



August 19, 2019

City of Aurora Planning Department
Christopher Johnson, Planner I
15151 E. Alameda Pkwy, Ste. 2300
Aurora, CO 80012

RE: Mubarak Villa, Response to City comments, initial submittal
Application Number: DA-2171-00
Case Number: 2019-4004-00

Mr. Johnson,

This letter is to serve as a response to comments provided by the City of Aurora and its outside review agencies.

The following text in light grey contains COA comments taken directly from the City's letter dated 2/25/19. The text in black, following each comment, is Prism's response.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No comments from adjacent property owners or registered neighborhood organizations were received during the first referral. One comment letter was received from Xcel Energy which identified several potential issues. Please review the attached letter from Xcel Energy and work closely with them to resolve all issues.

This letter has been reviewed and is addressed at the end of this response letter.

2. Completeness and Clarity of the Application

2A. The vicinity map should be a 3x4 inch block appropriately scaled so as to include the nearest major arterial. The vicinity map typically goes below the site plan title block. Please address this comment.

The Vicinity Map has been updated.

2B. Please remove the indicated tree symbols shown on the Site Plan and Grading & Utility Sheets. If these are intended to show existing trees, then there should be a separate sheet specifically concerning tree mitigation. Please contact Forestry and work closely with them to satisfy their requirements for a tree mitigation analysis.

A tree removal/demo plan sheet has been added. The developer has been working with Rebecca Lanphier regarding tree mitigation.

2C. All easements, both existing and proposed, must be shown on the site plan.

All easements have been added to and identified on the plan. Additionally, an Easement Plan has been added to the set.

2D. A Legend should be included on the Site Plan and Grading & Utility sheets indicating the meaning of each line type and symbol used.

After discussion with COA Staff, I will leave the Legend on the cover sheet only.

2E. The project Title Block must be included on the Site Plan, Grading, and Landscape Plan sheets.
The Project Title Block has been copied to all Site Plan and Landscape Plan sheets.

2F. On the Building Elevations sheets, label each sheet as the building plan it represents. For example, the plan set labels each house as Lot _ Plan _, this information should be included on the corresponding building elevation sheet. Additionally building dimensions must be included. Address this on all building elevation sheets.

These changes have been made.

3. Waivers

3A. You must reference code and include the specific relevant code section for each waiver you request on the Site Plan. Justification for the waiver request and an explanation of how the impacts of receiving each waiver are intended to be mitigated must be included in your application. Include additional site amenities and open space to help justify the waiver requests.

The code section has been added to the waiver requests. The justifications will be provided in a separate, written document (revised "Letter of Introduction").

3B. According to code applicants may request waivers, however the key word is request. Waivers of development standards are not a given and the requirement and expectation is that the applicant adequately mitigate the impact of their waiver requests through upgrades, improvements, and/or amenities elsewhere in the site that go above and beyond the requirements of code. Thereby resulting in a Site Plan that still "conforms with the criteria in subsection (F)" of the code section 146-405. If the Planning Commission determines that an application has not adequately done so, they have the power to deny a waiver request. Please closely review this code section and take the requirements into consideration for your next submittal. As currently shown, staff will not recommend approval of the requests.

This is good feedback. Thank you. We are upgrading the site by adding a site amenity for community use. Additional justification will be provided with the updated "Letter of Introduction", in conformance with 146-405(F).

On a related note, I have removed some of the waiver requests previously identified, pertaining to landscape buffers. Based on further review of the City's zoning code and related landscape buffer requirements, and discussion with Kelly Bish, it is my understanding that the landscape buffers for non-street property lines of the same zoning is 10 feet, which is what this proposal provides, and that duplexes do not have street frontage buffer requirements.

4. Zoning and Land Use Comments

4A. This project site is zoned R-2M, Medium Density Multi-Family Residential District. The purpose of Multi-Family Residential Districts are to promote and encourage a suitable environment for residential neighborhoods; provide various types of medium and high density housing with adequate amounts of usable open space and amenities; encourage the location of these districts

to be in close proximity to collector streets and public transit facilities; and prohibit all activities of a commercial nature, except for customary home occupations and services normally found within certain types of neighborhoods. This district also calls for usable open space and amenities.

We have re-designed the site to include an outdoor community meeting/play area.

5. Streets and Pedestrian Issues

5A. If Mubarak Way is intended to be a private road and dedicated Fire Lane access easement, then no parking can be permitted on street. An alternative is to provide a Local Type 2 public street section, which could allow on street parking, but prohibit the construction of the proposed gating system. Please review Fire/Life Safety and Public Works comments for full detail.

Based on discussions with COA Staff, we are providing a gated private street design, similar to a Local Street Type 2 Alternate typical section, but with a 23' fire-lane easement on the south and east sides of the street. The remaining 7' will be used to allow for parking, consistent with the Local Type 2 Alternate section.

6. Site Design Issues

6A. Dimensions and setback measurements should be provided for each lot, and shown throughout the site wherever they are not typical.

Eight-foot typical setbacks are shown on either side of the roadway widening on the curve, 1' setbacks are shown within the curve.

6B. Will there be individual mailboxes for each site or a mailbox cluster? This must be coordinated with USPS to ensure mail delivery drivers will have access to mailboxes.

A cluster mailbox area has been added, with easement, and curb ramp for ADA access to the box cluster.

6C. How will trash pickup for this project be handled? Will an HOA provide for the maintenance of shared private facilities and amenities be handled?

Trash pickup will be on an individual homeowner basis, but using one collective provider paid by the HOA.

6D. There are no site amenities proposed, and very limited private or common open space provided. These are examples of things that can be provided and utilized as site improvements and mitigation for waivers. Consider providing street furniture, decorative street lighting, useable common space as required by the district, or connections to off-site amenities, such as Country Lane Park to the north.

As mentioned in 3A, above, we have redesigned the site to include a small grass/picnic/sitting area at the NW corner of the site. Access to this amenity will be by easement access along the driveway for Lots 6 & 7.

7. Parking Issues

7A. Your narrative and data block indicate that guest parking requirements will be partially accommodated with on-street parking. The requirement for a parallel parking space is 9.5 x 23 feet, and as such there does not appear to be enough space within the section of the private drive. Please clearly delineate where these parking spaces are intended to be located on the plans so that it can be determined if there is enough parking. Additionally, if the entirety of the

Mubarak Way private road section is to be a dedicated Fire Lane, then no parking can be permitted on street. Please coordinate with Fire/Life Safety and Real Property.

As discussed in 5A, above, a gated community is proposed with a 23' fire lane easement and 7' available parking.

7B. If the required amount of guest parking spaces cannot be accommodated, another waiver will need to be requested.

Parking requirements will be met, as designed.

8. Architectural and Urban Design Issues

8A. Any building mounted lighting fixtures, such as porch lights, driveway lights, flood lights, etc., must be shown on the building elevations.

Porch lights and other building-mounted lights are now shown on the building elevations.

8B. Please be aware that the following comments are advisory; the building elevations submitted with this plan set will not be recorded with the site plan and will receive their official review and approval during Model Home Review Process before permitting. However, as currently shown your building elevations do not meet City of Aurora minimum design standard requirements and the intent of code. These standards are laid out in code section 146-1302, please review this code section in its entirety and be aware that compliance is required for a building permit.

Code section 146-1302 contains, among other details, specific requirements for materials, durability, window size and placement, variation in design, and a detailed architectural features table. Table 13.1 contain a weighted point system of architectural features, which details several different examples of architectural styling elements with a pre-determined set of points attached to it. It is required that each model home earns at least 17 points, and based off a preliminary review the current elevations have earned 3 points. Additionally, there is a prohibition against repetitive and recurring design between adjacent buildings and a requirement for differing building elevations. This is detailed in section 146-1302(E), and your plans do not currently meet the requirements therein.

While these do not receive their official review now, as previously mentioned, it is very important to show the best possible presentation of your proposal to Planning Commission, as they will be judging it based off of this submittal. Please revise the building elevations accordingly.

The designs are updated to match COA criteria and scoring system.

8C. Please provide a building materials and color sample with the next submittal. This can be provided in a physical or digital submittal.

A PDF color palette is included with this submittal.

9. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal w/ red lettering)

Sheet LS1.0

9A. Coordinate the data found in the data table on this sheet with that of the table on the cover sheet.

These have been updated to match.

9B. Update the landscape tables as noted.

Updates made, as noted.

9C. Remove the waiver request associated with the landscape for the detention ponds. The locations provided meet the intent and a waiver is not required.

This waiver request has been eliminated.

9D. Turn on the fence associated with the existing single family residence.

Sheet LS2.0

- These plans are used for inspection purposes and the plant call outs are too small to read. Plans used in the field are generally 11"x17" and the plant labels are not legible. Enlarge the font, darken it and make sure to text mask.
- Please include the grading on the landscape sheets.
- Darken the outline of the houses and garages.
- Darken/thicken the property boundary lines.
- Dimension and label the buffers provided, all sides.
- Provide match lines each sheet.
- Consider making all of these trees one species. Right now there are three different ones.
- Darken the font in the Plant Material Legend.
- Move the "Not for Construction".
- Darken, densify, enlarge, etc. something to make the hatches both in the legend and on the plan read more distinctly.
- Consider making your edger a dashed line, darker/thicker again to read more clearly on the plan.
- Darken the numbers within the scale.

Sheet LS3.0

- Consider making all four of these trees the same species for more of a consistent aesthetic for this portion of the streetscape.

Sheet LS4.0

- Provide the street name for the internal street.
- Relocate the consultant logo information so that it does not cover the actual plan.
- Include the small island and gates.
- You may want to consider removing the shrubs adjacent to the detention pond as this space only appears to be 2' wide with the wall and fence that are proposed.
- Consider the use of a species of juniper that doesn't get as wide as the curbside landscape (tree lawn) area is only 4.25' wide.
- Include the sight triangles.
- At one time, Xcel was ok with trees of this type planted beneath their lines. Please confirm with the Vegetative Management Dept. that these maples would be permitted. (303) 628-2706.
- There appears to be a storm/utility conflict with one of the street trees along E. Jewell Avenue.
- Add the "X" symbology and the wall symbology to the legend.

Sheet LS5.0

- Correct the printing errors.
- Update the notes to remove any contractor related/directed notes as the city attorney's office will not sign the final mylars with contractor notes on the plans.
- Remove the seed information and place that with that Plant Schedule.

These changes have been made.

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

Sheet 2 Site Plan

10A. Please specifically label all proposed private street light poles as private. Please also add an additional private street light in the indicated area within the site. There is limited illumination along Jewell which does not meet current lighting standards, and a light in this location would help to illuminate the intersection.

These changes have been made.

10B. Street lights on public roads will be owned and maintained by the City of Aurora and must meet COA standards. A street lighting plan is required with the civil plan submittal. Please provide pole and fixture information with the site plan. Please also label all existing street lights on the site plan.

These changes have been made, .

10C. Provide a 15 foot lot corner radius at each indicated location of the site entrances.

This change has been made.

10D. All gates are required to be setback at least 35 feet from the flowline.

Based on discussion with COA Staff, and based on the 7-foot on-street parking in conformance with Section 4.07.7.02.6 of the Roadway Design and Construction Specifications Manual (October 2016), a 30-foot setback plus the 7-foot parking is considered sufficient to meet the 35-foot requirement.

10E. Remove all references to right of way on the labels for the internal street, as this will be a private street not a public right of way. Address this on all sheets.

This change has been made.

10F. Show and label all stop signs.

Stop signs, with street name signs and no parking signs have been added.

10G. A transition to the existing pavement and road conditions east of Fulton Street is required.

We have added an 8:1 transition taper.

10H. Please reference City of Aurora standard details for public improvements, typical.

These standard detail references have been added, as well as references to project-specific details.

Sheet 3 Grading & Utility Plan

10I. Please note that the provided level of detail is not required on a site plan. I would suggest simply identifying the utility lines. Any changes in the civil plans will require changes to what is shown on the site plan.

OK

10J. Please label slopes and existing contours.

This change has been made.

10K. Show/label the 100-year water surface elevation for each pond. Please also provide the required pond maintenance access for both ponds.

This change has been made.

10L. The minimum slope away from the building is 5% for 10 feet for landscape areas, and minimum 2% for impervious areas.

Grading, as shown with the re-designed site, is consistent with this criteria.

10M. A minimum 2% slope must be provided for the swale, or an underdrain provided.

Grading is shown to demonstrate this.

10N. Add a note indicating if the storm sewer system is public or private and who will maintain it.

This change has been made.

Sheet 4 Landscape Plan

10O. The street light shown here near the Fulton Street site entrance is shown on the opposite corner on the site plan sheet. Please clarify this.

The plans have been coordinated. The streetlight is to be on the southwest corner.

Sheet 10 Landscape Details

10P. Please remove all AutoCAD SHX text items in the comment section. Please flatten to reduce the select-ability of the items. Address this throughout the plan set. Address this comment on the Plat as well.

This change has been made.

Sheet 15 Photometric Details

10Q. Walls greater than 4 feet in height or any sized CIP wall require structural calculations to be included with the civil plan submittal.

Calculations will be provided with the Civil drawing submittal.

Plat

10R. Please indicate if Tracts B and C are drainage easements in their entirety.

They are, and the easements are further clarified on the Site Plan sheets and the Plat.

10S. Provide a 15 foot lot corner radius at both site entrances.

This change has been made.

11. [Traffic Engineering \(Brianna Medema / 303-739-7336 / bmedema@auroragov.org\)](#)

Site Plan Set

11A. In the Site Plan Notes section of the cover sheet, add the following notes: "Show existing stop signs and street name signs or the installation of new stop signs and street name signs by developer at the site access points onto public streets. 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." AND "The developer/owner is responsible for signing and striping all public streets. The developer/owner 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."

This change has been made.

11B. Please show sight triangles on this sheet. Include stop sign locations. All sight triangles must conform to City of Aurora standards.

Sight triangles have been added per Detail TE-13 of the Roadway Design and Construction Specifications Manual (October 2016).

11C. Include a note on the flowline of Fulton Street full width section. Include measurement to the flowline when the full width is provided.

Interim and ultimate full-width pavement dimensions for S. Fulton Street have been added/clarified on the plans.

11D. Include sight triangles on sheet LS 3.0, LS 4.0 & LS 5.0. Include sight triangle landscaping note stating "All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10".

This change has been made. Per a conversation with Brianna Medema, we are including Sight Distance Triangles, per the Roadway Specifications, but not the Sight Triangles described in Section 146-1100(I) of the municipal code.

11E. The "y" in Key Map is appearing as a box instead of a letter.

Font issues have been fixed.

12. Fire / Life Safety (John Van Essen / 303-739-7489 / jvanesse@auroragov.org / Comments in blue)
Cover Sheet

12A. Please add this note if Fire Lane Easements are going to be used: RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USED.

This change has been made.

12B. Please delete Note 4, it is not needed.

This change has been made.

12C. Please delete Note 2 in the "Gated Community Notes".

This change has been made.

12D. Edit Note 9 to state "All building address numbers shall comply with the Aurora City Code of Ordinance, Chapter 126 - Article VII - Numbering of Buildings".

This change has been made.

12E. Please add Note: FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE SUBMITTED AND APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE. THIS SIGN PACKAGE SHALL INCLUDE ALL OTHER SIGNS AS REQUIRED BY OTHER CITY DEPARTMENTS.

The civil design will include these and other necessary street signs. These signs are also included with this Site Plan submittal.

12F. Gating systems must be located a minimum of 35ft. back from the adjacent street flow line. Please show this dimension.

Please refer to the response for Item 10D, above.

12G. Please add: the 2015 IRC occupancy and construction type e.g.: 2015 IRC R-3; 2015 IRC Type V-B, Non-Sprinklered.

This change has been made.

12H. Please state that the duplexes are exempt from accessibility requirements per the 2015 IRC, Section R320.

This change has been made.

12I. Please add New & existing Fire Hydrants to all Legends, Typical.

Existing and New Fire Hydrants were included before, but has been clarified in this submittal. As stated in 2D, above, only 1 Legend is included on the Cover sheet.

Sheet 2 Site Plan

12J. Please label gating systems as follows: (2) 15' Automatic Swinging Gates with approved Siren Operated System, Knox Key Switch and Manual Release.

This change has been made, except that each gate entrance will consist of a 7' (nominal) gate pair to minimize the amount the opened gates project into the site.

12K. Gating systems must be located a minimum of 35ft. back from the adjacent street flow line. Please revise this dimension.

11L. Question: Is Mubarak Way going to be a private street built to a public street standard to allow for parking on both sides? Tract A has tis listed as a Fire Lane which would not allow any parking. Please clarify.

Tract A will include a 23' fire lane easement, with parking on one side. Mubarak Way will be constructed to a modified Local Type 2 section with attached sidewalks.

12M. Please label this New Fire Hydrant.

This change has been made.

12N. Remove this fire hydrant it is not needed.

This change has been made.

12O. Please label gating systems as follows: (2) 13'-3" Automatic Swinging Gates with approved Siren Operated System, Knox Key Switch and Manual Release.

This change has been made, except that each gate entrance will consist of a 7' (nominal) gate pair to minimize the amount the opened gates project into the site.

12P. Remove this fire hydrant it is not needed.

This change has been made.

12Q. Please add New & Existing Fire Hydrants to all Legends, Typical. See Sheet 1.

As stated in 2D, above, there is no Legend on Sheet 2.

Sheet 3 Grading & Utility Plan

12R. Please remove this fire hydrant it is not needed.

This change has been made.

12S. Please label this New Fire Hydrant.

This change has been made.

12T. Please remove this fire hydrant it is not needed.

This change has been made.

Sheet 4 Landscape Plan

12U. Please remove this fire hydrant it is not needed.

This change has been made.

12V. Please label this New Fire Hydrant.

This change has been made.

12W. Please remove this fire hydrant it is not needed.

This change has been made.

12X. Please show and label existing fire hydrant. See Sheet 3.

As stated in 2D, above, there is no Legend on Sheet 2.

Sheet 5 Landscape Area Details

12Y. Please revise this Sheet to match Sheet LS1.0.

This change has been made.

Sheet 6 Landscape Area Details

12Z. Please label New fire hydrant.

This change has been made.

Sheet 7 Landscape Area Details

12a. Please revise this Sheet to match Sheet LS1.0.

This change has been made.

12b. Please label existing fire hydrant.

This change has been made.

Sheet 9 Landscape Notes

12c. Please add the following Notes:

1. The separation requirements from fire department connections and fire hydrants must meet both life safety (typically 3 feet and no material greater than 2 feet in height) and landscaping requirements.
2. Landscaping material cannot be omitted or reduced based on the installation of a fire hydrant within a parking lot island or plant bed. It is recommended that the island or plant bed be constructed large enough to adequately accommodate both landscaping material and fire hydrants in order to comply with all city standards.

This change has been made.

Sheets 10-14 Building Elevations

12d. Please show building addresses on all appropriate elevations. Typical.

Street addresses have not yet been defined. Lot numbers are included with the elevations, instead.

Sheet 15 Site Details

12e. Question: Is Mubarak Way going to be a private street built to a public street standard to allow for parking on both sides? Tract A has tis listed as a Fire Lane which would not allow any parking. Please clarify.

Please refer to the response for Item 10D, above.

12f. Note: Tract A includes a 23' Fire Lane Easement if this is going to be a Fire Lane Easement Please show on this section and on the Site Plan. Make sure you show the Fire Lane Easement with a dashed-line delineation on the Site Plan; Utility Sheet; and the Landscaping Sheets.

This change has been made.

12g. Will this portion of Mubarak Way be a Fire Lane if so please label as such and add Fire Lane Easement to this section and add to the Site Plan also?

This change has been made.

12h. No Parking is Allowed within a Fire Lane Easement. Where parking is needed in areas adjacent to fire lane easements the developer must show all parking areas located outside the dedicated boundary of the fire lane easement.

Please refer to the response for Item 10D, above.

12i. Please Add Gating Details of both Gating Systems. Make sure you label each gate with the minimum opening width and minimum of 6" clearance between the gating system and the driving surface. Please label the approved Siren Operated System, Knox Key Switch and Manual Release and add the following note to each detail: The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. For assistance please call 303-739-7420 and ask for a Life Safety Plans Examiner.

This change has been made.

12j. Please label gating systems as follows: (2) 15' Automatic Swinging Gates with approved Siren Operated System, Knox Key Switch and Manual Release.

This change has been made, except that each gate entrance will consist of a 7' (nominal) gate pair to minimize the amount the opened gates project into the site.

13. [Aurora Water \(Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red\)](#)
Cover Sheet

13A. Include the abbreviations used in the utility sheet for private utility (PVT) and public utility (PUB).
This change has been made.

Sheet 3 Grading & Utility Plan

13B. Ensure that meter placement meets applicable standards including 2-foot separation from edge of meter lid to concrete. See Section 17.02.

This change has been made. Some houses had to be reconfigured to accommodate.

13C. Meters placed outside of the Private Street Tract A must be placed within a pocket easement. See Section 5.04. Additionally, water meters are not to be placed in concrete. See Section 17.08.

This change has been made.

13D. Ensure that hydrant placement meets all requirements. See Section 16.05.

The hydrant on S Fulton Street, at the SW corner with Mubarak Way has been checked. It is 3.5' behind back of curb, 2.5' in front of the detached walk

13E. Manholes are not to encroach into the curb and gutter section. See Section 5.04.

This change has been made.

13F. A License Agreement is required when a private facility such as a private storm water line or access gate crossing a public utility easement.

Requirement for a License Agreement is acknowledged. License agreements will be prepared separately from this submittal.

13G. Insert a valve on the 12-inch line between the two new wet taps.

This change has been made.

13H. Ensure that the pond accesses do not exceed 10% longitudinal slope and 2% cross-slope.

Based on conversations with COA Staff, for small acreage basins as this is, a 4:1 longitudinal slope may be used. Pond access has been revised to 4:1 to create more pond volume in Pond 1, so that an access ramp, also at 4:1, may be provided into Pond 2. This Pond 2 access has also been added. Cross slope on the ramps is less than or equal to 2%.

13I. The unit on Lot 1 is not showing any water service connection.

A water service connection has been added for Lot 1.

13J. Advisory Comment: Please be aware that the indicated crossing on the Grading & Utility sheet must be shown on the profile view on the civil plans.

Noted.

Sheet 4 Landscape Plan

13K. Show all water meters on the landscape plan. No trees are permitted in utility easements or within 5-feet of a water meter. Keep in mind any easements that need to be included to cover the proposed water meters.

Water meters are shown.

14. [Parks, Recreation, and Open Space \(Chris Ricciardiello / 303-739-7154 / cricciar@auroragov.org\)](#)

Developer will pay cash-in-lieu fees as calculated and required.

15. [Forestry \(Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple\)](#)

15A. Please note that you began tree removal work on site before site work was permitted and prior to the completion of a tree mitigation assessment. Because of this, Forestry is unable to complete the tree inventory at this time. The site must be cleared of debris and all work stopped in order to access trees. Please contact Forestry once debris is removed.

It is our understanding that the site was adequately cleared and made available for mitigation assessment.

16. [Real Property \(Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta\)](#)

Site Plan

16A. In note 7 of the Site Plan notes, please change the end of the note to say "...private irrigation systems or private utilities" rather than and/or.

This change has been made.

16B. Is the retaining wall in the legend different than the retaining wall with the fence trellis attached? If so, then show the illustration indicator.

The walls are the same. The wall around the detention pond has a trellis fence on top of it. A legend item for each fence has been added (again, separate from the wall).

16C. Add "Filing No. 1" to the label saying Mubarak Villa Subdivision, address this on all sheets. Add Block designations to the map as well.

We have added Filing No. 1 to the Title Block description. We have also added Block 1 to all Lot 'x' callouts.

16D. Label all street names and widths.

This change has been made.

16E. All gates and fences which cross easements must be covered by a License Agreement.

See comment for Item 13F, above.

16F. Delete the indicated extra words in the Legal Description.

This change has been made.

16G. The indicated retaining walls will need to be covered by a License Agreement, as will the trellis fence surrounding the drainage ponds and the monument sign.

See comment for Item 13F, above.

16H. The Storm Sewer pipes crossing the Fire Lane, Access and Utility easement must be covered by a License Agreement.

See comment for Item 13F, above.

16I. Make sure the Fire Hydrants are all located in an easement. Show and label the easement.

This requirement is no longer needed as the Water Department has commented for the two new fire hydrants shown in the initial submittal to be removed. The new Fire Hydrant on S. Fulton Street is located within the public ROW, as is the existing fire hydrant along E. Jewell Avenue.

16J. Show and label all proposed easements on the plan set. Ensure that no portion of any structure encroaches into any easement or Fire Lane.

The primary structures will not encroach into any easement, but exterior decks will project into the rear drainage and utility easement. The owner understands that this will need to be covered by a revocable license, and if there is a case where the utility company must access the easemented portion of the site, and if removal of the decks is necessary, the owner of said deck will bear the responsibility of any costs associated with removal and replacement of the deck.

Plat

16K. Revise sheets to meet Arapahoe County requirements: 24 x 36 inch sheets with a 2 inch left margin and ½ inch margins on all other sides.

This change has been made.

16L. Review and address all grammatical comments on the Plat.

This change has been made.

16M. Add all the public street right of ways within ½ mile of the site to the vicinity map. Label them.

This change has been made.

16N. Add the two indicated notes to the Plat Notes. Remove the Site Notes from the plat.

This change has been made.

16O. Reduce the information shown on the right hand side of the sheet down to fit in the bottom right corner of the page. Address on both sheets.

This change has been made.

16P. Send in the updated Title Commitment and update all references on the Plat to match the current Title Work. Send in the closure sheet for the description. Send in the State Monument Records for the aliquot corners used on the Plat.

The Title Company is not willing to provide a new Title Commitment as it was a final document with the purchase of the property in 2016. They have instead provided an Endorsement to “make current” the Title Policy.

16Q. Address all formatting and correctional comments on sheet 2 of the Plat.

This change has been made.

16R. Provide a legend on the plat for all symbols and line types used.

This change has been made.

17. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

Please review the attached letter from Xcel Energy and incorporate all comments:

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined there are possible conflicts with the above captioned project. Public Service Company has existing electric transmission lines and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan, it is the responsibility of the property owner/developer/contractor to contact Mike Diehl, Siting and Land Rights Manager at 303-571-7260 or michael.diehl@xcelenergy.com to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement.

Prism has made contact with Michael Diehl, and have been re-directed to John Lupo.

It is also requested that the PSCo easement associated with the transmission lines is shown and labeled on the plat.

The existing PSCo easement has been identified on the Plat.

PSCo also requests that the rear-lot drainage and utility easements are increased to a minimum of 10-feet, due to drainage and underground electric distribution facilities collocating in this easement. Please be aware PSCo owns and operates existing underground electric distribution facilities along East Jewell Avenue.

Prism has communicated with Donna George and we have revised the design to include a 9' easement as agreed with Ms. George. Per communication with Ms. George, she has indicated that a small projection of roof overhang into the easement would be acceptable.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builder_s). 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 for new facilities.

The development team will do this.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center at 1-800-922-1987 to have all utilities located prior to any construction.

811 notification information will be shown on the design drawings (separate submittal).

City of Aurora Planning Department
Chris Johnson, Planner 1
Page 16 of 16

Please feel free to call if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brian Johnson", with a long horizontal flourish extending to the right.

Brian Johnson, P.E.
Prism Design & Consulting Group