Planning and Development Services

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

City of Aurora

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Please consider this marked up pdf as our narrative response to your comments.

Please note that in addition to making changes in response to your comments, we have made some other changes to the project which will require appearing in front of the PC. Those changes are:

1. Number of units was increased from 340 to 355.
2. The language of the Administrative Amendment was changed to go from 37% covered parking to 34% covered parking.
3. Two buildings were joined together to form one larger building.

April 16, 2020

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

Re: **Technical Submission Review –** Edgepoint Apartments Phase 3 – Site Plan & Plat
Application Number: **DA-1799-05**
Case Number(s): **2011-004-03; 2019-3043-00**

Dear Mr. Gerber:

Thank you for your technical submission. We have reviewed it and attached our comments along with this cover letter. There are a few remaining issues discussed in this letter concerning formatting of the plans. There are also several remaining associated items, such as Preliminary Drainage and License Agreements, which must be completed prior to final approval. Once the revisions requested here have been made, you may print and submit Final Mylars to the City to begin signature routing. Please keep in mind your plans cannot be finally approved until all the Preliminary Drainage is approved, all fees are paid, all License Agreements executed, and any remaining items detailed in the Mylar Checklist have been completed. The Mylar Checklist has been attached for your convenience. Additionally, due to closures at the County level, please be aware that Mylars are not being accepted by Arapahoe and Adams Counties for final recordation until further notice.

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 II
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\1799-05tech1.rtf

Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Remove all AutoCAD SHX text items from the comment section.
- Continue Working on your Preliminary Drainage Report.
- License Agreements will be needed for all indicated gates and fences. (see Item 2)

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

1. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)
Sheet 1
1A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved. Comments were provided February 11, 2020 and no subsequent submittal has been received.
1B. Please remove AutoCAD SHX text items in the comment section. Please flatten to reduce select ability of the items. Address throughout.
Sheet 3
1C. Change the labels on the indicated curb return radii to 25', they are labeled 15'.
Sheet 17
1D. A sidewalk easement is required. 0.5' required between back of sidewalk and sidewalk easement.

1A. Noted, the preliminary drainage must be approved prior to approval of the site plan. The revised preliminary drainage report is being submitted with the revised site plan under a separate cover.
1B. The .shx text items have been removed.
1C. Acknowledged, radii have been revised.
1D. The sidewalk easement along 13th Ave is currently shown as 8.5' wide, which extends approximately 2.5' past the sidewalk. The easement width was discussed early in the project, and incorporated additional area for a future sidewalk expansion. The sidewalk easement along Peoria St is shown as 2.5' wide. Please see the plat for both easements.

2. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)
The plat is good, there are no further comments. 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 on the License Agreement process. Make sure all the easements shown on the SP match the plat. A couple of easements are missing.
Sheet 3 and 4
2A. License Agreements will be needed for all indicated items which cross proposed easements. Continue working with Grace Gray on the License Agreement process.
2B. Show and label easements throughout the plan set.
Sheet 12 and 13
2C. Any physical features located in the Drainage easements will need to be covered by a License Agreement. Contact Grace Gray to start the License Agreement process.

3. 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"

3. We will pay the fees after Planning Commission approval of the amendment.

2A. The project surveyor (Engineering Service Company) is currently preparing the encroachment exhibits needed by Ms. Gray for the license agreements. Mr. Palmer with Strategic Land Solutions, Inc. has discussed the license agreements with Ms. Gray.
2B. Acknowledged, we have added more labels pointing to easements on sheets 3 and 4.
2C. The project surveyor (Engineering Service Company) is currently preparing the drainage encroachment exhibits needed by Ms. Gray for the license agreements. Mr. Palmer with Strategic Land Solutions, Inc. has discussed the license agreements with Ms. Gray.

City of Aurora Planning and Development Services Department

MYLAR CHECKLIST

15151 E. Alameda Parkway, Ste 2300 • Aurora, CO 80012 • 303.739.7420

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