



February 13, 2019

City of Aurora
Planning Department
Mr. Christopher Johnson
15151 E. Alameda Avenue
Aurora, CO 80012

RE: Mubarak Villa (#1238728) – Response to Pre-App meeting comments

Mr. Johnson,

Key issues enumerated in the October 6, 2017 Pre-Application Meeting notes are as follows:

PHASE 1 – PLANNING DOCUMENTS

Planning Department

Standards and Issues:

1. Zoning and Land Use Issues

Due to the proposed lot geometries, and in an attempt to provide reasonable variations of architecture, this site will have 5 distinct floor plans (Plans A-E). These will be attractive homes in keeping with currently accepted architectural standards. Building Elevations are included with the Submittal. Sizes of the homes will vary from approximately 1,800 SF to approximately 2,100 SF, plus basements.

Uses will be limited residential use and to code-permitted home occupations and services, as allowed by the City of Aurora rules and regulations.

Available open space within this subdivision is limited. This subdivision will make use of nearby park locations and other amenities for recreational purposes.

2. Traffic and Layout Issues

As discussed with City of Aurora staff in the Pre-Application meeting and planning process, this subdivision will make use of a waiver for a reduced cross section from the standard, using 5.5' attached walks within the development, with no tree lawns. The proposed private street (Mubarak Way) will have a 30' flowline width. The proposed S. Fulton Street will be designed for a Local Type 1 street, but is proposed

to be constructed partial width (30' flowline to edge of pavement), sufficient to handle 2-way traffic, but to permit future development on the adjacent property to construct the remainder such that it is consistent with that development. E. Jewell Avenue will be widened from S. Fulton Street intersection to the west edge of this development, to a width to match the existing cross section immediately west of this site.

Due to frequent interaction with homeless people living on and near the property, fencing around the entire property and access-control gates at both ends of Mubarak Way are proposed. The access gate adjacent to E. Jewell Avenue will be the primary and emergency access location, with a keypad access pad located within a median at the gate. Emergency responders will have access by means of a Knox box at the keypad, a specialized emergency code, or wireless access controls, as directed by the responders. The secondary access will permit inbound and outbound traffic by means of wireless access control. This secondary access will not have a keypad for entry.

3. Environmental Issues

Existing trees on this property are generally growths of unsightly groups of trees resembling weeds. Due to the required grading, they will likely all be removed. As part of this development, any existing trees that genuinely merit so will be mitigated as directed by the City. A landscape plan, which is included with this submittal, shows proposed vegetation.

Landscape Buffers are, as discussed with City Staff, to be considered shared between this and the adjacent sites. Furthermore, reductions as permitted by the Landscape Code, will be used with 6' privacy fences around the perimeter.

4. Site Design Issues

Lots for this proposed subdivision will all be at least 2,178 square feet, per Chapter 146, Article 5, Table 5.2 of the City Code. It appears from this same Table, that setbacks are controlled by Landscape Buffer requirements of Table 14.4, which allows for reductions based on certain criteria (Xeriscape, 6' Privacy fence, etc.). With that, a rear buffer of 10' on the north and west development boundaries are permitted, rear buffer of 7.5' on the south and east boundaries (adjacent to the existing residence at 10095 E. Jewell Avenue), and side buffers of 6' are permitted. We are requesting a reduction of side setbacks to 5' where required in lieu of a tall fence between, since there will be drainage along the property lines. This development provides 8' landscape buffer at the front, between the sidewalk and front building envelope, except for Lots 3-10, where corner widening is required. We are requesting a waiver for this buffer.

Pedestrian traffic will be facilitated with the construction of sidewalks on Mubarak Way, the west side of S. Fulton Street, and along E. Jewell Avenue widening. Future

construction of S. Fulton Street (by others) will further connect this site to nearby parks. Sidewalks will have code-controlled gates at each of 4 intersecting points.

On-site parking will include in-garage parking, in-driveway parking for those driveways capable of holding a parked vehicle without impeding sidewalk or neighbor access. Additionally, there will be capacity for approximately 10 on-street vehicle parking along the north and west sides of Mubarak Street.

Street lighting will be provided at the internal corner of Mubarak Way, and near the intersection of Mubarak Way with S. Fulton Street. Existing street lighting on E. Jewell Avenue will remain unchanged.

5. Landscape Design Issues

As discussed above, landscape buffers per Table 14.4 of Chapter 146, Article 5 of the City of Aurora Municipal Code will be permitted, with waivers as requested above.

Landscaping with the detention areas and utility easements will be as required by Excel Energy and City of Aurora criteria.

Lot landscaping shall be per City Code. Due to the tight nature of the development, there will be negligible grass areas.

6. Architectural and Urban Design

Garages have been configured so that less than 47% of the front face consists of garage door. In a few cases, where possible, the garage door frontage is 0% of a building pair. The buildings are designed with a mixture of lap siding and stone veneer. A similar stone veneer is proposed for the monument sign that is proposed to be located integral with the detention pond wall.

7. Signage

The proposed Monument sign will be constructed as part of the detention facility, Pond 1. Placement of the proposed monument sign is less than the 21' setback from the street flowlines and the adjacent lot lines. A waiver is required for the 6' distances to the adjacent lot lines and the 13' setback from the Mubarak Way flowline and 16' from the E. Jewell Avenue flowline. It does not lie within a site triangle view path.

8. Waivers

Waivers requested, including those mentioned above, and as shown on the Cover Sheet of the Site Plan, include:

- SETBACKS:
 - a. 5' (min.) Side setback along S. Fulton Street.
 - b. 5' (min.) Side setback between units without requiring fence or wall.
 - c. Allow 10' buffer/setbacks at north and west site boundaries, and east boundary adjacent to existing residence, and 7.5' setback at south site boundary adjacent to existing residence, based on permitted reductions in table 14.4 with tall wall (privacy fence).
 - d. 8' front setback except where reduced for street widening on the corner of Mubarak Way, where the setback is reduced to as low as 1'.
- STREET SECTIONS:
 - e. Allow modified private street section, as shown, to accommodate limited space.
 - f. Allow modified Local Type 1 street section for S. Fulton Street due to 60' R.O.W. available (reduction from landscape area).
 - g. Allow S. Fulton Street attached walk in vicinity of 10095 E. Jewell Avenue to minimize impact on that property.
- OTHER:
 - h. Allow lot frontage less than 90'.
 - i. Permit no trees in tree lawn of E. Jewell Avenue due to power line.
 - j. Monument sign is 6' from E. Jewell Ave. and Mubarak Way lot lines, and 16' from E. Jewell Ave. flowline and 13' from Mubarak Way flowline.

9. Mineral Rights Notification Requirements

We have downloaded the Mineral Rights Affidavit, to be completed.

Pre-submittal Meeting:

A Pre-submittal meeting was held on December 19, 2018.

Community Participation/Neighborhood Services Liaison:

Mubarak Villa LLC will host at least one meeting with adjacent and nearby neighborhood groups as will be notified. We will coordinate with Margee Cannon, our Neighborhood Services Liaison, and will include Chris Johnson, our Planning Department Case Manager.

Parks, Recreation & Open Space Department

Population Designation, Dedications, and Impact Fees, etc.:

Mubarak Villa will comply with Park Dedication, Cash-in-Lieu payment fees (\$10,076 as of Pre-App meeting date in 2017) and Park Development Fees (\$36,322.86, as of Pre-App meeting date of 2017). Fees may vary based on the date of the submittal.

Forestry Division

Tree mitigation:

We acknowledge that tree mitigation will be as required by City of Aurora for trees larger than 4" caliper.

Ash trees are prohibited.

Aurora Water

Water Service

Mubarak Villa will provide a looped water line thru the development and along the S. Fulton Street alignment, with two connections to the existing 12" DIP in E. Jewell Avenue.

Full water utility designs will be included with the submittals.

Sanitary Sewer Service

Mubarak Villa will provide a sanitary sewer main in S. Fulton Street and a private main within the development. Both mains will connect to the existing 10" VCP within E. Jewell Avenue.

Full sanitary sewer designs will be included with the submittals.

Utility Development Fees

Utility impact and development fees will be paid prior to recording the subdivision plat.

Public Works

Key Traffic Issues

Parking stalls previously shown perpendicular to Mubarak Way have been eliminated due to safety and drainage concerns.

Access to Lot 17 has been modified, relocated away from the corner as requested.

Miscellaneous Traffic Issues

All existing and proposed access drives are shown on the Site Plan.

Landscaping, objects and structures within the site triangles will not impede visibility.

All proposed signing and striping will be in conformance with COA requirements.

Engineering Department

Key Engineering Issues

Mubarak Way will be constructed to modified public street standards, with a typical section with attached walks that will fit within the proposed infill development. This section will be in general compliance with pavement width and safety requirements.

S. Fulton street will be constructed to a Local Type 1 Street, but will be modified for a narrower ROW width available than the typical section normally requires. E. Jewell Avenue will be constructed to match the existing pavement width west of this property. This proposed width will extend to the new, proposed S. Fulton Street, with a 5' detached walk.

Miscellaneous Engineering Issues

Construction will be in conformance with standard COA details, per the Roadway Design and Construction Specifications (Roadway Manual).

ROW/Easement/Plat Issues

Anticipated easements and ROW have been dedicated on the proposed Plat. We will work with COA's Real Property Division for additional changes and requirements.

Drainage Issues

Storm drainage has been designed in accordance with the COA Storm Drainage and Technical Criteria Manual. As directed, the stormwater will be released into the storm drain within E. Jewell Avenue, and not the natural course of flow out the northwest corner of the property.

A Preliminary Drainage Report has been uploaded with this initial Site Plan submittal.

The State of Colorado SDI spreadsheet will be uploaded following approval of the drainage report by the COA.

Fire/Life Safety

Addressing

Building number will be included on the houses as required by COA Life Safety.

Setbacks

Fire ratings, as they relate to building setbacks and spacing between buildings will adhere to the current IBC and IFC (2015 as of this letter).

ROW/Easement/Plat Issues

Anticipated easements and ROW have been dedicated on the proposed Plat. We will work with COA's Real Property Division for additional changes and requirements.

Fire Hydrants

Fire Hydrants have been added at the corner of S. Fulton Street and Mubarak Way, as directed. We've also added a fire hydrant at the internal corner of Mubarak Way.

Notes, Legends & Data Blocks

We believe Site Plan information has been added as requested in the Site Plan Legend, Notes, Data Block, etc.

Trash

Trash service will be for individual residences. Trash must be kept within garages or neatly contained behind privacy fences.

Real Property Division

Subdivision Plat

This site is being re-platted as required.

Pre-submittal Meeting

A pre-submittal meeting was held on December 19th, 2018.

Site Plan

We believe site plan notes, etc. have been added as required for real property.

Separate Documents

Easements, Revocable Licenses, and License Agreements will be prepared as needed., and License Agreements will be prepared as needed.

Existing easements that are to be abandoned will be done so by separate document

Encroachments

Roof overhangs and other projections will not extend into any easement.

PHASE 2 – DESIGN DOCUMENTS

Construction plans, including the submitted CAD file, will adhere to current drafting and design standards.

Aurora Water

General Requirements:

Utility plans will adhere to requirements set forth in the COA Utility Manual.

Stormwater Quality Requirements:

A stormwater quality report will be prepared in accordance with the COA standard template for application for stormwater quality discharge permit.

Public Works

Traffic Division:

Construction Documents will show laneage, accesses, ROW, signing & striping.

A note will be added to the grading plan directing all construction workers to access the site via E. Jewell Avenue.

Engineering Division:

A stormwater quality control plan will be prepared utilizing BMPs as outlined in Volume 3 of the USDCM. The SWQCP will be part of the drainage plan, with a separate document based on COA's template

Detention ponds will be constructed within drainage easements. An I&M Plan will accompany the design.

Roadway Design and Construction Specifications:

Roads will be constructed as required within the City's Roadway Design and Construction Specifications. Design drawings will include the City's core note, indicating the contractor shall follow pavement design recommendations for public roads. A final pavement design will be conducted at the time of final grading. Damage done to existing public streets will be repaired in accordance with COA patching criteria.

Building Plans

Building Division:

Building plans will adhere to COA adopted Codes and Life/Safety requirements.

Real Property:

All documents required for review by Real property will be submitted so as not to delay the permit processing.

Please feel free to call if you have any questions.

Sincerely,



Brian Johnson, P.E.

Prism Design & Consulting Group