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## Comment Response Letter

**To: Dan Osoba, Aurora City Reviewer**

**From: Brian Welch, PE, EVstudio**

**Date:**

Project Name: Mountain View Community Homes

Project Address: 10700 E Evans Ave.

Aurora, CO 80014

Application Number: DA-2269-00

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### **Sheet 1**

8A. The Site plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

Understood.

8B. Remove the erosion control plan from the Site Plan set.

Erosion control planned has been removed.

### **Sheet 2**

8C. Make sure the flowline radius is being labeled. 15' minimum radius is required.

Flow line Radii have been labeled, meets 15 min design standard.

8D. What does the hatch represent? Please label it.

Hatching has been removed.

8E. Label the radius.

All Radii has been labeled.

8F. No hatch shown for the proposed asphalt.

Proposed Asphalt hatch had been added.

8G. Label the flowline radius.

Flow line Radii have been labeled, meets 15 min design standard.

8H. 15' radius is required for the ROW.

Flow line Radii have been labeled, meets 15 min design standard.

### **Sheet 3**

8I. 2% is the standard cross slope for sidewalks. Adjust the grading accordingly. 8J. Max 2% cross slope on the sidewalk.

Grading has been adjusted.

8K. Where is the swale?

Grading adjusted label removed.

8L. The sidewalk must slope towards the street. 8M. Why is there no inlet?

8N. Why are there two curb transitions?

Curb and Gutter design has been updated.

8O. Label the slope of the swale. 2% is the minimum.

Grading has been adjusted.

#### **Sheet 4**

8P. The plans call out for vertical curb.

Typical section has been updated.

8Q. FL-FL dimension for Evans and Joliet is closer to 38'. 8R. The sidewalk on Evans is shown as attached.

These are typical section per COA STD S1.1. This is not a cross section.

8S. Detailed grading for the curb ramps is not required for the Site Plan submittal.

Viewport removed.

8T. An access easement is required from the drainage easement to the public ROW for maintenance access.

Maintenance access has been added.

8U. Show/label the maintenance access to the pond bottom and the top of the outlet structure. Show/label 100-yr water surface elevation, indicate direction of emergency overflow and show the spillway.

Elevation had been added.

#### **Sheet 6**

8V. Remove erosion control plan for the Site Plan set.

Erosion control sheets have been removed.

#### **Sheet 7**

8W. The cul-de-sac is labeled as public right-of-way. Streetlights must meet COA standards for this street as well.

All street lights meet the COA street light standard(Cobra Head)

8X. Street light required at intersection.

Streetlight has been added.

#### **Sheet 8**

6A. It appears based upon the line type shown that fencing is being proposed. Include a detail of the fence i.e material, color, height etc.

Details for both fence types have been added to the set.

6B. Under the General Landscape Notes, a number appears to be missing. Should be "7".

Added.

### **Sheet 9**

6C. Under the General Landscape Notes, a number appears to be missing. Should be "7".

Added.

6D. For water conservation purposes, the city does not allow strips of sod less than 10' in width. These areas will need to be shrubs and ornamental grasses. The requirement would be 1 shrub per 40 sf. No more than 40% of that total may be ornamental grasses.

Sod in the strip has been removed and replaced with rock mulch with shrub and ornamental grasses. Requirements have been met.

6E. Show the property line as a traditional line type. A long dash and two short dashes.

Line type has been corrected to the appropriate type.

6F. Is fencing being proposed? If so, add to the legend. Please review the fencing requirements relative to the setbacks from sidewalks.

A fencing plan with legend has been added to sheet L001. It has also been added to the legend on sheet L002. Setbacks from the street have been provided.

6G. Some of the homes do not appear as if they will meet the 400 sf of sod in the front yard based upon the other planting requirements as noted. See the red symbol noted on the lots that seem to be in question.

Individual front yard landscapes are now provided on the plan. A chart showing the individual sod SF is shown on sheet L001. All sod areas are greater than 400 SF

contiguous. Where 400 SF is not possible, a wood mulch landscape bed has been provided.

6H. For the front yard planting requirements, when more than 9 shrubs are being provided there must be a minimum of 3 different species.

3 or more species are provided for yards with 9 or more shrubs.

6I. Because both streets have attached sidewalks, there is not a requirement for curbside landscaping.

E. Evans has an attached sidewalk and S. Joliet has a detached sidewalk. Curbside landscape requirements have been provided in accordance to Aurora Unified Development Ordinance section 4.7.5.C.2 Detached Sidewalks and 4.7.5.C.3 Attached Sidewalks.

6J. Only 9 shrubs not 10 as noted in the table are being provided in the detention pond. Provide the additional shrub.

An additional shrub has been provided.

6K. Provide the species on the landscape plan for the street trees. Because the front yard trees are also being used to satisfy the street tree requirement, they should be specified.

Species for all trees and shrubs are now provided.

## 11. Forestry

11A. 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.

Currently all trees are shown as to remain. The full limits and scope of the detention pond is not known at this time. If any existing trees are impacted, they will be mitigated in accordance to Aurora Unified Development Ordinance section 4.7.7.

11B. 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.

Any removed tree will be properly mitigated in accordance with Aurora Unified Development Ordinance section 4.7.7.

11C. 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.civicle.com/cms/One.aspx?portalId=16242704&pageId=16529352>

When a tree mitigation plan is provided, the tree protection notes and detail will also be included.

### **Response to Xcel Comments**

10 ft easements have been provided to accommodate both drainage and electricity.

Lots compromised by storm sewer utilities have been changed to above ground swales for stormwater conveyance. Xcel will be contacted for transform location and easement acquisition.