

March 27, 2020

City of Aurora Planning Department  
Christopher Johnson, Planner I  
15151 E. Alameda Pkwy, Ste. 2300  
Aurora, CO 80012

RE: Mubarak Villa, Response to City comments, 3rd submittal  
Application Number: DA-2171-00  
Case Number: 2019-4004-00

Mr. Johnson,

This letter is to serve as a response to comments provided by the City of Aurora and its outside review agencies.

The following text in light grey contains COA comments taken directly from the City's letter dated 12/17/19. The text in black, following each comment, is Prism's response.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. A comment letter was received from Xcel Energy, please review it and address the requested changes.

Easement width discrepancy has been corrected to 9'. Application was submitted to Lynette Muncy on 12/16/19.

2. Waivers/Adjustments

2A. Due to the adoption by City Council of the Unified Development Ordinance, the previous zoning ordinance has been nullified. Because of this, waivers as currently worded cannot be granted because the code sections which they reference no longer exist. Additionally, waivers are now called adjustments in the UDO. The waiver section on your cover sheet will need to be updated to reference correct sections of the UDO. Waiver request 1, for the reduction in minimum lot frontage, is no longer needed as the minimum lot frontage for duplexes is now 30 feet, which all your proposed lots meet. For the monument sign setbacks, the requirements of the UDO are the same as before but the code section is now 146-4.10.15.D.1. Lot setbacks for duplexes are now a minimum of 15 feet on the front, 5 feet on the side, and 10 feet in the rear. These requirements are found in section 146-4.2.2 Table 4.2-1.

For Landscaping, waiver request 3 is now code section 146-4.7.5.C (Curbside Landscaping), waiver request 4 is now section 146-4.7.5.E (Non-street Perimeter Buffers, Table 4.7-2), and request 5 is now section 146-4.7.9 (Fence & Wall Regulations).

You must update the site plan waiver requests and letter of introduction to reference the correct code sections, change all references to waivers to the word "adjustment", and update the asterisks on your lot matrix to illustrate which lots require an adjustment for setbacks. If you

have any questions concerning this information do not hesitate to contact your case manager to discuss.

**Requested changes have been made.**

3. Site Design

- 3A. Is the entirety of the park area intended to be a drainage easement? Or is it required to be a drainage easement by Public Works/Real Property? If this area is to be a drainage easement, then no future structures will be permitted to be located within or encroach into the easement. It is Planning's preference for only the driveway area to be a drainage easement and reserve Tract D as an amenity space for the site. Please coordinate with Real Property and Public Works to determine if this easement is required.

**The park is NOT going to be a drainage easement. A drainage easement extends into the park from the driveway easement, to account for the storm inlet in the park, but does not include the entire park.**

4. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

- 4A. General Comment: Update the title block on all landscape sheets. See comments in each sheet in teal.

Sheet LS1.0

- Update the landscape tables per the comments provided.
- Only include the match line symbology where sheets are matching to one another. This line work should be turned off/removed.

**The table has been updated as has the match line symbology.**

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

Cover Sheet

- 5A. The Site Plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

**The drainage plan has been revised to accommodate the city's review comments.**

- 5B. Add the following notes:

"In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by City Engineer."

AND

"The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line and grounding details shall be submitting to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the street lights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted."

**The notes have been added to the Cover sheet, as indicated.**

Sheet 2

- 5C. Add a note that public street light locations are conceptual and final public street light locations will be determined by the photometric plan submitted with the civil plans. Also add a note that private street lights will be owned and maintained by the HOA in perpetuity.

**Notes have been added as indicated.**

- 5D. 15:1 taper must be approved by Traffic Engineering and the City Engineer. There currently does not seem to be any site constraint that would prevent the full taper from being installed.

**The 15:1 taper provided IS the full taper as indicated by the City's lane change taper formula  $L=WS^2/60$ . For the 30 mile per hour speed limit, that is a 15:1 taper. Normally, to transition for this roughly 19' of width, a taper length of 285' is required. In this particular case, there is a transition taper from full-width pavement at the Jehovah's Witness property to the east, so the point in which the Mubarak widening taper ties into the Jehovah's Witness reducing taper is approximately 160'.**

6. Forestry (Rebecca Lamphear / 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

- 6A. Please update the Existing Tree Plan Sheet LS8 with the accurate mitigation value of \$13,600. Payment must be received prior to plan approval.

The caliper inches that will be lost are 350", but only 69" would be required for planting back onto the site. This is after numerous trees were removed prior to inventory. The mitigation value is \$13,600.00.

NOTE: Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

**The value has been updated as indicated and as worked out with Rebecca Lamphear.**

7. Real Property (Darren Akrie / 303-739-7331 / [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / Comments in magenta)

See the red line comments on the plat and site plan. The existing easement (from Maple Vale Sub. Filing No. 1, Amd. No. 1) need to be release (vacated) by separate documents. Contact Andy Niquette to start the process. There are several items encroaching into easements. Those items need to be covered by a License Agreement, contact Grace Gray to start the License processes. Some of the buildings are being shown very close to the proposed easements. If any overhangs or footer/foundations encroach into any of those easements, then the easements will need to be revised or move out of the building structure envelope (overhang, footers/foundations or walls.)

**The easement release package has been submitted. License agreement Exhibits have been created and the application process is underway.**

**Minor modifications to the building plans are being prepared to prevent any part (roof overhang, footing, or window well) from extending into the public easements. As discussed with staff, a revocable license agreement will be prepared for each deck that extends into the easement; no footing/foundation element for said decks will be placed in the easements.**

Site Plan Set

- 7A. A License Agreement is needed for these walls located on the drainage easements. Contact Grace Gray to start the process.

**See previous note for Comment 7, above.**

7B. Ensure that no portion of any structure encroaches into any easement or Fire Lane.  
See previous note for Comment 7, above.

7C. Add the Lot, Block, and Subdivision name of all adjacent parcels.  
This information has been added to the plan.

7D. Review comments on all decks, fences, gates, walls, stairs, and other elements which encroach into easements and ensure these are covered by a License Agreement.

Decks will be covered by a revocable license agreement. Stairs, walls, gates, fences and drainage features within easements will be covered by a License agreement. Those documents are being finalized and submitted concurrently with this review process.

7E. Re-label all easements on the easement plan sheet as requested.

Easements have been re-labeled. As per prior Plat comments, easements for the light poles have been eliminated.

Plat

7H. 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. This is the third time this comment has been made.

This change has been made.

7I. There are many redline comments concerning formatting, accuracy, and completeness on the Plat. Please review and address them completely. The Plat will not be approved and recorded until every comment on the plans is addressed.

The Staff comments requesting added lot and easement data were addressed being mindful of a professional understanding that it is important not to create significant redundancy of sheet information and data.

We request that a certain level of temperance be provided professionals preparing and certifying these documents.

7J. 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.

Updated Title Commitment is being submitted with the Site Plan.

8. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

8A. Please see the attached letter.

See comments in 1A, above.

Please feel free to call if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brian Johnson", with a stylized flourish extending to the right.

Brian Johnson, P.E.

*Prism Design & Consulting Group*