

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



June 23, 2020

Camille Courtney  
American Homes Development  
3131 South Vaughn Way  
Aurora, CO 80114

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

Dear Ms. Courtney:

Thank you for your fourth submission, which we started to process on June 9, 2020. We reviewed it 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.

Your Planning Commission hearing date is set for July 8, 2020. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7541 or [efuselier@auroragov.org](mailto:efuselier@auroragov.org).

Sincerely,

A handwritten signature in cursive script that reads "Liz C. Fuselier".

Liz Fuselier, Planner I  
City of Aurora Planning Department

cc: Samantha Crowder – Norris Design 1101 Bannock Street Denver CO 80204  
Scott Campbell, Neighborhood Liaison  
Mark Geyer, ODA  
Filed: K:\SDA\1052-24rev4



## *Fourth Submission Review*

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

- Adjustment Setback Request (Planning)
- Drainage (Public Works)
- Storm Water Flows (Aurora Water)
- Release and Dedication Process (Real Property)

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. Are alley loaded rear setbacks 5' or 0'? Suggest adding a lot matrix to the Site Plan for clarity.
- 1B. Continue to collaborate with Public Works on drainage issues and approvals.
- 1C. Does this adjustment setback apply to all single family small residential products or just those on the eastern edge of the plat? Please clarify.

#### **2. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

- 2A. Approved.

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

#### **3. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

- 3A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
- 3B. Sheet 3: Is there a reason Track K does not extend further since it is conveying drainage? Include arrow to indicate emergency overflow from inlets.
- 3C. Sheet 4: Include a typical section for the overflow swale. Include arrow to indicate emergency overflow from inlets.

#### **4. Fire / Life Safety** (Will Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

- 4A. Approved.

#### **5. Aurora Water** (Steve Dekoski / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

- 5A. Label sanitary sewer main, it is difficult to see on the plans.
- 5B. Storm water flows must be directed away from the sanitary sewer manholes to prevent inflow and infiltration to the sanitary sewer system. Can you keep the rip rap/drainage channel a min of 8' from the sanitary main? Vehicle maintenance access is required to each manhole (sanitary and storm) along the utility easements. A license agreement will be required for the rip rap in the utility easement. Do you have a detail and cross section showing the manholes? This is going to require further discussion.

#### **6. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 6A. Sheet 2: add Tract K is a Drainage easement in its entirety
- 6B. Sheet 3 and 4: add these retaining walls to the License Agreement.
- 6C. Begin the release process with Andy Niquette and dedication process with Grace Gray.