

Response to Comments

To: City of Aurora, Planning Division
Attn: Dan Osoba, City of Aurora Planning Department
From: Brian Welch, PE, EVstudio
Date: August 6, 2021

Project Name: Mountain View Affordable Housing
Project Address: 10700 E. Evans Ave. Aurora, CO 80014
Project Log Number: 19351

Per the Initial Submission Comments dated June 18, 2021, please find the attached responses.

Community Question, Comments and Concerns

1. Community Comments

Response: A community meeting was held regarding the development on Wednesday July 7th. Many of the questions, comments and concerns were addressed at that meeting. Answers to many of the questions can also be found in the frequently asked question section of the Mountain View Community Homes website, link below.
(<https://mountainviewcommunityhomes.com/faq/>)

Generally

2. All documents must be flattened and not contain any AutoCAD SHX text items. Future submissions will be rejected if they contain these items.

Response: Acknowledged.

Site Plan Comments

Sheet 1

3. Remove "Havana Heights Subdivision Filing No 1" from the title. The title should be "Mountain View Community Homes – Site Plan with Adjustments". Please see comments in this letter regarding the adjustments.
Response: Title changed per comment.
4. Revise the Vicinity Map to only include the church Habitat project site; the church parcel is not included in this plan set.

Response: Vicinity map updated per comment.

5. The data block percentages add up to 137.95%. either revise or clarify if two categories share the same quantities (i.e. hard surface area and sidewalk/patios).
[Response: Hard Surface Area includes impervious coverage only within. Note added to data block.](#)
6. Accessible spaces and loading spaces are not required; please remove them from the data table.
[Response: Accessible and loading spaces removed from data table.](#)
7. What is the asterisk for in the data block?
[Response: Removed from data block.](#)
8. Remove the improvement type from the information block, typical on all sheets.
[Response: Removed from information block.](#)

Sheet 2

9. Indicate if the fence shown is existing or proposed.
[Response: Fence annotation edited to show as existing.](#)

Sheet 6

10. Ensure the spot lighting levels are visible. The crosswalk is blocking several areas.
[Response: Crosswalk removed from Photometric plan to show all spot lighting levels.](#)
11. There shall not be any light spillover onto adjacent properties.
[Response: Acknowledged.](#)

Zoning and Land Use Comments

Sheet 1

12. Adjustment requests must be included on the cover sheet with the section of the adjustment, mitigation and justification for the request. Additional detailed information regarding these requests must be added into the Letter of Introduction.
[Response: Adjustment request included on cover sheet.](#)
13. Add a line item for Maximum Building Height: 35'. Please separate these two by renaming "building Height" as "proposed Building Height".
[Response: Line items separated per comment.](#)
14. Add a line item in the data table for the proposed zoning classification (R-2).
[Response: Line item added to data table.](#)

Sheet 2

15. Include the existing zoning for all adjacent properties (R-1 in all cases).
[Response: R-1 zoning added to adjacent properties.](#)
16. Please provide a lot typical showing the easement, setbacks, buildings and driveways all with general dimensions. The lots should also determine which portion is the front yard and which is the rear (the setbacks are different for both).
[Response: Typical lot dimensions and callouts added to site plan.](#)
17. Provide lot dimensions for all setback on all lots.

Response: Typical lot dimensions and callouts added to site plan

18. The lots shown on the redlines don't match the Letter of Introduction narrative to create a larger setback from Joliet Street. If this is proposed, please be consistent throughout the documents.

Response: Acknowledged.

19. Major adjustments: The following major adjustments will be required as proposed:
- An adjustment request is required for lots 1-4 as they are double-fronted lots. Double-fronted lots are when a lot's front and rear yard abut directly onto a public or private ROW. This is not permitted adjacent to a local street and an adjustment is required. The Section for the request is 146-4.3.10.C..
 - An adjustment request is required for lots 6 and 7 as they are not compliant with the minimum lot size of 3,000 s.f. per unit. The Section for this request is 146-4.2.2.A.1.

Response: Site layout was adjusted and lots 6 and 7 are compliant with minimum lot size of 3,000 S.F.

20. Each major adjustment request must include justification for the request and any mitigation measures taken to further comply with the UDO standard and mitigate impacts on surrounding development. These requests are reviewed under the Criteria for Approval for Major Adjustments found in Section 146-5.5.4.D.3. please coordinate with your Case Manager to discuss these adjustment requests.

Response: Acknowledged.

Parking Issues

Sheet 1

21. Two parking spaces are required per unit. Please indicate the number of parking spaces provided (garages and spaces on driveways outside of the required setback areas).

Response: Total parking count added to cover sheet with hatches showing each unit is provided with 2 spaces on site plan.

Architectural and Urban Design Issues

Sheet 9

22. Ensure that the elevations are consistent with the front yard and rear yards as shown on the site plan. There are several lots in which the garage elevation is the front (lot 5 for example).

Response: The Site Plan, sheet C02, labels each duplex model version and is consistent with the architectural elevation sheets A200-A207.

23. Please clarify if the masonry percentages on all elevations is the overall percentage or just the façade.

Response: The callout for masonry coverage has been clarified as only including the front façade.

24. For elevation A, the front façade should have the entry door face outward instead of the side to create a better feel of a front elevation with a patio.

Response: Due to the interior layout already established, we have chosen to maintain the entry door location.

Sheet 10

25. Where are the garage doors on several elevations? The Site Plan appears to show garages on all homes.

Response: Model D is the only duplex with garages and is consistent with the labeled model versions on the Site Plan sheet C02.

26. Are there two entry doors at the location shown on the redlines? Please clarify.

Response: There is not. The doors facing the side yard are for an exterior accessed storage closet.

Sheet 15

27. On all applicable elevations, dimension the garage door. The garage door may not exceed 47% of the elevation width.

Response: The front elevation of model D (the only model with a garage), sheet A206, has been updated with garage width dimension as well as and overall building width dimension.

Sheet 17

28. The color schemes called out in the redlines could us additional color outside of grey tones.

Response: We have chosen to maintain the color tones originally submitted.

Signage Issues**Sheet 1**

29. The total permitted sign area for residential development is for neighborhood identification signs (96 s.f.; maximum 6'; 2 signs permitted at each entrance onto a *collector or arterial*. In this case, the site is not adjacent to a collector or arterial, so a neighborhood sign is not permitted here. Please revise the data table.

Response: No neighborhood signs being proposed.

30. Regarding signage, are the 3 proposed signs temporary signs? If so, please do not included those items in the data block.

Response: No neighborhood signs are being proposed.

Landscaping Issues

(Kelly Bish/303-739-7189/ kbish@aururagov.org /Comments in bright teal)

Site Plan Comments**Sheet 2**

31. Do not include the landscaping on the Site Plan sheet, only include it on the Landscape Plan sheets.

Response: Landscaping has been removed.

Sheet 7

32. Refer to the Landscape Reference Manual available online but include all the required landscape notes.

Response: Landscape notes have been included.

33. Add "Not For Construction" to all the landscape sheets.

Response: Added.

Sheet 8

34. Make sure that plant material in the sight distance triangle is 26" or less in height.

Response: Plant material in this area is less than 26" in height.

35. Include any and all utilities. Include utility easements.

Response: Utilities and easements are shown.

36. Add a note to the plan the states that the location of the trees along the streets and within the front yards is approximate and may change depending upon the ultimate location of the utility connections and driveways.

Response: Note has been added.

37. All plant material must be labeled and called out.

Response: All public plant material has been labeled and called out.

Individual lot landscape material will vary and only shown as a representation for quantity requirements.

38. Front yard landscaping shall be provided in accordance with Section 146-4.7.5.P and Table 4.7.3. Landscaping should be included, or prototypical front yard landscape plans should be provided with the next submission. These landscape sheets are used for inspection purposes. The inspectors need to know how much grasses, trees, ect. to inspect for. Otherwise, the homes will not be issued certificated of occupancy.

Response: A prototypical front yard landscape plan has been provided and requirements for individual lots based on sq. ft. has been listed.

39. Requirements for the project are as follows:

- Street trees for E. Evans Ave, Joliet Street and Private Drive
- Section 146-4.7.5.C Curbside Landscaping, Front Yard Landscaping as noted in the previous comment.
- See the comment regarding detention pond landscaping.
- Update the table accordingly per redline comments.
- Street trees along the private drive may count towards the front yard landscape requirements.

Response: Requirements are listed in a chart to show required and provided quantities. Requirements are being met.

40. None of these lots may have sod in their front yard, given their lot size. These lots likely qualify for the \$1,000 tap credit being issued by Aurora Water for having a water wise landscape (i.e. no sod.). Please contact Tim York, Water Conservation Manager at tyork@auroragove.org or 303.326.8819.

Response: Min size for Sod yard is 400 Sq. Ft. which this project exceeds. Front yard sod is being proposed while still meeting the max requirements of 40% or 1,000 sq.ft.

41. Street frontage buffers are not required for duplex homes.

Response: Street frontage buffers have been removed.

42. Show the proposed drainage easement, including the 100-year water surface elevation.

Response: Easements as well as the 100-year flood elevation are shown and labeled.

Addressing

(Phil Turner /303-739-7357 / pcturner@auroragov.org)

43. 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 linework outside of the target area. Please contact me if you need additional information about this digital file.

Response: Acknowledged.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

Civil Engineering

(Kristin Tanabe/303-739-7306/KTanabe@auroragov.org/Comments in green)

Site Plan Comments

Sheet 1

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

Response: Acknowledged. Report has been revised and included in this resubmittal.

45. Add the notes as shown in the redlines.

Response: Notes added per comments on plan redlines.

Sheet 2

46. Label the curb return radius, curb ramps, and cross pan.

Response: Labels added to site plan.

47. Label the curb return radius and curb ramps in the location shown, typical.

Response: Labels added to site plan.

48. Show and label the proposed street lights. Street lights are also required on Joliet Street.

Response: Street lights shown and labeled on site plan and have been included in revised photometric plan.

49. Provide a typical street section for the improvements on Joliet.

Response: Typical street section added for Joliet st.

Sheet 3

50. Include the FFE Finished Floor Elevation.

Response: Elevations added to grading plan.

51. The minimum slope away from a building is 5% for 10' for landscape areas, and a minimum of 2% for impervious areas.

Response: Acknowledged.

52. Add a note indicating if the storm sewer system is public or private and who will maintain it.
[Response: Storm sewer is shown on grading plan with note indicating it is private and Property Owner or HOA will maintain it.](#)
53. Show the proposed storm sewer on this grading plan.
[Response: Proposed Storm added to grading plan.](#)
54. Label the slopes in the tract. The minimum slope is 2% for all non-paved areas.
[Response: Slope labels added to grading plan.](#)
55. How is detention and water quality addressed for the added street improvements?
[Response: Storm system updated to capture runoff from OS1 and diverted to water quality forebay and detention pond.](#)

Sheet 4

56. Provide a typical street section for the improvements on Joliet.
[Response: Typical street section on Joliet added to sheet 4.](#)
57. Clarify if the cul-de-sac will be a public or private road.
[Response: Cul-de-sac will be public road.](#)
58. Detailed grading for the curb ramps is not required for the Site Plan submittal.
[Response: Acknowledged.](#)
59. Show the storm sewer.
[Response: Storm sewer outlet shown on plans. The storm sewer with inlets are shown on grading and utility sheets.](#)
60. Show and label the pond 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 the emergency overflow, and show the spillway.
[Response: Maintenance access and 100 year water surface elevation added to plan.](#)
61. The storm sewer called out on the redlines is not represented on the City's map. Additional documentation may be required for the drainage report and civil plans.
[Response: Acknowledged.](#)

Sheet 5

62. Show and label the proposed street lights. Street lights are also required on Joliet Street.
[Response: Street lights added to Joliet street.](#)
63. Add a note indicating if the storm sewer system is public or private and who will maintain it.
[Response: Storm sewer system is private and will be maintained by Property Owner or HOA.](#)
64. If the storm sewer called out in the redlines is a public storm sewer, it needs to be located in a tract. Please confirm with Aurora Water.
[Response: Storm sewer is private.](#)

Sheet 6

65. Please clarify if the cul-de-sac is public or private. If it is public, street lights must meet COA draft lightings standards. Photometric analysis is required in the street lighting plans submitted with the civil plans.

Response: Cul-de-sac is public.

66. Street lights are required on Joliet Street.

Response: Acknowledged.

Final Plat Comments

67. Please remove AutoCAD SHX text items on the comment section. This PDF must be flattened to reduce the select-ability of the items.

Response: Acknowledged.

Traffic Engineering

(Brianna Medema/303-739-7336/bmedema@auroragov.org/Comments in amber)

Traffic Letter Comments

68. The Traffic Letter has been approved.

Response: Acknowledged.

Site Plan Comments

Sheet 1

69. Add the note as shown on the redlines.

Response: Note added per redlines.

Sheet 2

70. Show both edges of access on the north. Does the proposed private street align?

Response: Streets aligned

71. Show the intersection control at the intersection of E Evans Ave and S Joliet St. and add sight triangles from the stop conditions (all way stop).

Response: Sight triangles added to intersection.

Sheet 7

72. Add the note to this sheet per the redlines.

Response: Note has been added.

Fire/Life Safety

(Ted Caviness / 303-739-7268 / tcavines@auroragov.org / Comments in blue)

Site Plan Comments

Sheet 1

73. Remove notes 3 and 4, they do not apply.

Response: Notes removed.

Sheet 2

74. Remove “proposed fire hydrant”. No new hydrants are needed for this site. Reflect this change in all sheets.

Response: Fire hydrant removed from plans.

Aurora Water

(Ryan Tigera / 303-326-8867 / rtigera@auroragov.org / Comments in red)

Site Plan Comments

Sheet 4

75. FYI: Aurora Water Inspection and Maintenance Plan is required with civil plan submittal for the detention pond.

Response: Acknowledged. Our assumption is that this will be included as part of the next submittal.

76. How will the water flow from the fore bay to the outlet structure?

Response: Water will flow from forebay to detention pond through a v-notch weir.

77. Provide a maintenance path to the top of the outlet structure and the bottom of the pond.

Response: Maintenance path added to outlet structure and bottom of pond.

Sheet 5

78. Label the existing 8” cast iron water main.

Response: Label added to plan.

79. Label the existing 8” VCP sewer main.

Response: Label added to plan.

80. The proposed sewer main should connect to the manhole at a 90-degree angle.

Response: Proposed sewer connected to manhole at 90-degree angle.

81. Show the location of water meters for all residents. Meters are to be located in an easement or within the ROW in a landscaped area 2-feet from any hardscape.

Response: Water meters added to utility and landscape plan.

82. Dimension the public ROW or provide a utility easement for shared sanitary sewer and water infrastructure.

Response: Public ROW has been dimensioned.

83. Include the diameter of the main extension, typical.

Response: Diameter added to main extension label.

84. Per Section 23.03, sanitary service lines cannot cross property lines, typical. There are several locations where this is called out in the redlines.

Response: Service lines adjusted to not cross property lines.

85. Show and confirm the lot lines for separate ownership of the duplex if applicable.

Response: N/A

86. Please expand on why you are extending the main as far as proposed passed the service line connections. This main extension will only service the one property.

Response: A previous iteration had lot 4 being serviced by Joliet Street.

Main extension adjusted to only service lot 5.

87. Sanitary service lines are to be laid at a minimum 2% slope, typical.

Response: Acknowledged.

88. Label the existing 6" PVC water main.

Response: Label added to water main.

89. The storm called out in the redlines is private and does not require an Aurora Water utility easement.

Response: Acknowledged. Private drainage easement added to plans.

Sheet 8

90. Show the meter pits on the landscape plan to confirm the location on the landscaped area, typical.

Response: Meter pits added to landscape plan.

Real Property

(Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Site plan comments

Generally

91. Please see general comments on the redlined Site Plan. There are several comments that apply on many/all sheets.

Response: Acknowledged and addressed.

Sheet 1

92. Delete the subdivision from the title of the Site Plan. Please see the checklist.

Response: Title updated per comments on plans.

93. Add "Subdivision" into the legal description under the title block, typical on all sheets.

Response: Legal description updated.

94. Add the note per the redlines.

Response: Notes added per redlines.

95. Add the proposed plat name in the location shown on the redlines, typical on all sheets.

Response: Plat name updated.

Sheet 2

96. The duplexes are located on single lots – shouldn't they be on separate lots for addressing and water meter purposes? Please check with out Building or Fire/Life Safety staff as to the correct configuration for these single lots with duplexes.

-Note from the Planning Case Manager: this configuration is acceptable and complies with UDO subdivision standards as long as the lot sizes are met. The lot configuration, either one lot with two duplex units or individual lots, is at the discretion of the applicant.

Response: Lots were adjusted to meet lot size standards.

97. All lots and tract lines need to be continuous/solid lines, typical throughout.

Response: Lot and tract lines updated to solid lines.

98. Dedicate a sidewalk easement in the area shown.

Response: Sidewalk easement added to plans.

99. Add the B&D and curve data for the boundary of the subdivision.
Response: B&D and curve data added.
100. Add the rear 8' utility easement, typical.
Response: 8' utility easement added and labeled.
101. Label the easements
Response: Easements labeled.
102. Add and label the 6' Gas easement.
Response: 6' gas easement added to plans.
103. The Plat shows the cul-de-sac as a private ROW.
Response: Cul-de-sac labeled public ROW and plat has been updated.
104. Change the Fire easement to "Utility".
Response: Fire easement removed since no new fire hydrant necessary in cul-de-sac.
105. Change the subdivision name to the new plat name.
Response: Changed per new plat name.
106. Match the plat name for the easements highlighted.
Response: Revised to match plat names.
107. The two southern buildings are very close to the easements. No portion of the structure may encroach into any easement (overhang. Foundations, footers, eaves, gutters, ect.).
Response: Site layout adjusted so no structure encroaches any public easement.

Sheet 3

108. Make the subdivision boundary line bold.
Response: Boundary line changed to be bold.

Sheet 4

109. Show this easement the drainage easement boundary as the same as the plat.
Response: Revised to match plat names.
110. Add the reception number for the access and drainage report.
Response: No longer applicable.

Final Plat Comments

111. Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date (subject public hearings on the Site Plan and Rezone).
Response: Acknowledged
112. Send in the closure sheet for the description.
Response: Included
113. Send in the State Monument Records for the aliquot corners used in the plat.
Response: Included
114. The title should read Mountain View Subdivision Filing No. 1. Please reflect this change on all sheets and as referenced on the Site Plan.
Response: Title updated per comment.

115. Use a pronoun in the dedication – please see checklist.

Response: Acknowledged

116. Please see the redlines for comments, edits, and corrections throughout.

Response: Acknowledged

Revenue

(Diana Porter / 303-739-7395 / dsporter@auroragov.org)

117. Storm Drainage Development Fees are due: 2.06-acres x \$1,242.00 = \$2,558.52.

Response: Acknowledged.