latest COA standards. Applies to new ramps.

**Response: New ramps in ROW have been revised to COA standard.**

13B. Sheets LP-2, LP-3, LP-4: Proposed plants in the sight triangle must comply with City required vertical requirements. Up size/revise plants as necessary. Add note regarding compliance with COA Roadway Specifications Section 4.04.2.10.

**Response: Notes have been added that plants must comply with COA Roadway Specifications.**

13C. Sheet LP-5: Provide and show the existing ADA handicap ramps at East Water Drive. Please label them. If existing ramps are used, please state that they must be checked for compliance with ADA slope requirements and replaced if out of specifications. Add pedestrian crossing signage along East Water Drive. Call for the cross walk to be reinstalled or refreshed.

**Response: Ramps along East Water Drive have been revised to meet COA standards.**

13D. E1: Add street lights per COA Roadway Specifications Section 4.10.6.

**Response: Street lights have been added per COA Roadway Specifications Section 4.10.6.**

### **14. Aurora Water**

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

14A. Sheet 1:

- Water meters are required to be located within a landscaped area that is 2 feet from any concrete. The service lines may not be located under the driveway.

**Response: All water services have been relocated to allow for 2' clearance for meter.**

- Manholes can't be located under the sidewalk or curb. The required Underground Easement for two public mains is 26 feet.

**Response: Manholes relocated into landscaped areas. Underground Easement has been revised to 26' wide.**

### **15. Xcel Energy**

Reviewed by Donna George / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com) / 303-571-3306

15A. A conflict exists with Sterling Ridge. Public Service of Colorado (PSCo) owns and operates the existing natural gas facilities along East Villanova Place where double retaining walls are proposed. Please contact the Builder's Call Line: 800-628-2121. You may also register your application online. See link: [https://xcelenergy.force.com/FastApp/BP\\_Login](https://xcelenergy.force.com/FastApp/BP_Login)

**Response: Noted.**

15B. PSCo also has existing natural gas and electric facilities along Sterling Hills Parkway including a transformer and a switch cabinet. PSCo requests all facilities be shown on the plans. A minimum 10-foot

utility easement is requested along Sterling Hills Parkway.

**Response: 10' utility easement along Sterling Hills Parkway has been provided.**

15C. PSCo has existing electric transmission facilities just to the south of the proposed fenced dog park. Should there be any off-site activities in the area of this transmission line, the property owner/ developer/contractor must contact Mike Diehl (Siting and Land Rights Supervisor at 303-571-7260) for plan review.

**Response: Noted.**

15D. PSCo recommends the developer to have all utilities located prior to construction. Call the Utility Notification Center at 800-922-1987.

**Response: Noted.**

### **16. Tri-County Health**

Reviewed by Kathy Boyer / [kboyer@tchd.org](mailto:kboyer@tchd.org) / 720-200-1575

16A. Tri-County Health Department (TCHD) encourages community designs that make it easy for people to include regular physical activity such as walking or biking. TCHD supports community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network.

**Response: We believe the proposed plan provides a strong pedestrian network throughout the site, as well as several supporting connections to the surrounding community.**

16B. TCHD recommends the use of shade in common areas like courtyards, patios and play areas through the planting of trees or physical shade structures to prevent over-exposure to UV rays. TCHD commends the developer for including shade structures in the picnic area and at the dog park.

**Response: Comment acknowledged.**

Thank you for your time and efforts in reviewing this Site Plan and Replat.

Respectfully submitted,



Karen Z. Henry  
Principal