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August 7, 2020

Ms. Heather Lamboy
Case Manager
Planning Supervisor
City of Aurora Planning Department

Re: **Response to Third Submission Review Comments – Technical Submission**
V-Esprit at Shalom Park Patio Homes
Application Number: DA-1301-23
Case Number: 2019-4023-00; 2019-3065-00

Dear Ms. Lamboy,

Per the Third Submission Review letter dated July 17, 2020, we are providing the requested technical submission. This resubmittal includes the following response to each review comment. The comments and responses have been collated into the attached spreadsheet. Please don't hesitate to contact me regarding any concerns.

With warm regards



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Subject	No,	Author	Comments	RESPONSE DISCIPLINE	Response
			Please make edits to the plat and site plan regarding easements and remember to apply for required license agreements	CIVIL-PLAT ARCH	Edits completed and license agreements applied for.
			Please flatten the file and ensure that no AutoCad SHX text is part of the next submittal	All	Shx text purged and file flattened
1. Community Comments	1A		No additional comments were received.		none required
2. Landscape Design Issues	2A	KELLY BISH 303.739.7189	Sheet 5 of 11 Landscape Notes <ul style="list-style-type: none">Update the Site Data Table. Compare data from Cover Sheet.Ensure that the high water use sod quantity is less than 34 percent	LANDSCAPE	Site Data and Hydrozone Chart on Landscape Sheet 5 updated and coordinated with the Site Data Tables on Cover Sheet 1 and Architectural Site Plan Sheet 2. High water use sod quantity reduced to 23%. Note that all sod between buildings has been replaced with mulch as indicated on Landscape sheet 6.
3. Civil Engineering	3A	Kristin Tanabe 303.739.7431	No additional comments.	CIVIL	none required
4. Real Property	4A	Maurice Brooks 303.739.7294	See the red line comments on the Plat and Site Plan.	CIVIL-PLAT ARCH	Comments on the Site Plan (Sheet 2) have been addressed as shown on the resubmitted sheet. Comments on the Plat submittal have been addressed as requested with the exception of the comment requesting the addition of B&D for the Off-Site Easements. The Surveyor responded to the request with a note indicating that the Recorded Easement should be consulted for the final location and size of these Easements. The Surveyor provided the following further explanation for his response: The reason we did not add any courses//distances for the offsite easements: 1. This plat cannot create or define these offsite easements, only the “exhibit” recorded with the easement “by separate document” can do that. Additionally, if there is a change made to these offsite easements only the “exhibit” then would have to be changed. 2. The overall dimension of the subdivision should be shown outside the subdivision line, by adding the additional dimensions for the offsite easements, it would create clutter and perhaps confusion.
	4B	Maurice Brooks	Continue working with Andy Niquette (aniquett@auroragov.org) on the easement dedications. Continue working with Grace Gray (ggray@auroragov.org) on the License Agreement for objects in the easements.	CIVIL-PLAT	Easements and License greements are underway and being coordinated through Andy Niquette (easement dedications) and Grace Gray (License Agreements)
	4C	Maurice Brooks	Update the Title Commitment.	CIVIL	An updated title commitment dated July 30, 2020 has ben provided and updated on the plat.
	4D	Maurice Brooks	No portion of the buildings can encroach into any easements (see redlines).	ARCH	Several of what were identified as encroachments into easements were in fact Building Setbacks (main building and garage setbacks) along the north side of Units 1-12. Building setbacks have been noted on the plan and graphically made distinct from the easements (see revised Graphic Legend). The roof overhang and deck of Unit 1 have been relocated out of the Easment. The central drainage easement between Units 6 and Unit 7 has been modified such that the roof overhangs are no longer encroaching into the easement The gazebo has been relocated such that the roof overhang does not encroach into the easement. Several comments requested that the 8' utility Easement abutting the south property line on the Site Plan (Sheet 2) match the Plat Easement name. It does in fact match the Plat, which also refers to it as an 8' Utility Easement.
	4E	Maurice Brooks	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.	CIVIL	Grace Gray has been contacted and License Agreements are in process.
5. Aurora Water	5A	Daniel Pershing 303-739-7646	No additional comments		none required
6. Forestry	6A	Rebecca Lamphear 303.739.7139	Applicant has decided to pay tree mitigation value in the amount of \$4,070.00. Payment must be received prior to Aurora Forestry final approval.	OWNER	Payment has been made
7. Life Safety	7A	Ted Caviness 303.739.7628	No additional comments	ARCH	none required
8. Xcel	8A	Donna George 303-571-3306	Please see the attached letter (<i>dated July 7, 2020</i>) .	CIVIL ARCH	none required