

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



June 30, 2021

Mike Gerber
MGL Partners
1936 W 33rd Ave
Denver, CO 80211

Re: Fourth Technical Submission Review: Edgepoint Apartments Phase 3 – Site Plan & Plat
Application Number: DA-1799-05
Case Number(s): 2019-3043-00; 2011-4004-03

Dear Mr. Gerber:

Thank you for your latest technical submission which we recently received. We have reviewed it and attached our comments along with this cover letter. A resubmittal of the Site Plan, Plat and Comment Response letter is required to finalize your most recent technical submission phase.

As always, if you have any comments or concerns, please give me a call. I may be reached at srodrigu@auroragov.org or (303) 739-7186.

Sincerely,

Stephen Rodriguez, Planning Supervisor
City of Aurora Planning Department

cc: Harsh Parikh – Parikh Stevens Architecture
Robert Palmer – Strategic Land Solutions Inc.
Meg Allen, Neighborhood Services
Mark Geyer, ODA
Filed: K:\\$DA\1799-05tech4.rtf



(Fourth) Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Resubmit the Revised Plat. (See Item 1)
- Ensure easement configuration and labeling is consistent between the Site Plan and the Plat. (See Item 3)
- Site Plan and Plat fire lane widths need to match. Gating system cannot be located within fire lane easement. (See Item 4)
- Land dedication requirements have changed. (See Item 6)

PLANNING DEPARTMENT COMMENTS

1A. Resubmit the Plat as part of your resubmittal.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

2A. No further comments.

3. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

3A. The plat has different easements than the Site Plan; make sure the SP matches the plat easement configurations. The Site Plan has several objects encroaching into the easements. These objects will need to be covered by a License Agreement; continue working with Grace Gray (ggray@auroragov.org) on the License Agreement process. Make sure all the easements shown on the SP match the Plat. A couple of easements are missing. Resubmit the Plat and Site Plan.

4. Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org)

4A. Several widths identified on the site plan do not match the plat. Revise the site plan fire lane easement widths to match the widths of the fire lane easements.

4B. Elements such as the posts for the gating system cannot be located within the fire easement. Both gating systems have labels that indicate a width that is less than the width of the fire lane. Please verify the actual width of the gating system, make sure each gating system provides an obstructed width of at less the width of the fire lane easement.

5. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org)

5A. No further comments.

6. PROS (Curtis Bish, AICP/ cbish@auroragov.org/ (303) 739-7131)

6A. The revised unit count for the project has resulted in changes to the land dedication requirement: Required land dedication for neighborhood park and community park purposes is now 2.66 acres and 0.98 acres, and 1.03 acres, respectively. The total land dedication requirement of 3.64 acres shall be satisfied by a cash-in-lieu payment. PROS staff will send to the applicant an updated invoice in the amount of \$162,344.