

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



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April 8, 2021

Nick Cassinis  
4189 Kalekolio St  
Kilauea, HI 96754

**Re: Initial Submission Review – Cassinis Duplex - Site Plan and Replat**  
Application Number: **DA-2254-00**  
Case Number: **2021-3010-00; 2021-4006-00**

Dear Mr. Cassinis:

Thank you for your initial submission, which we started to process on Monday, March 15, 2021. We reviewed it and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, April 30, 2021.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item marked with an asterisk. 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.

Your estimated administrative decision date is *tentatively* set for Wednesday, June 9, 2021.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7541.

Sincerely,

Rachid Rabbaa, Planner I  
City of Aurora Planning Department

cc: Matt Hill - Epiphany Development 5000 Quitman St Denver, CO 80212  
Meg Allen, Neighborhood Services  
Jacob Cox, ODA  
Filed: K:\SDA\2254-00rev1



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Respond to additional redline comments
- Combine all of the plan sheets in a single site plan pdf in your resubmittal
- See the various comment redlines from Landscaping (See Item 6)
- See the various comments from Engineering (See Item 7)
- See the comment from Traffic regarding adding a traffic note (See Item 8)
- See the various comments from Life Safety (see item 9)
- See the various redlines and comments on the plat and site plan from Real Property (See Item 10)
- See the comment from Forestry regarding the maintenance and ownership of trees. (See Item 12)
- Respond to all additional redline comments

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

1A. Neighborhood organizations and adjacent property owners were notified of the Site Plan application. No community comments have been received at this time.

1B. Comments were received from outside registered neighborhood organizations. (Please see the attached pdf's)

Xcel Energy

Arapahoe County Public Works

Aurora Public School

**Respond to the comments in your resubmission.**

#### **2. Zoning and Land Use Comments**

2A. All abutting zone districts must also be labeled on the site plan.

2B. Show the location of the trash enclosure and provide elevations on the Architectural Details Sheet.

2C. Combine the sheets into a single site plan pdf. The *improvement survey* is not part of the site plan set.

2D. List the overall sq. footage of the facades. Then provide the percentage of masonry and the sq. footage of the masonry.

#### **3. Streets and Pedestrian Issues**

3A. The ADA Accessible Route must also be shown on the Site Plan, illustrating that the Accessible Route provides access from the accessible parking spaces.

#### **4. Parking Issues**

4A. Indicate the location of all bike racks on the Site Plan and include a symbol in the legend, as well as a detail on the Architectural Details Sheet.

4B. Parking should be labeled. All the parking spaces provided should be in the site plan.

#### **5. Signage Issues**

5A. If any monument signs are proposed their footprint must be shown on the Site Plan and Landscape Plan, with details provided on materials, colors, proposed lighting, etc. on Architectural Details page. All monument signs must match the design aspects of the building.



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

**6A. Cover Sheet**

- Include page numbers for the Sheet Index.
- Include sheet numbers in the title block

**6B. Site Plan**

- Only include the landscaping on the landscape plan and not the site plan.
- Is the existing chain link fence going to remain or be removed as part of the construction of the homes?

**6C. Landscape Plan**

- Add the property line between the lots.
- Front yard landscaping is required for both homes in addition to the one street tree. This must be provided to receive the certificate of occupancy. Sod is not permitted in front yards that are less than 400 sf. This is on an individual lot basis.
- Provide a plant schedule that includes common and botanical names, quantities, plant symbols etc. Refer to the Landscape Reference Manual available on-line for the landscape plan requirements.
- Silver Maple cannot be used as a street tree. It is not on the city approved list of trees. Refer to the Landscape Reference Manual. when locating the tree, locate it slightly off center to be on one property or the other as this will be watered by the lot owner, but will be owned and maintained by the city.
- Remove the reference to the previous landscape code.
- Include a mulch treatment for the shrubs in the front yard and for the street tree.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**7. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

**Grading and Utility Plan**

7A. There are sidewalks from the parking spaces to the units shown on the site plan.

7B. Min 2% slope in swales or provide concrete pan, typical.

7C. Show covered porch and concrete walkways from the building to the street.

7D. Respond to additional redline comments

**Sheet Cover**

7D. Include all the sheets in a single document

7E. Add the following note:

In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer.

7F. These are not civil plans. Grading plans are required as part of the site plan and need to be included in that set.

7G. Respond to additional redline comments

**8. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in orange)

**Site Plan Set – Cover sheet**

8A. Please Add the following note: The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards and shown on the signing and striping plan for the development.



**9. Fire / Life Safety** (John J. Van Essen / 303-739-7489 / [jvanesse@auroragov.org](mailto:jvanesse@auroragov.org) / Comments in blue)

**9A. Cover Sheet- Site Plan**

- Please revise Note 5 as marked-up on Site Plan.
- Please revise the Occupancy and Construction Type as marked-up on Site Plan.
- The Aurora City Code of Ordinance, Chapter 126 - Article VII - Numbering of Buildings
- Respond to additional redline comments

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

**Sheet 1 Re-Plat**

- 10A. Please add all the name information shown on the Title Commitment
- 10B. Match the Title Commitment information
- 10C. Add the note for the Title Commitment and the reference thereof
- 10D. Add the description of the monuments at each end of the Basis of Bearing line
- 10E. Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date.  
Send in the closure sheet for the description. Send in the State Monument Records for the aliquot corners used in the plat.
- 10F. If there are multiple owners, then keep this as is. Otherwise change this to the singular identifier for a single owner entity.

**Sheet 2 Re-Plat**

- 10G. Send in the State Monument Record
- 10H. Add the description of the monuments at each end of the Basis of Bearing line
- 10I. Dedicate this parcel of land by separate document. Contact Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) to start the dedication

**Cover Sheet 1 Site Plan**

Respond to additional redline comments

**11. Revenue Aurora Water/Taps/** (Diana Porter [dsporter@auroragov.org](mailto:dsporter@auroragov.org) )

This is a replat of Yacovetta 2 There are no Storm Drainage Development fees due

**12. Forestry** (Rebecca Lamphear / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / 303-739-7139)

**Cover Sheet 1- Site Plan -**

Once the required street trees are planted, The City of Aurora Forestry Division would like to take ownership of them. The City would be responsible for the maintenance of those trees in perpetuity. A note should be added to the plan indicating that the City of Aurora Forestry Division would take ownership of the required street trees once they are planted. Also, if the trees end up not being planted on the public-right-of-way, then an Arboricultural Easement must be established in the plat that will include the trees.

NOTE should read: STREET TREES WILL BE ACCEPTED IF INSPECTION CONFIRMS THAT TREES HAVE BEEN PLANTED PER THE CITY STANDARD DETAIL; APPLICANT/DEVELOPER REQUIRED TO CONTACT THE CITY FOR AN INSPECTION TWO DAYS IN ADVANCE OF PLANTING. THE CITY OF AURORA FORESTRY DIVISION SHALL TAKE OWNERSHIP OF ALL STREET TREES AFTER THEY ARE PLANTED AND WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THOSE TREES IN PERPITUITY.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571. 3284  
donna.l.george@xcelenergy.com

April 2, 2021

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Rachid Rabbaa

**Re: Cassinis Duplex, Case # DA-2254-00**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the replat and site plan plans for **Cassinis Duplex**. Please be aware PSCo owns and operates existing electric distribution facilities in the southwest corner of the subject property. The property owner/ developer/contractor must complete the application process for any new natural gas or electric service or modification of existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document (i.e. transformers) – be sure to ask the Designer to contact a Right-of-Way & Permits Agent in this event.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



## Public Works and Development

6924 South Lima Street  
Centennial, CO 80112-3853  
Phone: 720-874-6500  
Fax: 720-874-6611  
Relay Colorado: 711  
[www.arapahoegov.com](http://www.arapahoegov.com)

**BRYAN D. WEIMER, PWLF**  
Director

April 2, 2021

Rachid Rabbaa  
City of Aurora  
15151 E. Alameda Parkway  
Aurora, CO 80012

Re: AURORA REF/ DA-2254-00 / CASSINIS DUPLEX - SITE PLAN AND REPLAT

Arapahoe County Engineering thanks you for giving us the opportunity to review the CASSINIS DUPLEX - SITE PLAN AND REPLAT. Engineering Staff has reviewed the proposed Site Plan. The Engineering Division has no comments regarding the referral at this time based on the information submitted.

Please know that other Divisions in the Arapahoe County Public Works Department may submit comments as well.

If you have any questions, please feel free to contact our offices at 720-874-6500.

Sincerely,

Joseph Boateng

Engineering Services

**AURORA PUBLIC SCHOOLS - STUDENT YIELD**  
**3/31/2021**

**Cassinis Duplex - DA-2254-00**

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW	2	0.3	1
MF-HIGH		0.145	0
<b>TOTAL</b>	<b>2</b>		<b>1</b>

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	0	0.16	0	0	0.2	0	0
MF-LOW	0.17	0	0.08	0	1	0.05	0	1
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
<b>TOTAL</b>		<b>0</b>		<b>0</b>	<b>1</b>		<b>0</b>	<b>1</b>

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	0	0.0175	0.0060
MIDDLE	0	0.025	0.0040
HIGH	0	0.032	0.0032
<b>TOTAL</b>	<b>1</b>		<b>0.0132</b>