



November 24, 2019

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, 2nd 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 9/12/19. The text in black, following each comment, is Prism's response.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No comments from adjacent property owners or registered neighborhood organizations were received during this referral. Two comment letters were received, one from Cherry Creek School District containing required land dedications and another from Xcel Energy. There are a few previously agreed upon items with Xcel which are not appearing on the plans. Please review the attached letter from Xcel Energy and work closely with them to resolve all issues.

See Item 13A, below.

2. Completeness and Clarity of the Application

2A. This project consists of 10 duplex buildings for a total of 20 units. Please correct the Data Block which states there will be 20 buildings.

The data block has been updated to show 10 buildings and 20 units.

2B. Revise the Sheet Index. No building elevations were included with the Plan Set and elevations will be reviewed and recorded separately.

Building elevations have been removed from the Site Plan set and Sheet Index.

2C. Remove the indicated signature block on the lower right-hand corner of the cover sheet.

The Signature Block has been removed.

2D. Remove Notes 20 and 21.

These notes have been removed.

2E. There is space on right-hand side of Sheet 2 for the incorporation of the Legend shown on the Cover Sheet. Placing the Legend here would help with interpretation of the plans.

The Legend has been removed from the Cover sheet and placed on the Site Plan, Grading Plan and Easement Plan Sheets.

2F. There seems to be some overlap between sheet 4 and sheet 14. What is required is one Existing Tree Plan containing all of the required elements from Forestry. Please review Forestry department comments, and work with them to create a compliant Existing Tree Plan.

The Demo Plan prepared by Prism has been removed and the existing tree plan by the Landscape Architect has been updated per discussions with COA staff.

2G. Flatten the plat document and remove all AutoCAD SHX text items.

SHX text has been removed. It is unclear what happened as the version on Prism's server that was uploaded to COA did not have SHX text items.

3. Waivers

3A. Formatting issue, the waiver section on the cover sheet is intended to be its own section, they are not part of the Site Plan Notes. Reformat this so that the heading for waivers is the same font as other section headings on the cover sheet.

This section has been removed from the COA notes and moved to its own section.

3B. The security gate setback of 35 feet is not a requirement in the Zoning Code, but rather the Traffic Engineering Code. As such, Planning does not have the authority to grant this waiver. Please remove it from the Site Plan and coordinate with Fire/Life Safety and Traffic Engineering for approval of this request.

Prism's understanding of this issue is that the City will support a waiver given the parking that will be on S. Fulton Street. I have attached an email from Brianna Medema, indicating that "when" parking is available it would provide an adequate protection. Per the partial section shown on the Site Plan drawings, the only part of the section not being built (width wise) is the east side parking. Parking on the west side will be available initially, along with both thru-lanes.

4. Site Design Issues

4A. Front, side, and rear setbacks for each building are always required. Setbacks must be measured from the adjacent property or private ROW line to the nearest point of the building's foundational walls. Currently, only building envelopes are being shown on the plans, which are helpful but do not provide the accurate information needed. In order to avoid adding additional linework and labeling to the limited available space on the plans, staff suggests the addition of a Lot Matrix. Create a matrix on Sheet 2 which lists each lot number, the front, side, and rear setbacks for each, and an asterisk if the lot is utilizing one of the waiver requests regarding setback/buffer reduction. See example:

Lot Number	Front Setback	Side Setback	Rear Setback
Lot 1	_____ ft	_____ ft	_____ ft
Lot 2	_____ ft	_____ ft	_____ ft
Lot 3 *	_____ ft	_____ ft	_____ ft
Etc.			

This should be included in the plans so that during the building plot plan review for the permitting process, conformance and consistency with the approved plan can be ensured.

A table, as suggested by COA staff, has been added to the Site Plan showing as-proposed setbacks. Prism notes the distinction between the “minimum setback” requirements that are used to define building envelopes versus the actual setback of the building as proposed.

4B. No site details are shown for the cluster mailbox, building mounted lights, or programming elements for the park area, i.e. benches or a play structure.

Site details for the cluster mailboxes, building-mounted lights, park bench and covered picnic structure have been added to the Site Plan.

4C. The provision of the small community park is helpful in the provision of open space for future residents. The space should be programmed in some way to ensure its usability. Items such as park benches, a gazebo, and/or a small play structure would achieve this.

There is a grass area for play, a covered picnic area, and an area with two park benches and a gravel path around a perennial flower garden are proposed. Details as described in 4B, above have been added.

5. Architectural and Urban Design Issues

5A. It is difficult to tell what part of the project is shown on Site Section B, sheet 6, without a match line provided on the plans. Perhaps provide a site section that illustrates the distance between the homes? No home is shown on the eastern side of Mubarak Way, which makes it difficult to conceptualize the scale of the streetscape and the space between structures. Provide a match line on the plans to show where the cross section is viewing.

The section cut lines were shown on the Site Grading Plan, but perhaps not dark enough. Additional sections have been cut to show drainage swales, retaining wall, detention ponds and security gate information. They are shown with a letter and triangular symbol, denoting the identification of the section, and the direction it is cut. This symbol has been added to the legend. The section cut symbols are now shown on the Site Geometry Plan as well.

5B. Thank you for the provision of revised building elevations and color and materials samples. As previously mentioned, these do not receive their official review now. However, it is very important to show the best possible presentation of your proposal to Planning Commission, as they will be judging it based solely off of this submittal.

Thanks for the comment. These elevations will be submitted as required with the building design drawings for construction permits of the residences.

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

Sheet LS1.0

- Under the standard Rights-of Way table, correct the note as there is no waiver request from street frontage buffers as street frontage buffers are not required. The waiver request is for street trees along E. Jewell Avenue. Add the correct section of the code per the comments on the plan.

The correct section of the Landscape Code has been added under the table, as noted.

- Update the landscape tables as noted.

Landscape tables updated per plan comments.

- All landscape waiver requests shall appear in the letter of introduction as well as on the site plan cover sheet and here on the landscape plan. The plan sheets ONLY need to include the Section title and number, not the explanation. The letter of introduction should include all the above plus an explanation as to the hardship that is causing the waiver and what mitigation measures are being taken to offset the waivers.

Landscape Waiver Requests have been added to the Letter of Introduction.

- Please indicate with arrows, where the retaining wall is expected to be 9' tall. Retaining walls at 9' are required to be terraced.

Retaining walls have been labeled with note to refer to grading plan and notation of the point of maximum height (7.9'). Heights are indicated on grading plan along with a waiver request.

Sheet LS2.0

- Label the square in the park.

The proposed covered picnic area has been labeled.

- Label the wall and fence.

The wall and fences (existing and proposed) have been labeled.

- Add "Not for Construction" to all landscape sheets.

"Not for Construction" has been added to all Landscape sheets.

- Dimension and label all the provided buffers. Based upon the perceived buffer depth, a waiver will be required for the western buffer. Minimum width along the west side is 14'.

Buffers have been labeled and dimensioned.

Sheet LS3.0

- Make sure to hatch the sheet that is represented on the Key Map.

Key map hatching has been updated.

- Adjust the location of the trees outside of any gas easements. Make sure to include all easements on the landscape plan.

Easements are all shown, and several trees have been relocated outside the easement.

Sheet LS4.0

- While the city does not have an issue with the tree species selected for installation along E. Jewell Avenue, please provide documentation from Excel that they will permit the trees being planted, otherwise they will come in and remove them if they do not meet their standards. Reach out to Brent Bolzenius at (303) 628-2706 or Jason Manassee at (303) 571-7159.

Brent Bolzenius has been contacted and the latest landscape plans have been emailed to his office for approval.

- Label the monument sign.

Monument Sign has been labeled.

- Dimension and label the PSCO/Excel Easement.

Excel easement has been dimensioned and labeled.

Sheet LS5.0

- Hatch the sheet that is being represented in this key map.

Key map hatching has been updated.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

7A. Note: The drainage report needs to be uploaded to the civil plans folder (DR) not the site plan folder after the first review. The Site Plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

The drainage plan has now been submitted and reviewed. The next revisions will be submitted concurrently to the correct portal.

7B. Please remove AutoCAD SHX text items in the comment section. Please flatten to reduce the select-ability of the items.

See comment in Section 2G, above.

Sheet 2

7C. Per Section 4.02.7.01.2 the maximum wall height for residential lots is 48". Please add a note to the notes section that requests a variance from this standard. Also indicate that structural calculations shall be provided with the civil plans, including analysis of the adjacent home foundation. Include language stating that the walls are private and will be maintained by the homeowner's association.

We have added a Project Note, just below the COA Required notes (as a separate section), indicating those items described. We are also requesting a Waiver from Section 146-1432(C) of the City Code, and we will also request a waiver on the Civil CDs from Section 4.02.7.01.2.

7D. $L = WS^2/60$ is the taper equation that should be used to calculate the taper length. This would result in approximately 285' taper.

We have adopted the different taper rate, but disagree with the taper length, due to the location where the taper rate will meet existing pavement. The 285' taper length computed by COA staff assumes a full 19' taper width, but the existing edge of pavement is in a reverse taper from full width to the reduced width encountered just prior to Fulton Street. As the existing pavement lies, our pavement widening taper intersects the existing pavement at a distance of about 160' from the intersection.

Sheet 2.1

7E. A license agreement is required for the private pipe in the drainage easement and ROW.
A license agreement will be provided.

7F. Include building finished floor elevations.

Finished floor elevations have been added.

Sheet 6.1

7G. Include light fixture for Public Street Lights (on Fulton) per the draft lighting standards.

We have revised our light fixtures to match the City's draft standards for light fixtures for both onsite and offsite lights.

8. Fire / Life Safety (John Van Essen / 303-739-7489 / jvanesse@auroragov.org / Comments in blue)

Cover Sheet

8A. Fire Life Safety will get with Traffic to see if we can approve this Gating System with a setback from the flowline of only 30'.

See response for Item 3B, above, and email message at the end of this letter.

Sheet 2.0 & 2.1

8B. Please configure this Fire Lane Easement the same as the one, off Jewell Ave, because of the gating configuration. Please label all widths and show the one-way aisle widths.

The fire lane easement has been modified at both entrances to work with fire apparatus turning movements. Fire lane easement widths have been added

8C. Fire Life Safety will get with Traffic to see if we can approve this Gating System with a setback from the flowline of only 30'.

See response for Item 3B, above, and email message at the end of this letter.

Sheet 5

8D. Please clearly delineate the Fire Lane Easement and label all widths. See Sheet 2.0.

The fire lane easements have been shown, one edge lies under curb and gutter linework, making it obscured on the drawing. To clarify, several dimensions have been added, with "Fire Lane Easement" text within the dimension.

Sheet 6

8E. Please label Fire Lane Easement.

This has been done.

8F. Please add a Roadway Section for the West Gated Entrance showing the Fire Lane Easements.

This section has been added.

Sheet 6.1

8G. There must be a 6" minimum clearance across the full width of the gating system, from the bottom of the gating system to the road surface in order to ensure that if the gate closes during a fire operation any fire hose is not damaged during the closing process. Please Add this minimum dimension.

This minimum dimension was shown on the gate detail, but has been added to the east entrance and south entrance sections as well.

- 8H. Please add this Note to this 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.

This note has been added to the detail.

Plat Sheet 2 & 3

- 8I. Please Delineate and Configure the Fire Lane Easement as shown on the Site Plan. Please include all the Curve Data showing the required 29 feet inside and 52 feet outside turning radii.

This reconfiguration is as noted in Item 8B, above.

9. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)
Sheet 2.1

- 9A. Advisory Comment: Care will need to be taken when designing the clean out. As shown on detail 301 "Clean-Out shall be constructed so that the surface load will not be transferred to the main". This means the clean out should be installed at the back of the garage, or other location, where car loads will not be on top of the clean out.

This information will be noted on the Civil CDs.

- 9B. Sewer services under the driveway and in the garage are to be sleeved. This can be noted in the civil plans.

This information will be noted on the Civil CDs.

- 9C. Remove this meter and valve symbol.

The extra meter and valve symbol have been removed.

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

- 10A. The Parks, Recreation and Open Space Department sent the applicant an invoice for cash in lieu of park land dedication in the amount of \$9,812.00 on September 3, 2019. The CIL amount must be paid prior to the approval of the plat.

Park Development Fees will be applied to each building permit at issuance.

The invoiced fee will be paid upon approval of the Site Plan, prior to final approval of the Plat.

11. Forestry (Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

- 11A. Include a separate sheet with your application that includes the existing tree plan, legend, and tree mitigation table. In addition, there are several trees that were not located on the existing tree plan. See sheet LS7.0 from first submittal for missing trees and add them to the existing tree plan. Any tree removed for the project will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund. Tree mitigation is always above and beyond the Landscape Code requirements.

Any 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.

Please show a tree mitigation chart (below) on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

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.

	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Cottonwood	67	\$6,213.69		20
2	Cottonwood	14	\$581.47		6
3	Green Ash	12	\$337.59		4
4	Siberian Elm	10	\$0.00	Dead, no mit. Required	0
5	Siberian Elm	34	\$1,772.59		7
6	Siberian Elm	24	\$0.00	Dead, no mit. Required	0
7	Siberian Elm	20	\$308.27		2
8	Siberian Elm	24	\$1,328.50		7
9	Siberian Elm	20	\$0.00	Dead, no mit. Required	0
10	Juniper	9	\$327.66		4
11	Siberian Elm	16	\$396.33		3
12	Siberian Elm	20	\$924.80		6
13	Siberian Elm	16	\$0.00	Dead, no mit. Required	0
14	Siberian Elm	15	\$523.39		5
15	Siberian Elm	24	\$442.83		2
16	Siberian Elm	20	\$308.27		2
17	Juniper	5	\$109.69		2
Total		350	\$13,575.06		69

The tree mitigation chart has been added to existing tree plan. Existing trees have been updated to reflect current conditions and tree mitigation chart. All existing trees on site are to be removed, and no mitigation replacement trees are proposed. Mitigation payment amounts are shown on tree mitigation chart.

12. Real Property (Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta)

Site Plan Set

12A. Change Note 6 to state the following, verbatim:

"All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain,

install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.”

This note has been revised accordingly.

12B. Ensure that no portion of any structure encroaches into any easement or Fire Lane. There are several occurrences of this throughout the plans.

Structures will not project into the fire lane. Other utility easements, where a fence, retaining wall, roof overhang or deck structure projects into the easement, we recognize a revocable license will be needed, and that any issues relating to the utility holder’s need to utilize said easement will be the responsibility of the individual homeowners. An email from Xcel Energy is attached to this letter indicating their acceptance of some roof overhang encroachment.

12C. All exterior decks shown encroaching into the proposed Utility and Drainage easements need to be covered by a License Agreement. All indicated gates, fences, walls, and other encroachments into easements must also be covered by a License Agreement.

See comment for 12B, above.

12D. Ensure accuracy and consistency between naming and labels for ALL easements shown on the plans. All easement labels must be consistent with what is recorded on the Plat, and all easements must be labeled.

We have made the labeling consistent between the Plat and the Site Plan, as requested.

12E. Please verify with Engineering that the indicated easement along Jewell Avenue is wanted. The sidewalk easement is required.

12F. Provide a label showing a distance of separation in all indicated locations. Ensure that no portions of Utility easement lines encroach into any buildings.

This separation has been added at the indicated locations.

12G. Address all formatting and accuracy comments throughout. These changes have been made.

Plat

12H. 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.

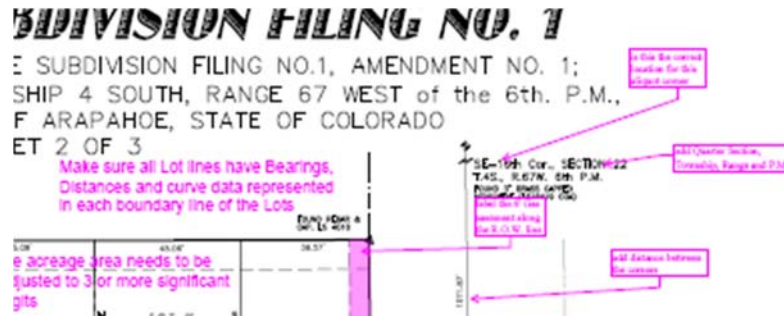
This has been updated.

12I. There are many redline comments concerning formatting, accuracy, and completeness on the Plat. Please review and address them completely.

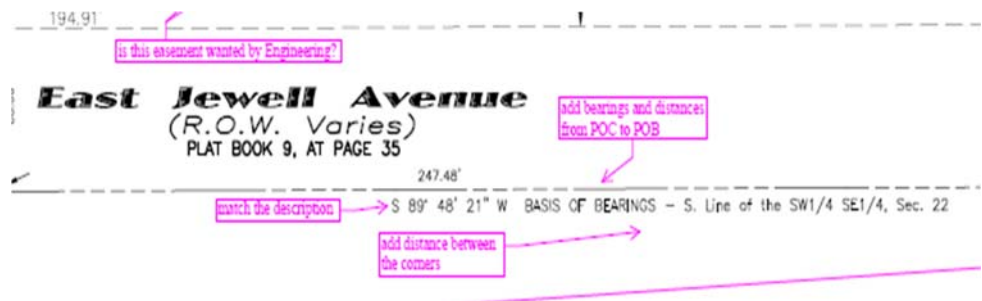
Much appreciation for the in-depth review and comment on many of the items regarding typographic errors, city required notes, etc. by city staff. These items have been addressed.

Supporting Monument Records are attached to this letter as requested.

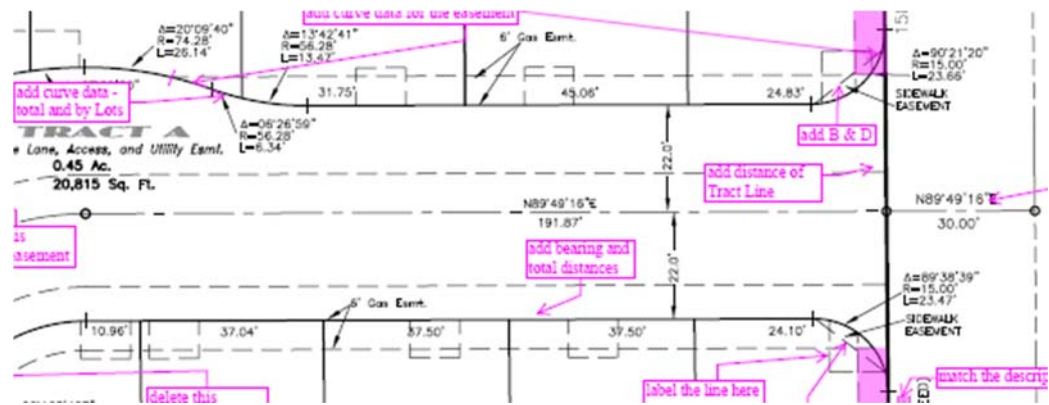
Certain comments which are specific as to the practice of land surveying and are in direct conflict with industry standard practices, our professional liability and licensure as a professional land surveyor may not be fully addressed as commented on by city staff. Every effort has been made however to address the comments as much as possible. Here are a few examples:



All lot lines have bearings and distances that are tied to other controlling lines and corners. Adding redundant bearings creates confusion, makes plans unreadable, and does not meet with industry standards. Also, we have identified, as shown above, we have identified quarter sections, townships, ranges and Principal Meridians where requested.



The bearings and distances provided match the City of Aurora datum/coordinates and survey industry standards. This project is a replat of an existing plat and as such, much of what is being requested is redundant information.



Similar to what's stated above, the bearings for the lots are defined by the bearing of the Range line that goes thru the center of Tract A. The total distance is not required per industry standard and is redundant information.

Per our conversation, we appreciate your consideration and respect of this understanding during the re-review for the certifying licensed professional land surveyor of this plat.

- 12J. 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.

An updated Title Commitment has been created and is part of this re-submittal.

13. [Xcel Energy \(Donna George / 303-571-3306 / donna.l.george@xcelenergy.com\)](#)

13A. Please see attached comment letter.

The text calling out a 7.5-foot Drainage & Utility Easements was corrected on the Plat sheets to 9'.

An 8' gas easement was added within Tract A for Lots 4-9 (under the proposed sidewalk). The 6' easement on the lots themselves is not possible in the space available.

A Drainage and utility easement for Lot 17 has been added to Lots 16, 17, & 18, as needed to provide a total Utility Easement of 9'.

14. [Cherry Creek School District \(David Strohfus / 720-554-4244 / dstrohfus@cherrycreekschools.org\)](#)

14A. Please see attached comment letter.

After confirmation of the projected fees with Mr. Strohfus, we will provide the School District with the necessary documentation (appraisal). The fee will be paid upon approval of the Site Plan, prior to final approval of the Plat.

City of Aurora Planning Department
Chris Johnson, Planner 1
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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

Brian Johnson

From: Medema, Brianna <bmedema@auroragov.org>
Sent: Wednesday, January 9, 2019 9:53 AM
To: Brian Johnson; Dean, Mike
Cc: Garry Rohleder; Johnson, Christopher; Akrie, Darren; Caviness, Theodore "Ted"; Polk, William; Rogers, Greg; Van Essen, John
Subject: RE: Mubarak Villa Subdivision - Gated access
Attachments: Pages 637-639 from 2016 Roadway Design and Construction Specifications.pdf

To follow suit - Mike (et.al.),

Traffic Engineering would encourage the applicant to submit so these conversations can take place within the standard review process. With the Fulton St partially constructed, the distance from flowline may require a waiver, but once the east side comes in the cross section can support a parking lane which would move the flowline to where a waiver would not be required (35'-8"=27'). Providing turning templates to support the movements are a key factor in Traffic Engineering's support of the location and central islands. Traffic Engineering does not support the access pad on the left side of the road, but the central islands are a workable solutions (pending turning templates).

As a reminder, review the sight triangles and especially the attached Traffic Engineering Details from the City's Roadway Design and Construction Specifications (this is my most common comment on 1st submittals). ☺
I look forward to reviewing the full Site Plan & CSP submittal.

Thanks,

Brianna S. Medema, P.E.

Project Engineer - Traffic | City of Aurora

office 303.739.7336 | email bmedema@auroragov.org



[Facebook](#) | [Twitter](#) | [Instagram](#) | [Nextdoor](#) | [AuroraTV.org](#)

From: Brian Johnson [mailto:brian@prismdgc.com]

Sent: Tuesday, January 08, 2019 11:44 AM

To: Dean, Mike <MDEAN@auroragov.org>; Medema, Brianna <bmedema@auroragov.org>

Cc: Garry Rohleder <garry@prismdgc.com>; Johnson, Christopher <chjohnso@auroragov.org>; Akrie, Darren <DAKRIE@auroragov.org>; Caviness, Theodore "Ted" <tcavines@auroragov.org>; Polk, William <wpolk@auroragov.org>; Rogers, Greg <grogers@auroragov.org>; Van Essen, John <jvanesse@auroragov.org>

Subject: RE: Mubarak Villa Subdivision - Gated access

Mike (et.al.),

Sorry, I think I just accidentally sent a blank message.

I saw your comments about not supporting the keypad on the left side of the street nor on the gate. I've put together a sketch with a median at each gate.

I appreciate everybody's feedback in an attempt to get this together. My clients are struggling with some homeless people on the property and would like to build in some security for themselves.

Brian Johnson

From: George, Donna L <Donna.L.George@xcelenergy.com>
Sent: Friday, March 29, 2019 10:26 AM
To: Brian Johnson
Cc: Liban Buni; mubarak-villa-board-members@googlegroups.com
Subject: RE: Mubarak Villa Subdivision, Case #DA-2171-00

Thanks Brian.

And the 4-inch roof overhang into the easement is acceptable.

Regards,

Donna George

Xcel Energy

Right of Way and Permits

P: 303-571-3306

donna.l.george@xcelenergy.com

From: Brian Johnson [mailto:brian@prismdcg.com]
Sent: Friday, March 29, 2019 8:32 AM
To: George, Donna L
Cc: Liban Buni; mubarak-villa-board-members@googlegroups.com
Subject: RE: Mubarak Villa Subdivision, Case #DA-2171-00

**CAUTION EXTERNAL SENDER: Stop and consider before you click links or open attachments.
Report suspicious email using the 'Report Phishing/Spam' button in Outlook.**

Thanks Donna. I can definitely appreciate and respect the safety of those workers.

I have one more question, if I may ask it. When it comes to roof overhangs, if our roof projects into the easement by 4", is that acceptable, or shall we adjust or overhang distance?

Thank you,

Brian Johnson, PE
Prism Design & Consulting Group
Brian@PrismDCG.com
720-689-7324

From: George, Donna L <Donna.L.George@xcelenergy.com>
Sent: Friday, March 29, 2019 8:15 AM
To: Brian Johnson <brian@prismdcg.com>
Cc: Liban Buni <liban.buni@gmail.com>; mubarak-villa-board-members@googlegroups.com
Subject: RE: Mubarak Villa Subdivision, Case #DA-2171-00

Thank you, Brian.

I've discussed this with an associate and we cannot go less than 9-feet where drainage is with electric facilities, especially because these are perimeter easements. Keep in mind that we prefer to be at the top of the slope if possible.

We appreciate what the project is all about but we are obligated to have separation for safety reasons, which is dictated by the National Electric Safety Code. It is not that we do not want to work with you on this, but our crews need to be safe.

Thank you,

Donna George

Xcel Energy | Responsible By Nature

Right of Way and Permits

1123 West 3rd Avenue, Denver, CO 80223

P: [303-571-3306](tel:303-571-3306) | F: [303-571-3660](tel:303-571-3660)

donna.l.george@xcelenergy.com

xcelenergy.com/InstallAndConnect - Visit our website for more information about installing and connecting service with Xcel Energy!

From: Brian Johnson [<mailto:brian@prismdgc.com>]
Sent: Wednesday, March 27, 2019 8:04 AM
To: George, Donna L
Cc: Liban Buni; mubarak-villa-board-members@googlegroups.com
Subject: RE: Mubarak Villa Subdivision, Case #DA-2171-00

**CAUTION EXTERNAL SENDER: Stop and consider before you click links or open attachments.
Report suspicious email using the 'Report Phishing/Spam' button in Outlook.**

Donna,

Here is the preliminary drainage plan...I've circled some areas in green where I have a section shown on one of the two sheets that might help explain what is proposed.

Thank you,

Brian Johnson, PE
Prism Design & Consulting Group
Brian@PrismDCG.com
720-689-7324

From: George, Donna L <Donna.L.George@xcelenergy.com>
Sent: Tuesday, March 26, 2019 2:21 PM
To: Brian Johnson <brian@prismdgc.com>
Cc: Liban Buni <liban.buni@gmail.com>
Subject: RE: Mubarak Villa Subdivision, Case #DA-2171-00

Hi Brian,

All items to be filled in by the Land Surveyor using black ink or typewriter. (Except)*

1. TYPE OF MONUMENT

(Check one)

☐ Section Corner

☐ Bench mark

☒ Quarter Corner

☐ Other _____

2. DESCRIPTION OF EVIDENCE FOUND, AND ORIGINAL RECORD CALL, IF KNOWN

1. RECOVERED 3" BRASS CAP IN RANCE BOX, MARKED "CITY OF AURORA, L S # 13327".

3. DESCRIPTION OF MONUMENT AND/OR ACCESSORIES ESTABLISHED BY YOU TO PERPETUATE THE LOCATION OF THIS POINT. GIVE YOUR ESTIMATE OF POSITIONAL TOLERANCE IF NOT ORIGINAL, UNDISTURBED MONUMENT.

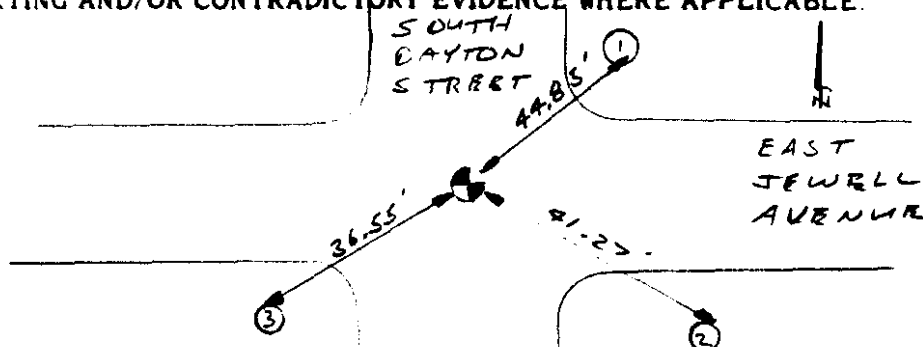
Date of Field Work 25 FEBRUARY 1985

1. RECOVERED "T" IN BONNET BOLT ON TOP FLANGE OF FIRE HYDRANT.

2. RECOVERED CITY OF AURORA SHINER IN POWER POLE

3. RECOVERED M-E ASSC. L S 13502 SHINER IN POWER POLE

4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT AND REFERENCE POINTS. SHOW SUPPORTING AND/OR CONTRADICTORY EVIDENCE WHERE APPLICABLE.



5. CERTIFICATION

This is to certify that I was in responsible charge of the surveying work described in this record and that to the best of my knowledge the information presented herein is true and correct.

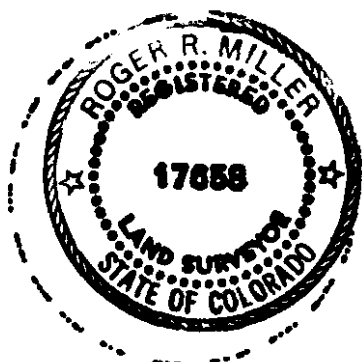
Surveyor's Seal

Signature

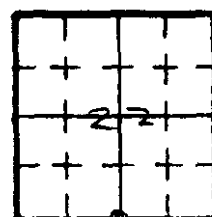
Roger R. Miller

Reg. No. 17658

Date 2-85



6. LOCATION DIAGRAM



SCALE 1" = 1 Mile

• = Location of Monument

7. SEC. 22, T 4S, R 67W, 6th PM

8. COUNTY ARAPAHOE INDEX REF. NO. 15-2

COUNTY _____ INDEX REF. NO. _____

*(Do not fill in)

Accepted for Filing

State Board of Registration for Professional Engineers and Land Surveyors

By

Date

RECEIVED AT OFFICE OF THE COUNTY CLERK,

_____ COUNTY

By

Date

Record to be filed by Index Reference Number, numerically, then alphabetically, under appropriate Township, Range, and Meridian.

COLORADO LAND SURVEY MONUMENT RECORD

008638

REPORT ONE MONUMENT ONLY ON THIS FORM
REPRODUCTION OF THIS FORM IS AUTHORIZED.

All items to be filled in by the Land Surveyor using permanent black lettering and lines which can be reproduced. (Except)*

1. TYPE OF MONUMENT

(Check one)

☐ Section Corner☐ Quarter Corner☐ Bench mark☐ Other 1/16 Corner

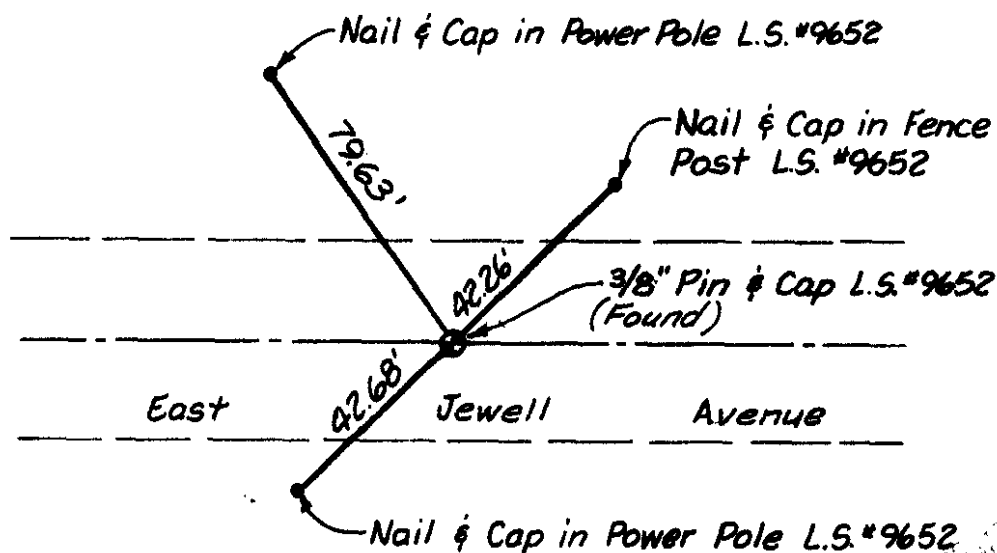
2. DESCRIPTION OF MONUMENT FOUND

3/8" Pin & Cap P.L.S. 9652

3. DESCRIPTION OF MONUMENT ESTABLISHED BY YOU TO PERPETUATE THE LOCATION OF THIS POINT.

See #4 below - all ties found.

4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT ACCESSORIES AND REFERENCE POINTS STATING WHETHER FOUND OR SET. SHOW SUPPORTING AND/OR CONTRADICTORY EVIDENCE WHERE APPLICABLE.

Date of Field Work 11-23-84

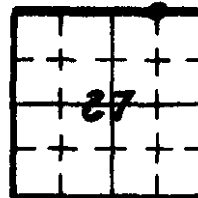
5. CERTIFICATION

This is to certify that I was in responsible charge of the surveying work described in this record and that to the best of my knowledge the information presented herein is true and correct.

Date 12/12/84Signature Hayward Miller, Jr.

6. LOCATION DIAGRAM

1" = 1 Mile



• = Location of Monument



Surveyor's Seal

7. SEC. 27, T 4 S, R 67 W, 6th P.M.COUNTY Arapahoe INDEX REF. NO. 165

8. SEC. _____, T _____, R _____, _____ P.M.

COUNTY _____ INDEX REF. NO. _____

*(Do not fill in)

Accepted for Filing

State Board of Registration for Professional Engineers and Land Surveyors

By Marie C. Schaler

Date CHECKED MAR 27 1985

RECEIVED AT OFFICE OF THE COUNTY CLERK;

_____ COUNTY

By _____

Date _____

Record to be filed by Index Reference Number, numerically, then alphabetically, under appropriate Township, Range, and Meridian.

COLORADO LAND SURVEY MONUMENT RECORD

008642

REPORT ONE MONUMENT ONLY ON THIS FORM
REPRODUCTION OF THIS FORM IS AUTHORIZED.

All items to be filled in by the Land Surveyor using black ink or typewriter. (Except)*

1. TYPE OF MONUMENT
(Check one)

☐ Section Corner
☐ Quarter Corner

☐ Bench mark
☒ Other 1/16th CORNER

2. DESCRIPTION OF EVIDENCE FOUND, AND ORIGINAL RECORD CALL, IF KNOWN
FOUND PIN AND CAP SET ON PREVIOUS SURVEY.

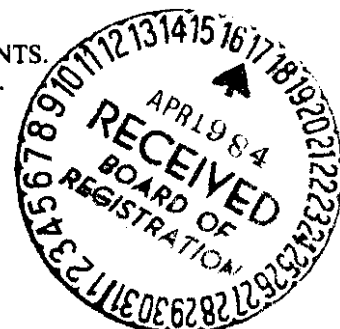
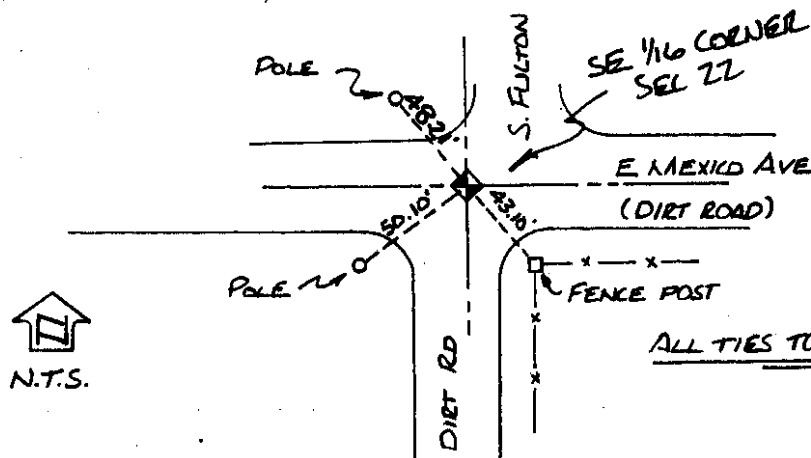
3. DESCRIPTION OF MONUMENT AND/OR ACCESSORIES ESTABLISHED BY YOU TO PERPETUATE THE LOCATION OF THIS POINT. IF AN EXISTING MONUMENT, TELL WHY YOU ACCEPTED IT AS VALID. IF YOU ESTABLISHED OR RESTORED A PUBLIC LAND SURVEY MONUMENT, DESCRIBE PROCEDURE AND CONTROL USED.

SET 2" x 30" SPLIT BASE ALUMINUM PIPE WITH 3/4" MAGNETIC CAP FOR MONUMENT MARKED:

SE 1/4 S22
1983

ESTABLISHED SWING TIES SHOWN BELOW

4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT AND REFERENCE POINTS. SHOW SUPPORTING AND/OR CONTRADICTORY EVIDENCE WHERE APPLICABLE.



ALL TIES TO R.P. DISC L.S. 14630

Date of Field Work Nov 1, 1983

5. CERTIFICATION
This is to certify that I was in responsible charge of the surveying work described in this record and that to the best of my knowledge the information presented herein is true and correct.

Date DEC 6, 1983

Signature Billy K. McComber

*(Do not fill in)

Accepted for Filing

State Board of Registration for Professional Engineers and Land Surveyors

By Mani C. Herrick

Date CHECKED DEC 29 1984

RECEIVED AT OFFICE OF THE COUNTY CLERK;

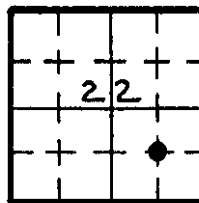
_____ COUNTY

By _____

Date _____

Record to be filed by Index Reference Number, numerically, then alphabetically, under appropriate Township, Range, and Meridian.

6. LOCATION DIAGRAM
1" = 1 Mile



• = Location of Monument



Surveyor's Seal

7. SEC. 22, T 4S, R 67W, 6th P.M.

8. COUNTY ARAPAHOE INDEX REF. NO. 16K

COUNTY _____ INDEX REF. NO. _____