

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



January 13, 2020

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

Re: Third Submission Review – Edgepoint Apartments Phase 3 – Site Plan & Plat
Application Number: **DA-1799-05**
Case Number(s): **2019-3043-00**

Dear Mr. Gerber:

Thank you for your third submission. We have reviewed it and attached our comments along with this cover letter. At this point your project may proceed to the Planning Commission for approval. Your Planning Commission hearing date is set for Wednesday, February 12th, 2020. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted on site 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, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site.

Pending Planning Commission approval, the remaining issues discussed in this letter will be wrapped up in a Technical Review period. After the hearing please resubmit your plans to the City for final review and approval of your revisions. Once these revisions are approved by the relevant departments, final Mylars can be printed and submitted to the City for recordation. Please keep in mind your plans cannot be sent to the County for final recordation until the Preliminary Drainage Report is approved and all License Agreements are properly conveyed. If you have not already done so, please contact Grace Gray in Real Property to begin the License Agreement process.

As always, if you have any comments or concerns, please give me a call. I may be reached at chjohnso@auroragov.org or (303) 739-7112.

Sincerely,

Christopher Johnson, Planner I
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department
Harsh Parikh – Parikh Stevens Architecture
Robert Palmer – Strategic Land Solutions Inc.
Meg Allen, Neighborhood Services
Mark Geyer, ODA
Filed: K:\\$DA\1799-05rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Review and address remaining formatting comments from all departments.
- Add all requested notes to the plan set.
- Resubmit a CAD file in the correct projection (see Item 3)
- Remove all AutoCAD SHX text items from the comment section.
- Ensure that all sidewalks meet minimum dimension requirements. Some labels still show 5-foot sidewalks. (see Item 4)
- Provide typical sections for the improvements on 13th Ave, 11th Ave, and Peoria Street. (see Item 4)
- Identify the FDC for the clubhouse. (see Item 5)
- Relabel all fire service lines accordingly. (see Item 5)
- License Agreements will be needed for all indicated gates and fences. (see Item 8)

PLANNING DEPARTMENT COMMENTS

1. Administrative Adjustment

1A. Code Section 146-4.6.5.A.4.b requires that multifamily residential developments provide at least 40% of their required parking spaces in garages or carports, and that at least 50% of those garages or carports be attached to the primary structure. The applicant proposes to reduce this requirement to 37%, or 127 spaces. In exchange the applicant proposes that 100% of these spaces will be attached to the primary structure. This request is eligible for Administrative Approval pursuant to the Criteria of Approval in Section 146-5.4.4.F.3. The request as presented:

- Will result in an improved site and building design that facilitates a more urban environment as called for in the MU-FB zone district, by reducing the amount of surface parking needed;
- It will not adjust permitted development standards on any adjacent lots;
- It will have no material adverse impact on any abutting lot; and
- It will not violate any conditions of approval specifically applied to the development by the Planning and Zoning Commission or City Council.

2. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal w/ red lettering)

2A. Sheet 13 North Landscape Plan

- While the parking has been removed from the Site Plan set to avoid having to request an adjustment, the parking is still on the drainage plans submitted as part of the civil plan set uploaded December 2, 2019. Are the parking spaces truly being removed or is an adjustment required?

2B. Sheet 14 South Landscape Plan

- Add a landscaped parking lot island where indicated.

2C. Sheet 19 Preliminary Grading

- Adjust the grading to account for the removal of the parking spaces.

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

3A. The CAD DWG file submitted on December 19th still appears to be off from the correct location, which is most likely a coordinate system issue. Please resubmit a file and ensure it is in NAD 83 feet, State Plane, Central Colorado Projection so that it will display in our system correctly. Please provide a file that is a 2013 CAD version. See the attached image:



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Sheet 2 Cover Sheet

4A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

4B. Please remove AutoCAD SHX text items in the comment section. Please flatten to reduce select-ability of the items.

4C. Add the following note:

“The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line and grounding details shall be submitting to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the street lights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.”

Sheet 3

4D. Provide a dimension for the through way from the tree openings to the back of sidewalk, a minimum of 6 feet is required.

4E. Street and pedestrian lights in public right of way will be owned and maintained by the City of Aurora.

4F. Sidewalks on local streets must all be a minimum of 5.5 feet wide.

4G. A 25-foot minimum curb return radius is required at arterial roadways and a minimum 15 feet at local streets. Address this throughout.

4H. Identify the new curb and gutter type.

4I. A curb ramp will be required across Peoria at the Peoria and 13th intersection.

4I. Comment from the first review: provide typical sections for improvements on 13th Avenue, Peoria Street, and 11th Avenue.



Sheet 17

4J. Include sections of 11th and 13th Avenues as well.

Sheet 18

4K. The indicated rail needs to extend around the corner of the wall until the wall height is less than 30".

Sheet 22

4L. Include public street light and pedestrian light in the legend.

4M. Add a note indicated if the storm sewer system is public or private and who will maintain it. Address this on all sheets where requested.

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

Sheet 1

5A. Fill in the owner name, address, and phone number if known. An invoice will be generated once requested, typically once a building permit is requested. Please allow 2 weeks for invoice generation.

Sheet 3

5B. Label the indicated crossing as “Enhanced Pedestrian Crossing”.

6. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

6A. Sheet 3

- Please identify the location of the Club House fire riser room.
- Relocate the indicated light fixture outside the Fire Lane easement.

6B. Sheet 11

- Please revise gate labels to reflect labels found on the site plan sheet 4, e.g. 21.6' Automatic Double Swing Gate with approved Siren Operated System, Knox Key Switch and Manual Release.
- Please revise gate labels to reflect labels found on the site plan sheet 3, e.g. 23' Automatic Sliding Gate with approved Siren Operated System, Knox Key Switch and Manual Release.

6C. Sheet 22-25

- Relabel all fire service lines. Example for fire service line label: “4” Fire Line DIP (Private)”.

7. Aurora Water (Steven Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

Sheet 23

7A. A water fixture unit table for each building will be required to be submitted with the civil plans to confirm water meter sizes.

Sheet 24

7B. A residual 20 psi is required for all fire hydrants under a fire flow scenario. Calculations will be required on civil plans for laterals >150 feet to show minimum residual pressures at the fire hydrant.

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

Site Plan Set

8A. Add the Lot and Block to the Legal Description on the cover sheet, and other sheets as requested.

8B. License Agreements will be needed for all indicated gates or fences which cross proposed easements.

Plat

8C. Fill in the information on the Surveyor’s Certificate.

8D. Update the Title Commitment to be within 120 days of the plat approval date.

9. Revenue (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

Storm Drain Development Fees due 11.35/acres x \$1,242.00/acre= \$14,096.70

Make checks payable to “City of Aurora”