

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



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September 1, 2021

David Meyerowitz
Sunrise Partners LP
100 Sheppard Avenue East Ste 20
North York, Ontario, Canada M2N 6N5

Re: 5th Technical Submission Review – Cross Creek Sub Filing No 4 – Infrastructure Preliminary Plat & Final Plat
Application Number: **DA-1594-07**
Case Numbers: **2020-6038-00; 2020-3039-00**

Dear Mr. Meyerowitz:

Thank you for your fifth technical submission. 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 outside agency referrals.

Another submission will not be required. Please make the corrections identified on the Preliminary Plat and Final Plat and submit your revised documents for a final check prior to printing Final Mylars for both documents. Once Real Property has approved the plans, please coordinate with me to print your Final Mylars and submit your CAD drawings for the CAD audit. Utilize the Mylar Checklist attached for your reference when printing the Final Mylars.

If you have any comments or concerns regarding this review, please contact me at dosoba@auroragov.org or (303) 739-7121.

Sincerely,

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Elyse Applegate-Norris Design 1101 Bannock Street Denver CO 80204
Brit Vigil, ODA
Filed: K:\SDA\1594-07tech5

Enclosed: Mylar Checklist



5th Technical Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No additional community questions, comments or concerns were submitted with this review.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Preliminary Plat Comments

- 2A. Remove the slash in the legal description.
2B. Add the B&D to the location shown.
2C. Add the curve data for the locations shown.
2D. Add tic marks in the locations shown.

Final Plat Comments

- 2E. Send in the Certificate of Taxes Due showing they are paid in full up to and through the Plat approval date of recording. Please obtain this from the County Treasurer's Office.
2F. Add the public street names within ½ mile of the site.



MYLAR CHECKLIST

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Instructions: The applicant shall confirm that each item listed below has been completed by checking each box or writing not applicable (N/A) and signing and dating the bottom of the form before submitting MYLARs to the Planning Case Manager.

- ☐ All required city fees have been paid (verify this with the Planning Case Manager).
- ☐ Comments from all departments have been addressed and all changes to the MYLARs have been approved by the affected departments prior to submittal of the final MYLARs to the Planning Case Manager.
- ☐ Drainage plan approved and civil drawings near completion.
- ☐ The effective date on the title work and Certificate of Taxes Due is within 120 days of final city approval of the plan.
- ☐ If an Avigation Easement is required, a copy of the recorded document has been submitted to the Planning Case Manager and the City Clerk and Recorder.
- ☐ Digital files, preferably on a compact disc, for the site plan, CSP, subdivision plat, GDP, FDP, etc. have been submitted to the Planning Case Manager. Instructions can be found online:
 - https://www.auroragov.org/UserFiles/Servers/Server_1881137/File/Final%20-%20CAD%20Data%20Submittal%20Standards_11_28_2016.pdf
 - Also refer to the **Instructions for Submitting Digital Files for Addressing**.
- ☐ The surveyor, property owner(s), and mortgage company have signed both cover sheets with **black indelible ink**.
 - Please ensure that the signatures, stamps and seals text do not smear
- ☐ The notary has filled in the signature block and applied their indelible stamp in **black indelible ink**.
 - Please ensure that the stamp does not smear
- ☐ The surveyor has applied their stamp and signed their name through the stamp.
 - Please ensure that the stamp does not smear
- ☐ Submit one complete set of signed and notarized MYLARs and one additional signed and notarized cover sheet for each site plan, CSP, GDP, FDP, etc. Subdivision plats require submittal of one set of signed and notarized MYLARs.
 - **Adams County**
 - a. One complete set of signed and notarized MYLARs in 18 inch by 24 inch format
 - b. One additional signed and notarized MYLAR cover sheet in 24 inch by 36 inch format for the city
 - c. For plats one complete set 18 inch by 24 inch
 - **Arapahoe County & Douglas County**
 - a. One complete set of signed and notarized MYLARs in 24 inch by 36 inch format
 - b. One additional signed and notarized MYLAR cover sheet in 24 inch by 36 inch format for the city
 - c. Please note that all MYLARs shall be four millimeters thick, double mat, reverse print/burn, and photo quality
 - d. For plats, one complete set of 24 inch by 36 inch plats

**Allow 10 or more business days for Mylar processing*

Project Name: _____ DA #: _____

Applicant Signature: _____ Date: _____

Phone: _____ Email: _____

Note: This form is also available online