

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



September 29, 2020

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

Re: Technical 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 technical submission reflecting the changes to the plans. We have reviewed it and attached our comments along with this cover letter. There are a few remaining comments from Real Property, Public Works, and Landscaping which require minor formatting changes to the Site Plan and Plat detailed in this letter. These changes must be made on the plans prior to printing mylars. Please review these items, make the appropriate edits, and then email me an updated PDF so that I might verify completeness. If you make any other changes to the plans beyond what is requested here, please explicitly notify me of them.

Once each of these remaining items are completed, mylars may be printed and submitted to the City to begin Mylar routing. Please keep in mind that mylar routing takes approximately 10-15 days. A mylar checklist has been attached for your reference, which **must** be completed, signed, and submitted to Planning & Development Services with your final mylars. Please keep in mind that while mylars can be routed for signatures, the plans will not be officially approved and recorded at the county until all outstanding comments are resolved, including the necessary easement dedications and releases, and License Agreement, tree mitigation fees paid, and the Preliminary Drainage approved before the plans can be approved by all remaining departments.

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 II
City of Aurora Planning Department

cc: Brian Johnson, Prism Design and Consulting
Jacob Cox, ODA
Filed: K:\\$DA\2171-00tech2.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Update landscaping tables accordingly (see Item 1)
- Continue working with Public Works on your Preliminary Drainage (see Item 2)
- Review and address all comments from Real Property on the Plat (see Item 4)
- Continue working with Real Property on License Agreements as needed.

PLANNING DEPARTMENT COMMENTS

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

1A. Sheet LS1.0

- Update the landscape tables accordingly.
- Will the street trees along E Jewell Avenue be permitted given their proximity to the overhead lines? It appears as if some were removed.

1B. Sheet LS7.0

- Because the city does not review nor approve construction drawings, no contractor notes are permitted.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Cover Sheet

2A. The Site Plan will not receive final approval from Public Works until the preliminary drainage letter/report is approved. Continue working on your Preliminary Drainage.

Sheet 3

2B. Label the slopes in the Tract. 2% minimum.

3. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

See the red line comments on the plat and site plan. Continue working with Andy Niquette on the easement releases from the previous plat. Continue working with Grace Gray on the object encroaching onto the easements shown on the site plan. I noted on the plat and site plan that the decks will need the easements to go around them; instead of the License Agreement for them. I have pointed this out on both the plat and site plan. Since the plat is dedicating the easements, you can revise the plat easements and use a detail if it would help visualize the changes. There were some bearings, distances and curve data that did not match the closure sheet. Revise those items to match the closure sheet.

Site Plan Set

3A. Cover all indicated physical structures that encroach into easements or right of way with a License Agreement. Contact Grace Gray to start the process if you have not already done so.

Plat

3B. Change the indicated notes to follow the provided statements verbatim. These statements were recently changed on September 17th, 2020. Please revise this plat to match.

3C. The effective date on the Title Commitment must be updated to be within 120 days of the approval date of the plat.

3D. Is there anything in the indicated location on sheet 3?