

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



2/25/2019

Liban Buni
Mubarak Villa LLC
10307 E Iliff Avenue
Aurora, CO 80247

Re: Initial Submission Review – Mubarak Villa – Site Plan w/ Waivers and Replat
Application Number: **DA-2171-00**
Case Number: **2019-4004-00**

Dear Mr. Buni:

Thank you for your initial submission, which we started to process on Monday, January 28, 2019. We reviewed it and attached our comments along with this cover letter. The first section of our review highlights our major comments from the Planning Department. The following sections contain more specific comments, including those received from other city departments, outside agencies, and community members.

Since several important issues still remain, you will need to make another submission. Please carefully review all our comments and revise your previous work accordingly. Send us a new submission on or before Friday, March 15, 2019. Due to the extensive nature of the comments, it is strongly suggested that you contact your case manager to schedule a meeting and discuss issues.

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.

Your Planning Commission hearing date will be determined after the next resubmittal and review.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7112.

Sincerely,

Christopher Johnson, Planner I
City of Aurora Planning Department

cc: Brian Johnson, Prism Design and Consulting
Susan Barkman, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\\$DA\2171-00rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Address all comments on completeness and accuracy of the application.
- Waiver requests must include the relevant code section, a justification, and mitigation of the effects of the waiver throughout the project. (see Item 3)
- There is very limited provision of space or site amenities. Consider adding additional amenities that will help to mitigate the impact of the waiver requests.
- Proposed on-street parking and the proposed gates are in conflict with several department requirements. (see Items 7, 10, and 12)
- Current building elevations do not meet city standards for high quality architecture. Please review relevant code sections for requirements and revise to gain staff support. (see Item 8)
- Revise some of the species provided on the Landscape plan and correct all formatting errors. (see Item 9)
- The provided level of detail for the Grading & Utility plan is not necessary for the site plan level. (see Item 10)
- Update the locations and design of all sight triangles to conform to City of Aurora standards. (see Item 11)
- Add or remove all notes to relevant sheets as requested. (see Item 12)
- Please coordinate with Public Works and Fire/Life Safety to determine how the proposed Mubarak Way should be built and dedicated to best achieve all requirements.
- Ensure that pocket easements are provided for all water meters and that none are placed in concrete. Ensure that all proposed hydrant and meter placements meet requirements. (see Item 13)
- Review all requirements from PROS for cash in-lieu payments and park development fees required for residential developments. (see Item 14)
- Work closely with the Forestry department to satisfy all requirements for existing tree appraisal. Tree mitigation fees must be paid. No additional site work may be performed without City approval. (see Item 15)
- Show all existing and proposed easements and address all formatting issues. (see Item 16)
- Coordinate with Xcel Energy. Identify and address all potential conflicts identified in the comment letter. (see Item 17)

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.

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.
- 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.
- 2C. All easements, both existing and proposed, must be shown on the site plan.
- 2D. A Legend should be included on the Site Plan and Grading & Utility sheets indicating the meaning of each line type and symbol used.
- 2E. The project Title Block must be included on the Site Plan, Grading, 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.

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.
- 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.

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.

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.

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.
- 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.
- 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?
- 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.

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.

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

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.
- 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.

- 8C. Please provide a building materials and color sample with the next submittal. This can be provided in a physical or digital 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.
- 9B. Update the landscape tables 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.
- 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.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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.
- 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.
- 10C. Provide a 15 foot lot corner radius at each indicated location of the site entrances.
- 10D. All gates are required to be setback at least 35 feet from the flowline.
- 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.
- 10F. Show and label all stop signs.
- 10G. A transition to the existing pavement and road conditions east of Fulton Street is required.
- 10H. Please reference City of Aurora standard details for public improvements, typical.

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.



- 10J. Please label slopes and existing contours.
- 10K. Show/label the 100-year water surface elevation for each pond. Please also provide the required pond maintenance access for both ponds.
- 10L. The minimum slope away from the building is 5% for 10 feet for landscape areas, and minimum 2% for impervious areas.
- 10M. A minimum 2% slope must be provided for the swale, or an underdrain provided.
- 10N. Add a note indicating if the storm sewer system is public or private and who will maintain it.

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.

Sheet 10 Landscape Details

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

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.

Plat

- 10R. Please indicate if Tracts B and C are drainage easements in their entirety.
- 10S. Provide a 15 foot lot corner radius at both site entrances.

11. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in orange) 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."
- 11B. Please show sight triangles on this sheet. Include stop sign locations. All sight triangles must conform to City of Aurora standards.
- 11C. Include a note on the flowline of Fulton Street full width section. Include measurement to the flowline when the full width is provided.
- 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".
- 11E. The "y" in Key Map is appearing as a box instead of a letter.

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.

- 12B. Please delete Note 4, it is not needed.
- 12C. Please delete Note 2 in the "Gated Community Notes".
- 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".
- 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.
- 12F. Gating systems must be located a minimum of 35ft. back from the adjacent street flow line. Please show this dimension.
- 12G. Please add: the 2015 IRC occupancy and construction type e.g.: 2015 IRC R-3; 2015 IRC Type V-B, Non-Sprinklered.
- 12H. Please state that the duplexes are exempt from accessibility requirements per the 2015 IRC, Section R320.
- 12I. Please add New & existing Fire Hydrants to all Legends, Typical.

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.
- 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.
- 12M. Please label this New Fire Hydrant.
- 12N. Remove this fire hydrant it is not needed.
- 12O. Please label gating systems as follows: (2) 13'-3" Automatic Swinging Gates with approved Siren Operated System, Knox Key Switch and Manual Release.
- 12P. Remove this fire hydrant it is not needed.
- 12Q. Please add New & Existing Fire Hydrants to all Legends, Typical. See Sheet 1.

Sheet 3 Grading & Utility Plan

- 12R. Please remove this fire hydrant it is not needed.
- 12S. Please label this New Fire Hydrant.
- 12T. Please remove this fire hydrant it is not needed.

Sheet 4 Landscape Plan

- 12U. Please remove this fire hydrant it is not needed.
- 12V. Please label this New Fire Hydrant.
- 12W. Please remove this fire hydrant it is not needed.
- 12X. Please show and label existing fire hydrant. See Sheet 3.

Sheet 5 Landscape Area Details

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

Sheet 6 Landscape Area Details

- 12Z. Please label New fire hydrant.

Sheet 7 Landscape Area Details

- 12a. Please revise this Sheet to match Sheet LS1.0.
- 12b. Please label existing fire hydrant.

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.

Sheets 10-14 Building Elevations

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

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

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).

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.
- 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.
- 13D. Ensure that hydrant placement meets all requirements. See Section 16.05.
- 13E. Manholes are not to encroach into the curb and gutter section. See Section 5.04.
- 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.
- 13G. Insert a valve on the 12-inch line between the two new wet taps.
- 13H. Ensure that the pond accesses do not exceed 10% longitudinal slope and 2% cross-slope.
- 13I. The unit on Lot 1 is not showing any water service connection.
- 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.

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.

**14. Parks, Recreation, and Open Space** (Chris Ricciardiello / 303-739-7154 / cricciar@auroragov.org)**POPULATION DESIGNATION**

Population calculations for the development utilize a per-unit multiplier of 2.65 persons per single-family attached unit. For PROS fees assessment, staff calculates an overall development population of 53 persons residing in 20 dwelling units.

LAND DEDICATION AND PARK DEVELOPMENT FEES

To provide adequate parks equipped with appropriate facilities, the City Code enumerates requirements for park land dedication and park development fees. These allow the Parks, Recreation & Open Space Department to purchase land and to construct new facilities. When a development includes residential units, these requirements are applied.

Explanation of Park Land Dedication Requirements:

The City's park land dedication policy is set forth in Section 48(b) of Chapter 147 (i.e., the Subdivision Ordinance) of the City Code. It specifies that park land shall be dedicated in accordance with the following standards:

- 3.0 acres per 1,000 residents for neighborhood parks.
- 1.1 acres per 1,000 residents for community parks.
- No open space land dedication will be required because the subject development is designated as infill development and is exempt from the open space land dedication requirement.

Land dedication requirements and the proposed method of how they will be satisfied should be explicitly presented in the site plan submittal.

- Neighborhood Park Land Dedication - Neighborhood park land dedication for this project shall be provided with a cash-in-lieu payment. Based on a single-family population projection of 53 for 20 dwelling units, the neighborhood park land dedication requirement will be 0.16 acres.
- Community Park Land Dedication - Community park land dedication for this project shall be provided with a cash-in-lieu payment. Based on a single-family population projection of 53 for 20 dwelling units, the community park land dedication requirement will be 0.06 acres.
- Cash-in-Lieu Payments - For subdivisions qualifying as infill development, PROS allows as an incentive the use of a predefined per-acre value for cash-in-lieu payments based on the average cost for COA open space acquisitions. This value at the time of application (2019) is \$44,600 per acre. Total cash-in-lieu of land dedication for the Mubarak Villas is as illustrated in the following calculation:

Land dedication total acreage 0.22 acres x \$44,600 per acre = \$9,812.00

- * **The cash-in-lieu payment for land dedication shall be paid prior to first subdivision platting.**

Park Development Fees

Park development fees will be calculated per current City Code requirements. These fees are based on the park land area (land dedication acreage = 0.22 acres) required to serve new residents and a cost per acre for construction of facilities designated annually by City of Aurora PROS staff. Park Development Fees, combined for Neighborhood Park and Community Park, shall be \$38,012.83 or \$1,900.64 per dwelling unit.

- * **Park development fees shall be paid per unit at the time of building permit issuance.**

PROS Requirements Caveat

The monetary calculations presented herein are estimates based on park construction costs and a per-acre value



for infill development at this time (current year 2019). The timing for implementation of the project may affect the ultimate amount of fees collected and other payments imposed to satisfy park-related obligations. If aspects of your project change, such as the number of dwelling units proposed, the park land dedication requirements may also change.

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.

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.

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.

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.

16D. Label all street names and widths.

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

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

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.

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

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

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.

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.

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

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

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

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.

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.

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

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

**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:

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

Attn: Christopher Johnson

Re: Mubarak Villa, Case # DA-2171-00

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.

It is also requested that the PSCo easement associated with the *transmission* lines is shown and labeled 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. 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_builders). 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.

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.

Please contact me at donna.l.george@xcelenergy.com or 303-571-3306 if there are any questions with this referral response.

Donna George
Right of Way and Permits
Public Service Company of Colorado