



Planning Division
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October 20, 2017

Adam Berger
171 S. Ivy Street
Denver, CO 80024

Re: Second Submission Review – Alton Street Duplexes – Site Plan with Waivers
Application Number: **DA-2088-00**
Case Number: **2017-4015-00**

Dear Mr. Berger:

Thank you for your second submission. The outstanding comments can be addressed at the Technical Corrections submittal which will occur after the public hearing.

Your estimated Planning Commission hearing date is scheduled for November 8, 2017. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

Proof of mailing to abutting property owners needs to be provided to the case manager prior to the hearing.

Please call me with comments or concerns. I can be reached at 303-739-7220.

Sincerely,

A handwritten signature in blue ink that reads "Jonathan Woodward".

Jonathan Woodward, Planner II
City of Aurora Planning Department

cc: Meg Allen, Neighborhood Liaison
Gary Sandel, ODA
Filed: K:\SDA\2088-00rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Modify Cover Sheet note regarding street trees (Forestry)
- Relabel comments (Life Safety)
- Use correct subdivision name (Real Property)
- Additional process for lot corner radius (Real Property)
- Show pole and overhead electric *distribution* lines (Xcel Energy)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. The following comments were received from the Northwest Aurora Neighborhood Organization: *Some of the NANO board members met with the developer and went over in detail all of the issues we had. The majority of the board agreed that the project should move forward as we are okay with development.*

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

2A. Sheet 5:

- Fix the layer drawing order. Send all hatches to the back.
- Identify the dashed line or remove from plan.
- For clarity and consistency, show all existing contours as dashed lines and all proposed contours as solid lines.
- The scale bar text is still not correct.

3. Planning (Jonathan Woodward / 303-739-7220 / jwoodwar@auroragov.org)

- Please send any additional renderings to staff to be used in the Planning Commission report.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

4A. Please modify Note #5 on the coversheet to indicate the City will be responsible for the street trees. To summarize: Note #9 on the Landscape Plan should be added to the Note #5 on the coversheet.

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

5A. Sheet 1

- Relabel Occupancy Group as “2015 IRC R-3”
- Relabel Non-Sprinklered as “Non-Sprinklered per amended city code”

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

6A. Cover Sheet:

- Use the correct name of the subdivision. It should read “Aurora Subdivision”. This should be corrected for the title block of each sheet.
- Please make sure the Block numbers match.

6B. Sheet 2: Add block info on the sheets where indicated.

6C. Begin the separate document dedication for the Lot Corner Radius that is needed. Contact Maurice Brooks for this process: MBrooks@Auroragov.org.

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

7A. Sheet 2 and 6: Correct spelling needed for “sight triangle”.



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

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk still has a conflict with the site plan for **Alton Street Duplexes**. PSCo acknowledges that the electric *service* will be removed as shown on the plans; however, we request that the disposition/treatment/intention of the pole and overhead electric *distribution* lines be shown and/or noted on the plans as this pole is in direct line with the opening of a garage.

Please consider this reminder that per the National Electric Safety Code, a minimum 10-foot radial clearance must be maintained at all times from all overhead electric facilities including, but not limited to, construction activities and permanent structures such as the proposed garages.

The property owner/developer/contractor must complete the **application process** for any new gas or electric service, or modification to existing facilities including relocation and/or removal via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, the developer is also reminded to call the **Utility Notification Center** at 1-800-922-1987 to have all utilities located prior to any construction.

Should you have any questions with this referral response, please contact Donna George at 303-571-3306.