



Planning Division  
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November 28, 2023

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 Thursday, November 9, 2021. 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 Thursday, December 28, 2023. 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](mailto:amuca@auroragov.org).

Sincerely,

Ariana Muca, PLA  
Planner II

cc: Matt Buono Centerpoint Engineering  
Ariana Muca, Case Manager  
Brit Vigil, ODA  
Filed: K:\\$DA\1052-25tech1.rtf



## Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Continue to work with the City of Aurora for necessary Easement releases and Dedications (Real Property).

### 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](mailto: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](mailto:pcturner@auroragov.org))

- 6A. No further comments.

#### 7. Civil Engineering (Julie Bingham/ 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org))

- 7A. A sidewalk easement should be dedicated for the portion of sidewalk outside of the ROW not covered by the existing sidewalk easement.

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

- 8A. Traffic Study has been approved.

#### 9. Utilities (Steven Dekoskie / 303-739-7490/ [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

##### *Utility Plan*

5 of 18

- 9A. The sewer services are private, mains will be public.
- 9B. AW doesn't have a 2.5" meter, will need to upsize to 3".
- 9C. This may require a new RCP line to connect to the existing storm MH in the street. No MH's permitted in the ADA walk.
- 9D. New storm line connection to existing MH.
- 9E. There's no 5" pipes. 6" services require a MH connections.(typical).
- 9F. 6" sewer services to require new MH connections.
- 9G. Water Fixture unit tables required to determine the water meter sizes for each building, required on civil plans.
- 9H. A license agreement is required for the gating over the utility easement.
- 9I. No trees permitted in AW utility easements.(typical).

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

- 10A. No further comments.



**11.Real Property** (Kalan Falbo/ [kfalbo@auroragov.org](mailto:kfalbo@auroragov.org) / Comments in magenta)

- 11A. Continue to work with Real Property Development for all dedication and release projects shown and marked.
- 11B. For easements that are going to be dedicated contact [dedicationrpoperty@auroragov.org](mailto:dedicationrpoperty@auroragov.org).
- 11C. For easements that are going to be vacated contact [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org).
- 11D. Submit the documents to [licenseagreement@auroragov.org](mailto:licenseagreement@auroragov.org).

*Cover Page*

*1 of 18*

- 11E. Separate note 14 and make it 14 and 15.

*Site Plan*

*2 of 18*

- 11F. Add the perimeter 10' Utility easement on the Site Plan.

*Grading Plan*

*4 of 18*

- 11G. Add the perimeter 10' Utility easement on the Site Plan.