

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



Worth Discovering • [auroragov.org](http://auroragov.org)

March9, 2022

Kory Whitaker  
Habitat for Humanity of Metro Denver  
3245 Eliot Street  
Denver, CO 80211

**Re: 2<sup>nd</sup> Technical Submission Review – Mountain View Community Homes Zoning Map Amendment, Site Plan and Final Plat**  
Application Number: **DA-2269-00**  
Case Numbers: **2021-2004-00; 2021-4013-00; 2021-3033-00**

Dear Mr. Whitaker:

Thank you for your second technical submission. 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.

Several issues remain, and another technical submission will be required. Please revise your previous work and send us a technical submission at [www.aurora4biz.org](http://www.aurora4biz.org).

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 let me know. I may be reached at (303)-739-7121 or [dosoba@auroragov.org](mailto:dosoba@auroragov.org).

Sincerely,

Dan Osoba, Planner II  
City of Aurora Planning Department

cc: Roxanne Jacobson, EV Studio  
Scott Campbell, Neighborhood Liaison  
Daunte Rushton, ODA  
Filed: K:\SDA\2200-2299\2269-00tech2



## Second Technical Submission Review

### PLANNING DEPARTMENT COMMENTS

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

- 1A. No further comments were received from outside agencies nor abutting property owners or neighborhood groups.

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

##### *Sheet 1*

- 2A. If this includes driveways, please update the item to read: "Sidewalks, Patios, and Driveways".
- 2B. As the zoning has been approved, please update to "Current Zoning Classification".
- 2C. Remove the Present Zoning Classification line item.
- 2D. Update the max permitted height to 38'.
- 2E. Make the Amendments block larger as there is room to do so on the cover sheet.

#### **3. Parking Issues**

##### *Sheet 3*

- 3A. Please delineate the driveway and garage parking spaces on this plan. This can be accomplished with a dashed linetype or symbol (car) parked in the driveway, typical on all lots.

#### **4. Architectural and Urban Design Issues**

##### *Sheet 3*

- 4A. The same model/elevation (scheme) may not be used across the street. Please revise.

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

- 5A. Signage issues have been resolved.

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

##### *Site Plan Comments*

##### *Sheet 8*

- 6A. Move the quantity on the table.
- 6B. 2" minimum is the size for ornamental trees.
- 6C. Enlarge the table shown on the redlines. The font is too small and the text is very unclear/blurred.
- 6D. Shrubs should be based upon .025 shrubs per sf of front yard area. Please list the requirement used. Include the sf of the lots as well as the sf of sod and what is left would be the area devoted to shrubs, etc.
- 6E. Please coordinate the lot call outs between what is listed on the table and what is listed on the actual landscape plan. The landscape plan lists lots as 1 through 11 not as Lot A North, Lot A South, etc. Please update the plan.
- 6F. See the landscape plan for redlines, but there appears to be several yards that do not meet the minimum 400 sf.
- 6G. Shrubs are not required.
- 6H. Because sod is not permitted and shrubs/grasses are required, please include a breakdown of the required and provided for the curbside landscape. Required is 1 plant (5 gallon) per 40 sf of sod area. Please be advised that no more than 450\$ of the total required shrub count can be ornamental grasses.

##### *Sheet 9*

- 6I. Double check the square footage of sod being provided in the front yard for all lots. A minimum of 400 s.f. is required.
- 6J. Side yards visible to the public must meet front yard standards.
- 6K. There must be a minimum of 400 s.f. of area to be able to provide sod in these locations.



*Sheet 10*

- 6L. Please refer to the grading plan provided on Sheet C05. The final grading has been provided and should be reflected on this plan sheet and the appropriate measures taken to protect the existing trees if possible. If trees are to be removed due to the expansion of the detention pond, provide a tree mitigation plan in accordance with Forestry's requirements.

**7. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

- 7A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

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

*Site Plan Comments*

*Sheet 1*

- 8A. The Site plan will not be approved by Public Works until the Preliminary Drainage Report is approved.
- Comments were provided on 6.25.2021 and no subsequent submittal has been made.
- 8B. Remove all AutoCAD SHX Text items in the comment section. Please flatten to reduce the select-ability of the items.
- 8C. Update the sheet index.
- 8D. The signature block included on the cover sheet is for civil plans only, please remove.

*Sheet 2*

- 8E. Label the curb return radius. A minimum 15' radius is required.
- 8F. A minimum 15' radius is required for curve R12.

*Sheet 4*

- 8G. Repeated comment: a chase drain is not usually provided in a sump condition at the end of the street for both capacity and clogging factor.

*Sheet 5*

- 8H. Repeated comment: an access easement is required from the drainage easement to the public ROW for maintenance access.

*Sheet 6*

- 8I. Repeated comment: an access easement is required from the drainage easement to the public ROW for maintenance access.
- 8J. Repeated comment: show/label the maintenance access to the pond bottom and the top of the outlet structure. Show and label the 100-year water surface elevation, indicate the direction of emergency overflow and show the spillway.
- 8K. The minimum slope in the pond bottom is 2%.
- 8L. The sections should represent the existing conditions and then include what additional improvements are being provided by the development. The standard section is not going to be applicable in all areas. The Pre-Application Meeting Notes indicated that the existing flowline for the existing streets should be extended. There would likely then be sidewalk easements required to accommodate the detached sidewalk.
- 8M. Add a note indicating if the storm sewer system is public or private and who will maintain it.

*Sheet 7*

- 8N. The "Edge Series" is not a standard COA street light fixture. Jamaica is proposed as a public street and the



street lights must meet COA standards.

*Sheet 10*

- 8O. Show and label the spillway and maintenance access.
- 8P. Change “floodplain” to “water surface elevation”.

*Final Plat Comments*

- 1A. Remove all AutoCAD SHX Text items in the comment section. Please flatten to reduce the select-ability of the items.
- 1B. 15’ minimum radius is required for C9.

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

*Site Plan Comments*

*Sheet 9*

- 2A. The mature plant heights exceed COA 4.04.2.10 height requirements.

**3. Fire / Life Safety** (Ted Caviness / 303-739-7268 / [tcavines@auroragov.org](mailto:tcavines@auroragov.org) / Comments in blue)

- 3A. Fire / Life Safety issues have been resolved.

**4. Forestry** (Becky Lamphear / 303-739-7139 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

- 4A. Trees located around the detention pond may require removal due to the grading. When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well.
- 4B. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.
- 4C. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at: <https://auroraver2.hosted.civiclive.com/cms/One.aspx?portalId=16242704&pageId=16529352>

**5. Aurora Water** (Clifford Stephens / [cstephen@auroragov.org](mailto:cstephen@auroragov.org) / Comments in red)

*Site Plan Comments*

*Sheet 4*

- 5A. Update to sheet C05.

*Sheet 5*

- 5B. FES or headwall?

*Sheet 6*

- 5C. 4’ stub in the back of the manhole. Tie there two services shown on the redlines to the stub.
- 5D. It is suggested to have a 90-degree bend and a length of 8” main to clean up service connections.
- 5E. An irrigation meter is needed for the community garden.

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

*Site Plan Comments*

*Sheet 1*



6A. Add Filing No. 1 to the signature block legal description.

*Sheet 3*

- 6B. Delete the line (per the plat)
- 6C. Add the 8' utility easement.
- 6D. Add the easement line.
- 6E. Round to the nearest hundredth of a foot.
- 6F. Match the name of the easement (per the plat). Please see the multiple locations on the redlines.
- 6G. Match the plat lot number. Please see the multiple locations on the redlines.
- 6H. Match the plat information. Please see the multiple locations on the redlines.
- 6I. Delete the hundredths of the seconds in the bearings, typical.
- 6J. If the items called out on the redlines are walls, then they will need to be covered by a License Agreement. Contact Grace Gray at [ggray@auroragov.org](mailto:ggray@auroragov.org) to start the process.
- 6K. Show the line of delineation between the private easement and the public easement – or match the types of easements.
- 6L. Are the curve calculations correct for the cul-de-sac? Match the plat.
- 6M. Add curve data per the location on the redlines.
- 6N. Please correct the obscured text.
- 6O. There is no easement line per the plat. Please remove to match the plat.
- 6P. Add the distance on the lot line.
- 6Q. Match the plat configuration of the easement (per the plat).
- 6R. Add the lot line distance (match the plat).
- 6S. Add the 10' Utility easement per the plat.
- 6T. The building called out in the redlines is encroaching into the Drainage easement. Move the building out of the easement or show the distance between the building (including walls and overhangs) and the Drainage easement.

*Sheet 4*

- 6U. Label the walls called out on the redlines.

*Plat Comments*

- 6V. Send in the Certificate of Taxes Due showing they are paid in full up to and through the plat approval date of recording. This can be obtained from the County Treasurer's office.
- 6W. Add a rectangle for the recording information.
- 6X. Update the title work to be within 120 calendar days of the plat approval date.
- 6Y. Please see the other edits, corrections and notes on the redlined Plat.

**7. Revenue** (Diana Porter / 303-739-7395 / [dsporter@auroragov.org](mailto:dsporter@auroragov.org))

- 7A. NOTE: Storm Drainage Development Fees are due: 2.06-acres x \$1,242.00 = \$2,558.52. This fee is due prior to Final Plat recordation.