



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

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July 3, 2018

Rob Longworth
Ovis Capital LLC
18 E 48th St, 19th Floor
New York, NY 10017

Re: Technical Corrections Review – 1725 Peoria – Site Plan with Waivers and Replat
Application Number: DA-1279-42
Case Numbers: 2018-6002-00; 2018-3001-00

Dear Mr. Longworth:

Thank you for your technical corrections submission, which we received on Friday, June 13, 2018. We reviewed it and attached our comments along with this cover letter.

As outlined in the review letter, a few items remain that need to be addressed / coordinated with Aurora Water, Real Property and Planning. Please copy your Case Manager on all correspondence as you work to address the remaining comments. This is considered an “informal” technical submittal to expedite the process for you. Once those issues are resolved, you may send us your final mylar drawings for signatures and recording. To ensure proper tracking when you submit your mylar drawings, please use our Mylar Checklist and submit that with the final mylars.

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

Sincerely,

A handwritten signature in blue ink that reads "Sarah Wieder".

Sarah Wieder, Planner II
City of Aurora Planning Department

cc: John O'Rourke, Harris Kocher Smith, 1120 Lincoln St, Suite 100, Denver, CO 80203
Meg Allen, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\\$DA\1279-42tech1.rtf



Technical Corrections Submission

1. Planning

- 1A. Make small revision to the Data Block per redline comments.
- 1B. Call out all pedestrian lights on Sheet 3 as some of them aren't labeled.
- 1C. The trash receptacle detail on Sheet 8 was changed since the last submittal and no longer matches the Fitzsimons Boundary Area Public Realm Design Standards. Please update.
- 1D. After all revisions have been made, please send a final PDF copy of the Site Plan to your Case Manager to review prior to submitting final mylars.
- 1E. When you submit mylars, please refer to the attached Mylar Checklist. Complete this checklist and bring it alongside the mylars when you submit them to your Case Manager.
- 1F. As a reminder, 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. Please note that a digital submission meeting the [CAD Data Submittal Standards](#) is required before your final Site Plan mylars can be routed for signatures or recorded. Please review the CAD Data Submittal Standards and email your Case Manager the .DWG file before submitting the mylars. Once received, the city's AutoCAD Operator will run an audit report and your Case Manager will let you know whether the .DWG file meets or does not meet the city's CAD Data Submittal Standards.
- 1G. Cash-in-lieu fees for Aurora Public Schools and PROS are due prior to recordation of the Site Plan and Subdivision Plat. Please provide evidence that these fees have been paid prior to submitting final mylars.

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

- 2A. There appears to be a conflict with underground electric, other utilities and landscaping with the proposed 3" meter pit, fire hydrants and private fire lane. The water line must be buried at least 4.5' minimum with vault access provided to the surface. A profile of these crossings will be required on the Civil Plans. What are the proposed burial depths of dry utilities in the right-of-way? If the water meter is not located in the right-of-way, a pocket easement will be required.

3. Real Property (Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta)

- 3A. Send in the updated Title Commitment. It must be current within 120 calendar days of final Subdivision Plat recordation.
- 3B. Send in the current Certificate of Taxes Due.
- 3C. Begin the License Agreement process for encroachments into easements or rights-of-way.



City of Aurora Planning and Development Services Department

MYLAR CHECKLIST

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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