

Planning Division
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September 11, 2024

Brian Botnick
Botnick Realty
1855 S Pearl Street, Suite 20
Denver, CO 80210

Re: Technical Submission Review – Bloom at Sterling Hills - Site Plan
Application Number: **DA-1052-25**
Case Numbers: **2022-4044-00**

Dear Mr. Botnick

Thank you for your technical submission, which we started to process on Wednesday, August 28, 2024. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since there are still outstanding comments remaining, you will need to make another technical submission. Please revise your previous work and send us a new submission on or before October 14, 2024. The site plan will continue to be resubmitted till there are no further comments. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any changes to your documents other than those requested, be sure to list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, PLA
Planner II

cc: Matt Buono Centerpoint Engineering
Ariana Muca, Case Manager
Brit Vigil, ODA
Filed: K:\\$DA\1052-25tech2.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please contact Steve DeKoskie for questions regarding Water's comments in red. Comments regarding easement dedication for various utility easements.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No citizen comments at this time.

2. Completeness and Clarity of the Application

- 2A. No further comments.

3. Urban Design Issues

- 3A. No further comments.

4. Architecture Issues

- 4A. No further comments.

5. Landscaping Issues (Bill Tesauro / 954-266-6489 / btesauro@auroragov.org / Comments in bright red)

- 5A. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Addressing (Phil Turner / 303-739-7271 / pcturner@auroragov.org)

- 6A. No further comments.

7. Civil Engineering (Julie Bingham/ 303-739-7403 / jbingham@auroragov.org)

- 7A. No further comments.

8. Traffic Engineering (Sylvia Lopo / 303-339-0440 / slopo@auroragov.org / Comments in amber)

- 8A. Traffic Study has been approved.

9. Utilities (Steven Dekoskie / 303-739-7490/ sdekoski@auroragov.org / Comments in red)

Site Plan

- 9A. Please contact Steve DeKoskie for questions regarding Water's comments in red.
- 9B. Water meters must be 2' from all concrete.(typ).
- 9C. 16' utility easement required for 3" water meters and larger.
- 9D. 16' water utility easement required for 3" water meters and larger to accommodate the by-pass line and additional valve. Delineate the utility easement. See detail 206-1 in AW spec book.
- 9E. Center the water meter in the utility easement over the landscape island. All water meters must be min of 2' from all concrete. See detail 204-1 in AW spec book for 2" domestic water meters to understand the size of the water meter pit. The meter pit can not be located under the curb and gutter. May need to shift the landscape island to accommodate the water meter and private fire lines.
- 9F. Water fixture unit tables required on civil plans only. Remove from site plans.

10. Fire / Life Safety (Steve Kirchner / 303-739-7489 / stkirchn@auroragov.org / Comments in blue)

- 10A. No further comments.



11.Land Development Services (Grace Gray \ +1 (303) 7397277 x37277 \ ggray@auroragov.org / Comments in magenta)

- 11A. EASEMENT DEDICATIONS TO BE SUBMITTED TO DEDICATIONPROPERTY@AUORAGOV.ORG,
RELEASES TO BE SUBMITTED TO RELEASEEASEMENTS@AUORAGOV.ORG