



April 12, 2022

City of Aurora Planning Department
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

Re: Response to (5th) Technical Submission Review Comments – Eleven8 Apartments – Site Plan and Replat
Application Number: **DA-2244-00**
Case Number(s): **1994-6059-02**

Ms. Ariana Muca, PLA

Please see below for our response to comments received on March 28, 2022 for the property located at 11800 E. Colfax Ave.

PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

Six (6) adjacent property owners, seven (7) registered neighborhood organizations, and nine (9) referral agencies were notified of this project. No comments were received during the technical review.

2. Landscape Design Issues (Kelly K. Bish, PLA, LEED AP/ Kbish@auroragov.org / 303 - 739-7189/

- No further comment.

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

- No further comment.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- No further comments.

5. Traffic Engineering (Briana Medema / 303-739- 7336/ bmedema@auroragov.org / comments in yellow)

- No further comments.

6. Aurora Water (Nina Khanzadeh / 303-883-2060 / nkhanzad@auroragov.org / comments in red)

Site Plan Set

Sheet 3

- Ensure existing sanitary sewer is protected from screen wall installation.

Response: See civil submittal.

- Verify if meter pit exists. If so, pull off top section of meter pit and fill.

Response: See civil submittal.

- Show pocket easement or shop R.O.W.

Response: See civil submittal.

- Must be in landscape area with pocket easement o in R.O.W. also, 2' from concrete.
Response: Within R.O.W. existing condition.
- Consider eliminating this valve and conducting wet taps on 8" main.
Response: See civil submittal.
- Bore beneath Colfax Ave for water main connections.
Response: See civil submittal.
- Show proposed storm inlet.
Response: See civil submittal.
- Must be outside of public easement or requires license agreement
Response: Within R.O.W.
- Show and label easement, if not in R.O.W. Cannot distinguish R.O.W.'s and easements from this drawing
Response: See civil submittal.

Landscape Plan
Sheet 4 of 12

- Water meter is shown in this location from utility plan. No trees allowed in public utility easement or within 8' water utility.
Response: Response: Tree has been removed from this location due to utility conflict
- Is this the water meter or an irrigation meter? If water meter, does not match location from utility plan.
Response: Response: Correct water meter location and label has been revised/shown

7. Life Safety (Ted Caviness / 303-739-7628 / tcavines@auroragov.org / comments in blue)

Plat

- Fire lane easement shall continue to R.O.W. Verify distance and locations. Site shows 19.1' & Plat shows 17.29'?

Response: Revised.

8. Real Property

Andy Niquette / 303-739-7325/ aniquett@auroragov.org / comments in pink

Maurice Brooks/ 303-739-7294/ mbrooks@auroragov.org / comments in pink

Continue working with Grace Gray on the License Agreement. Confirm with Engineering about the need for a License Agreement for the carport on top of the underground drainage easement. Some of my comments are phrases or inserts, so they are not always Capitalized. This does not present any less importance to the phrases or inserts. All the comments are based on the visual representations from the documents, by text or graphics.

Site Plan Set

Sheet 2 of 12

- Continue working with Grace Gray on this carport over the Drainage easement (License).
Response: Carport has been relocated.
- Make sure none of this screen wall is encroaching into the Fire Lane (add a distance from easement to Fire Lane).

Response: Wall is directly adjacent to but not encroaching into the fire lane.

Sheet 2 of 12

- Make sure none of this screen wall is encroaching into the Fire Lane (add a distance from easement to Fire Lane). Plat-see plat for direct comments

Response: Wall is directly adjacent to but not encroaching into the fire lane.

Sheet 1

- Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date.

Response: Noted.

- Send in the State Monument Records for the aliquot corners used in the plat.

Response: Submitted.

- Create this rectangle for the recording info (top right).

Response: Added.

- Send in the State Monument record.

Response: Submitted.

Add the recording info for the R.O.W.

Response: Note added.

- Check with Fire/Life Safety to see if the easement needs to extend to the R.O.W.

Response: Revised.

- Add the metes and bounds description (per Subdivision checklist).

Response: Description revised.

- If this is true, change the distance here-see map.

Response: Revised.

- Add name to match Title Commitment.

Response: Added.

- All crossings or encroachments, including but not limited, to private landscape irrigation system, underdrains, or private utilities into the easements owned by the City of Aurora are acknowledged by the undersigned as being subject to the City of Aurora's use and occupancy of said easements and rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify and hold harmless the City of Aurora for any loss, damage, or repair to private landscape irrigation systems, underdrains, or private utilities that may result from the City of Aurora's use and occupancy or exercise of its rights in said easements and rights of way. The undersigned, their successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said private request from the City of Aurora and at no expense to the City of Aurora.

Response: Paragraph revised.

- Add length to legend.

Response: Added.

- Small changes under general notes.

Response: Revised.

- Under notice include "GUARANTY".

Response: Revised.

This concludes the response to the comments.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Joe Marshall', with a stylized flourish extending from the end.

Joe Marshall AIA
Associate Principal