



Initial Submission Review

RESPONSES

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- A meeting with the NW Aurora Neighborhood Org has been requested
- Demonstrate Architecture Design points have been met (Planning)
- Label side yard patios (Landscaping)
- Provide a digital .SHP or .DWG file (Addressing)
- Add note that Forestry Division will take ownership of required street trees (Forestry)
- Road cuts over 500 SF on single block require mill and overlay of project area (Engineering)
- Provide requested details (Life Safety)
- Contact Real Property directly for comments (Real Property)
- Show sight triangles (Traffic Engineering)
- Cash-in-lieu of school land dedication is due before platting (Aurora Public School)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. The following comments were received from the Northwest Aurora Neighborhood Organization:

NANO HAS SOME ISSUES WITH THIS PROJECT. WE HAVE NEVER SEEN A MODULAR IN THIS AREA AND WE ARE NOT QUITE SURE WHAT THE QUALITY OF THE PROJECT WILL BE. WE THINK THE PROPERTY IS TOO SMALL FOR THREE SETS OF DUPLEXES. NOT IN FAVOR OF WAIVERS.

THE BLACK AND WHITE PICTURES OF THE MODULARS WERE NOT VERY ATTRACTIVE AND WE NEED TO SEE SOMETHING IN COLOR TO GET A BETTER IDEA OF WHAT THE HOUSING WILL LOOK LIKE.

WE WOULD LIKE TO MEET WITH THE DEVELOPER TO GET MORE INFORMATION.

Staff recommends hosting a neighborhood meeting. I have reached out to Meg Allen, the neighborhood liaison, to assist in coordinating a meeting between you and the neighborhood organization. **NEIGHBOORHOD MEETING HAS BEEN SCHEDULED ON TUESDAY, OCTOBER 3RD AT 6:00 PM AT THE MLK LIBRARY, 1ST FLOOR**

2. Completeness and Clarity of the Application

2A. Sheet 2: Label porch and patio for each unit.

2B. Cover Sheet: Include "Section 146-502 Table 5.2" for *Requested Waivers* section.

2C. Include color renderings.

2D. Provide a material board or a materials page on the color renderings.

2E. Waiver requests

Front setback request of 12.5 feet: staff is supportive of the front yard waiver request to reduce from 25 feet to 12.5 feet. The inclusion of a two car garage will provide adequate off street parking. A covered front porch and front yard landscaping has been added to enhance the front and street-facing side of the .

Side setback request of 10 feet abutting a local road: Staff is supportive of this request for the northern most duplex. A six foot privacy fence has been added along the street.

**DONE
INCLUDED
INCLUDED
INCLUDED**



3. Architectural and Urban Design Issues

3A. Please demonstrate that the architectural design points have been met. See the following link for the point guide: [Section 146-1302 Table 13.1](#). The current design is close to meeting the points, and some further clarification of dimensions and additional information.

TABLE 13.1 INCLUDED
YES CEMENTITIOUS

3B. Clarify if stucco is cementitious.

3C. Based on comments from the neighborhood meeting, additional design changes can be made.

4. Landscaping Issues (Chad Giron / 303-739-7185 / cgiron@auroragov.org / Comments in bright teal)

4A. Sheet 5:

- Add setback dimensions on both 19th Ave. and Alton St. DONE
- Match the shade tree symbols with the legend. DONE
- Remove the building roof line because it looks like the landscape edger symbol. DONE
- Label side yard patios. DONE
- Add and label proposed contours. DONE
- Consider using tree symbols with less line work so the plan is easier to read. DONE
- Identify/label or remove the bold lines on the sidewalk. DONE
- Consider making the mulch hatch gray so the plan is easier to read. DONE
- Make the property line visible on the plan as shown in the legend. DONE
- The utility line types are upside down in the legend. UPDATED
- Add the symbols circled on the plan to the legend. DONE
- The proposed Sanitary and Water lines in the legend must match the linetype on the plan. UPDATED
- Add proposed contours to the legend. DONE
- Fix the scale bar. DONE
- Label the building units. DONE
- Add "Not For Construction" to this sheet. DONE

4B. Sheet 6:

- Remove the Shrubs and Grasses column from the Landscape Requirements table. DONE
- The External Side Yard requirement for Unit 1 is not shown on the landscape plan. NOT REQUIRED WITH 6' PRIVACY FENCE
- Fix typos. DONE
- Add note regarding no freestanding lights. DONE
- Add "Not For Construction" to this sheet. DONE

5. Addressing (Cathryn Day / 303-739-7357 / cday@auroragov.org)

5A. Please provide a digital .SHP or .DWG file for street naming, addressing and GIS mapping purposes.

Include the following layers as a minimum:

DONE

- Parcels
- Street lines
- Easements
- Building footprints (If available)

Please ensure that the digital file provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. The SHP or DWG files can be emailed directly to me.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Forestry (Jacque Chomiak / 303-739-7178 / jchomiak@auroragov.org / Comments in purple)

6A. There will be no tree mitigation requirements for this property. Although there are a multitude of trees, they are all volunteer tree-of-heaven and Siberian elm. Due to the nature of them being volunteers, Forestry has determined that no tree mitigation will be required.

6B. Once the required street trees are planted, The City of Aurora Forestry Division would like to take ownership of them. Basically this means that the City would be responsible for the maintenance of those trees in perpetuity. A note should be added to the plan indicating that the City of Aurora Forestry Division would take ownership of the required street trees once planted. Also, if the trees end up not being planted on the public-right-of-way, then an Arboricultural Easement must be established in the plat that will include the trees.

NOTE should read:

STREET TREES WILL BE ACCEPTED IF INSPECTION CONFIRMS THAT TREES HAVE BEEN PLANTED PER THE CITY STANDARD DETAIL; APPLICANT/DEVELOPER REQUIRED TO CONTACT THE CITY FOR AN INSPECTION TWO DAYS IN ADVANCE OF PLANTING. THE CITY OF AURORA FORESTRY DIVISION SHALL TAKE OWNERSHIP OF ALL STREET TREES AFTER THEY ARE PLANTED AND WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THOSE TREES IN PERPITUITY. DONE

6C. 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. [Parks, Recreation & Open Space Dedication and Development Criteria manual](#). These notes shall be added to the plan. DONE

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

7A. Cover Sheet: Remove AutoCAD text items in comment section and flatten to reduce select-ability of comments.

7B. Sheet 2:

- Road cuts more than 500 sf on a single block requires mill and overlay of the project area prior to the issuance of the Certificate of Occupancy. NOTED

- See label request.

7C. Sheet 3:

- The minimum slope away from the building is 5% for 10' for landscaping areas, and a minimum of 2% for impervious areas. NOTED

- See label request.

7D. Sheet 4: Road cuts more than 500 SF on a single block require mill and overlay of the project area prior to the issuance of the Certificate of Occupancy. NOTED

8. Fire / Life Safety (William Polk / 303-739-77371 / wpolk@auroragov.org / Comments in blue)

8A. Sheet 1:

- Please remove circled notes. DONE
- Please provide construction type, occupancy, and sprinklered or non-sprinklered within the data block.

8B. Sheet 9:

- Please show and label the location and size of the addresses being placed on these structures. (TYP) DONE
- Please add the following note: *All buildings or structures, except accessory buildings, shall display the proper building number in the manner provided in this article. It shall be the responsibility of the owner, occupant or any person obtaining a building permit to place such number in the manner provided in the Aurora City Code of Ordinance, Chapter 126 - Article VII - Numbering of Buildings. (TYP of all Elevation Sheets)* DONE



9. Real Property (Darren Akrie / 303-739-7331 / dakrie@auroragov.org)

9A. Please contact Real Property directly for comments.

10. Aurora Water (John Villines / 303-739-7646 / jvilline@auroragov.org / Comments in red)

10A. Sheet 4: See note regarding PVC encasement.

NOTED

11. Traffic Engineering (Victor Rachael / 303-739-7309 / vrachael@auroragov.org / Comments in orange)

11A. Sheet 5: Show sight triangles per COA STD TE-13.1 - Applies to all driveways. Any proposed plants in the triangle must comply with City required vertical requirements. Up size / revise plants as necessary. Add note: *All proposed landscaping within the site triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10.*

12. Aurora Public Schools (Joshua Hensley / 303-365-7812 / jdhensley@aps.k12.co.us)

12A. Six duplex units are proposed to replace one existing single family detached units. The school land obligation difference between the proposed development and the existing land use is .0231 acres in accordance with section 147-48 of the Aurora City Code. Aurora Public Schools will accept cash-in-lieu of land valued at market value for this obligation. Cash-in-lieu of school land dedication is due before platting.
See attached below table.

Aurora Subdivision	Noted.
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Setback
dimensions have
been added.

Add setback dimensions.

PROPOSED 6' WOODEN

Sight triangles have been added and labeled.

Match tree symbols.

Consider using a tree symbol with less line work. It is easier to read.

Tree symbols have been updated.

Add setback dimensions.

Setback dimensions have been added.

Hatch has been adjusted.

Consider making this a grayed hatch so the plan is more readable.

What are these?

These are chase drains, symbols have been labeled and added to the legend.

Symbols have been added to the legend.

Add these symbols to the legend.

This symbol has been added to the legend.

5-BFL

[illegible]

Scale bar is not correct. Scale has been updated.

These linetypes
are upside down.

Linetypes have been adjusted.

Linetypes have been adjusted.

PROPERTY LINE

WATER LINE

SANITARY SEWER LINE

The property line must be clear on the landscape plan.

THE GAS LINE

The proper line has been adjusted.

Add proposed contours.

Proposed contours have been added to the legend.

"Not for Construction" has been added to the plan set.

Add "Not For Construction".

00-1-17

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LANDSCAPE PLAN

05

'=10'-0"

ALTON STREET DUPLEXES WITH WAIVERS
SITE PLAN

LOT 43 TO 48, BLOCK 63, LOCATED IN THE SOUTHWEST 1/4 OF
SECTION 34, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SITE ADDRESS: 1775-1795 ALTON ST., AURORA, CO

PLANT SCHEDULE

SHADE TREES						Garden Centers of Colorado Rating		
QTY.	SYM.	SIZE	MIT.	BOTANIC NAME	COMMON NAME	x	xx	xxx
6	BC	2.5"	N/A	Quercus bicolor 'Bonnie and Mike'	Beacon Columnar Oak		xx	
4	EO	3"	N/A	Quercus robur	English Oak		xx	
4	SH	3"	N/A	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust	x		
14								
ORNAMENTAL TREES								
6	SC	2"	N/A	Malus sargentii 'Tina'	Tina Crabapple		xx	
6								
DECIDUOUS SHRUBS								
18	BMS	5 GAL.	N/A	Caryopteris x clanonensis 'Blue Mist'	Blue Mist Spirea		xx	
11	MKL	5 GAL.	N/A	Syringa patula 'Miss Kim'	Miss Kim Lilac		xx	
29								
ORNAMENTAL GRASSES								
36	KFG	1 GAL.	N/A	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	x		
36								
PERENNIALS								
24	BFL	1 GAL.	N/A	Gaillardia grandiflora 'Arizona Sun'	Blanket Flower	x		
18	MPC	1 GAL.	N/A	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower		xx	
42								
SOD								
5,740 SF.					Low Water Texas Bluegrass Hybrid			

LANDSCAPE REQUIREMENTS

DESCRIPTION	LENGTH (LF)	NO. OF TREES REQUIRED	TREES PROVIDED	SHRUBS	GRASSES
Street Frontage Requirements (Tree Lawn) (Public External)E. 19TH AVE.	127 LF	1 PER 40 LF (4 Trees)	4 TREES	N/A	N/A
Street Frontage Requirements (Tree Lawn) (Public External)ALTON ST.	150 LF	1 PER 40 LF (4 Trees)	4 TREES	N/A	N/A
TOTAL		8 TREES	8 TREES	N/A	N/A

SMALL LOT LANDSCAPE REQUIREMENTS

Small Lot: 3,700 sf. - 5,999 SF

Requirements:

- Turf 40% Min - 50% Max
- One (1) Shade Tree 2 1/2" Caliper and One (1) Ornamental Tree 2" Caliper or One (1) Evergreen Tree 6"
- Front Yard Shrubs: Eight (8) 5 Gallon Shrubs
- Sideyard:
 - Internal Side Yard (not exposed to public view) no plant required, mulch is required.
 - External side yard (on corner lots exposed to public view) turf, shrubs, & trees required 1 tree + 10 shrubs / 40 lf of side yard - no landscaping is required when not exposed to public view
- Rearyard: Turf is limited to no more than 45% of area to be landscaped.
 - Rear yards at corner lots (exposed to public view) must be landscaped with turf or xeric landscaping

GENERAL LANDSCAPE NOTES

- ALL LANDSCAPING WILL MEET OR EXCEED THE REQUIREMENTS SET BY THE CITY OF AURORA CODE CHAPTER 146, ARTICLE 14.
- ALL FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF AURORA FENCE, WALL, AND AWNING STANDARDS CHAPTER 146, ARTICLE 17.
- ALL SOD AREAS TO BE A LOW WATER USE BLUEGRASS - TEXAS BLUEGRASS HYBRID TURF.
- ALL ROCK MULCH TO BE 2-4" ROCK COBBLE. ALL WOOD CEDAR CHIP MULCH TO BE INSTALLED TO A MINIMUM 4" DEPTH. A 2" RING AROUND NEWLY PLANTED SHRUBS, GRASSES, AND PERENNIALS MUST BE MAINTAINED.
- ALL SHRUB BEDS SHALL BE SEPARATED FROM TURF GRASS AND OTHER LANDSCAPING MATERIALS BY A ROLLED TOP STEEL EDGER.
- ALL LANDSCAPING SHALL BE INSTALLED FROM THE FOUNDATION OF THE PRIMARY RESIDENCE AND A MINIMUM OF 3' FROM THE FOUNDATION OF THE DETACHED GARAGE.
- LANDSCAPE MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED AS FIRE LANE
- LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS.

Note has been added.

Please add the following note: STREET TREES WILL BE PLANTED IF INSPECTION CONFIRMS THAT TREES HAVE BEEN PLANTED PER THE CITY SITE PLAN DETAIL. APPLICANT/DEVELOPER REQUIRED TO CONTACT THE CITY FOR AN INSPECTION TWO DAYS IN ADVANCE OF PLANTING. THE CITY OF AURORA FORESTRY DIVISION SHALL TAKE OWNERSHIP OF ALL STREET TREES AFTER THEY ARE PLANTED AND WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THOSE TREES IN PERPETUITY.

Text has been updated.

"The"

"That"

Text has been updated.

The side yard is not exposed to public view. a 6' privacy fence will be installed.

This requirement is not shown on the landscape plan.

Add note saying that freestanding lights are not proposed with this Site Plan.

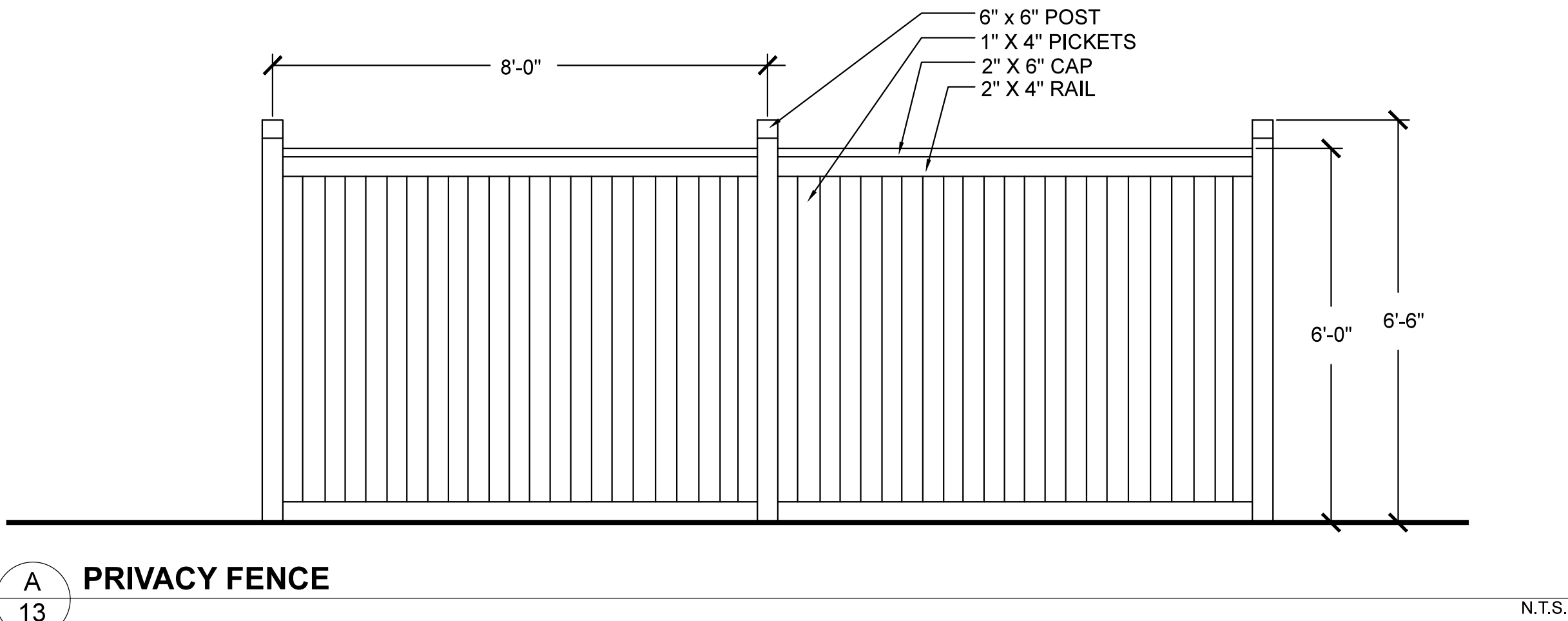
Note has been added to the plan set.

REQUESTED WAIVERS

- WAIVER FROM SEC. 16-1429: BUILDING SETBACKS, TO WAIVE THE REQUIRED SETBACK OF NO LESS THAN 25 FEET, AND ALLOW A SETBACK OF APPROXIMATELY 12.5 FEET.
- WAIVER FROM SEC. 16-1435: BUILDING SETBACKS, TO WAIVE THE REQUIRED SETBACK OF NO LESS THAN 12.5 FEET, AND ALLOW A SETBACK OF APPROXIMATELY 5 FEET.

Waivers for setbacks only should be on Cover Sheet.

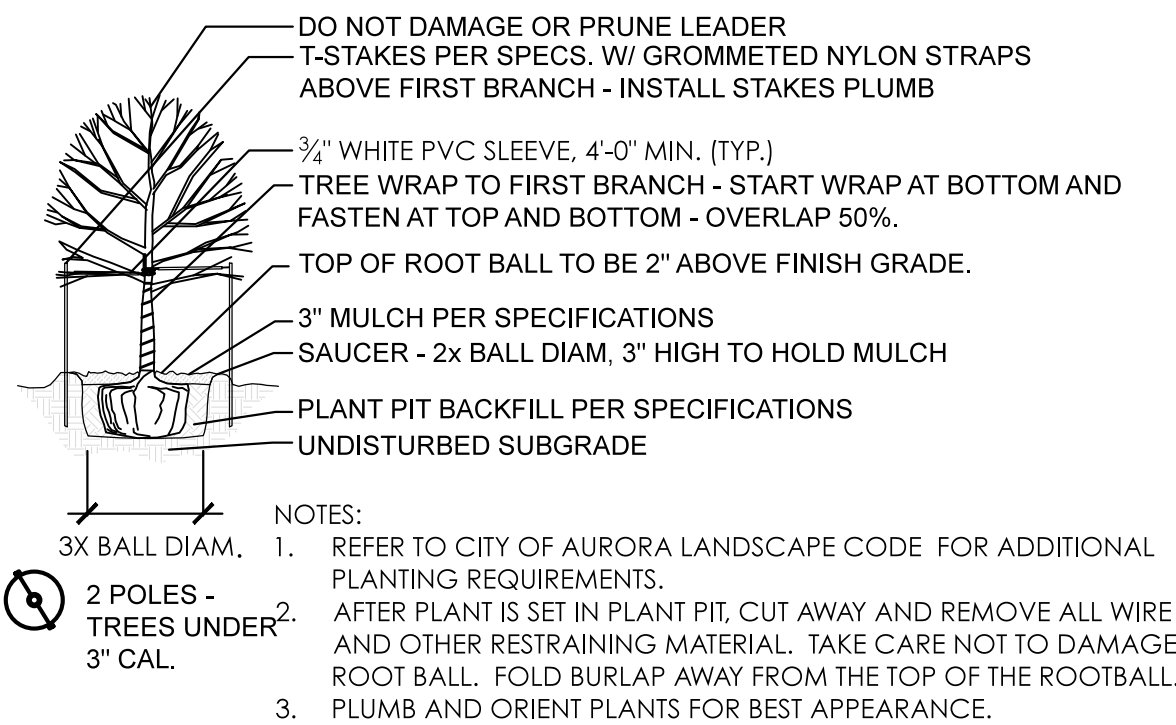
Waivers have been removed.



PRIVACY FENCE

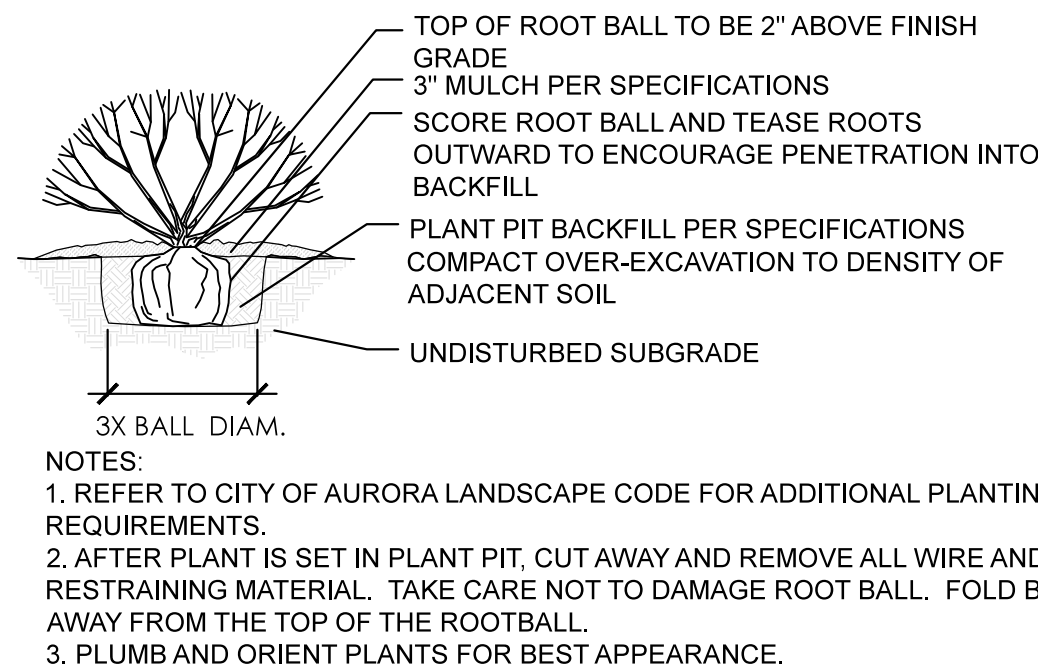
Remove these columns

Columns have been removed.



TREE PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

STANDARD LANDSCAPE NOTES

- IN ALL LANDSCAPED AREAS THE SOIL WILL BE AMENDED WITH A MINIMUM OF 4 CUBIC YARDS OF WOOD HUMUS AND TEN POUNDS OF TRIPLE SUPER PHOSPHATE PER 1000 SQUARE FEET OF AREA. THE AMENDMENTS SHALL BE TILLED TO A DEPTH OF 8".
- ALL DRIVEWAYS, STREETS AND PUBLIC ACCESS FIRE LANES SHALL BE ASPHALT WITH CONCRETE CURB AND GUTTER. ALL WALKS, DRIVEWAYS, CURB AND GUTTER, AND PATIOS SHALL BE CONCRETE.
- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON HE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 16-1429 AND/OR SEC. 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.

"Not for Construction" has been added to the sheet.

Add "Not For Construction".

Contact:
SAMANTHA MOCK
340.708.4333
SAMANTHAMOCK@GMAIL.COM
DENVER, CO

UTILITY NOTIFICATION CENTER
The 811 Promise.com
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ALTON STREET DUPLEXES WITH WAIVERS
1775-1795 ALTON ST., AURORA, CO
00-1-17

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LANDSCAPE NOTES
AND DETAILS

06

Aurora Subdivision

ALTON STREET DUPLEXES WITH WAIVERS

SITE PLAN

LOT 43 TO 48, BLOCK 63, LOCATED IN THE SOUTHWEST 1/4 OF
SECTION 34, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SITE ADDRESS: 1775-1795 ALTON ST., AURORA, CO

There will be no tree mitigation requirements for this property. Although there are a multitude of trees, they are all volunteer tree-of-heaven and Siberian elm. Due to the nature of them being volunteers, Forestry has determined that no tree mitigation will be required.

This sheet will be removed from the plan set.

PER THE CITY OF AURORA'S FORESTER JACQUE CHOMIAK THE TREE MITIGATION PLAN WILL BE INCLUDED IN THE NEXT SUBMITTAL.

Contact:
SAMANTHA MOCK
240 708 4333
SAMANTHAMOCK@GMAIL.COM
DENVER, CO

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TREE MITIGATION PLAN