



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

February 1, 2022

David Ogunsanya  
Elevation Community Land Trust  
1114 W 7<sup>th</sup> Avenue, Street 101  
Denver, CO 80211

**Re: Fourth Submission Review:** Emporia Street Duplexes – Site Plan with Adjustments and Subdivision Plat  
**Application Number:** DA-2262-00  
**Case Numbers:** 2021-4005-00; 2021-3048-00

Dear Mr. Ogunsanya:

Thank you for your fourth submission. We reviewed it and attached our comments along with this cover letter. The review letter contains comments from all city departments and outside agencies.

Please address all comments outlined in this review letter and resubmit for a technical corrections review at your convenience.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7857.

Sincerely,

Sarah Wile, AICP  
Senior Planner, City of Aurora  
Planning & Development Services Department

cc: Adam Berger, Adam Berger Development, 171 S Ivy Street, Denver, CO 80224  
Todd Lyon, Proof Civil, 600 Grant Street, Suite 210, Denver, CO 80203  
Laura Rickoff, ODA  
Filed: K:\\$DA\2262-00rev4.rtf



## *Fourth Submission Review*

### **1. Planning** (Sarah Wile / 303-739-7857 / [swile@auroragov.org](mailto:swile@auroragov.org) / Comments in teal)

1A. Update the code section on the Cover Sheet for the first adjustment request. See redline comments.

1B. The city has developed [CAD Data Submittal Standards](#) for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. A digital submission meeting the CAD Data Submittal Standards is required before final mylars can be routed for signatures or recorded for all applications. Please review these standards and ensure that files are in the correct format to avoid future delays.

### **2. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

2A. Landscape comments will not be provided with this round of review due to staff constraints. Comments will be included with the next submittal.

### **3. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

3A. Coordinate the location of the storm sewer with the proposed street trees along 25<sup>th</sup> Avenue. The storm must be 10' from trees.

3B. Add a note that states that street trees shall be a minimum of 10' from the storm sewer.

### **4. Aurora Water** (Nina Khanzadeh / 303-883-2060 / [nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org) / Comments in red)

4A. The lines called out on Sheet 5 do not need easements because they are in the ROW. Only piping downstream of water meters is private.

4B. Adjust the call out to show the water meters.

4C. Why is it necessary for the easement called out on Sheet 5 to go so far south? The water service does not require an easement as the water meter is public upstream.

4D. No trees or other obstructions are permitted to be within certain distances of water meters. Reference Aurora Water Section 5 standards to ensure you are meeting proper open clearances around water meters.

### **5. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

5A. Begin or continue the license agreement process with Grace Gray.

5B. Ensure that the Plat and Site Plan match.

5C. Address all redline comments on the Plat.

### **6. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

6A. No additional comments.