

STUDIO SLATE

ARCHITECTURE

5/12/2021

City of Aurora
Planning and Development Services
15151 E Alameda Parkway, Ste. 2300
Aurora, CO 80012

RE: **Argonne St Residences Comment Responses**
Case Number: 2003-4008-04

This letter is meant to address the comments received 3/19/2021.

Planning Department

1A. Payment of outstanding invoice of \$11,189 is required with next submittal.

RESPONSE: Invoice has been paid as of April 12, 2021.

1B. Please flatten the file/pdf and remove the AutoCAD SHX text.

RESPONSE: PDF has been flattened and text has been removed.

1C. Front setback (measured from P/L or centerline of private drive): 25 feet, dimension it on the site plan

RESPONSE: Front setback has been dimensioned from P/L on site plan.

1D. Please provide more information about the building elevation on sheets 6 and 7, such as type of materials, Color elevations, color of the roof. Please review the Unified Development Code for building Design Standards Section 146-4.8.3.

RESPONSE: Materials are noted on the left side of the sheets. Colors for the materials and roofs have also been added. Brick wainscoting details have been added to the Model A home, which is now sheet 8 (previously 6).

Landscaping

2A. Add the landscape architect contact information.

RESPONSE: Landscape Arch information has been added to the Cover Sheet.

All other landscape architect responses provided on Landscape Arch Response Document.

Addressing

- 3A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:
- Parcels
 - Street lines
 - Building footprints

RESPONSE: We have sent a sample document to Addressing for their comments.

- 3B. Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD.dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area.

RESPONSE: We will continue working with Addressing on this item.

Civil Engineering

- 4A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter / Report is approved.

RESPONSE: Understood.

- 4B. Please flatten the file/pdf and remove the AutoCAD SHX text.

RESPONSE: PDF has been flattened and text has been removed.

- 4C. Please review the list of required site plan notes. There are several missing. In addition, please add the following note: "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 the City Engineer."

RESPONSE: Additional site plan notes, and specific note, have been added to list.

- 4D. Include fixture for proposed streetlight. Streetlights in public ROW will be owned and maintained by the COA and must meet COA standards. COA draft lighting standards can be provided upon request.

RESPONSE: Light fixture has been called out as: Philips Lumec Urban Scape #MPTC-55W48LED3K-LE3-PH8-DMG- color BKTX

- 4E. The grading plans indicate this sidewalk will also be removed and replaced. Please clarify.

RESPONSE: That is correct. See added note calling for new, widened sidewalk.

4F-4L comment responses provided by Civil Engineer on separate document.

Traffic

- 5A. Add the following note: "The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards and shown on the signing and striping plan for the development.

RESPONSE: Added.

- 5B. Add sight triangles per COA STD TE-13.1 Use 30 mph for design speed.

RESPONSE: Sight triangles have been added.

5C. Remove 15' x 15' sight triangles, only include COA STD TE-13.1 or TE-13.2 compliant site triangles.

RESPONSE: 15' x 15' sight triangles have been removed.

5D. Add stop sign and show ramps.

RESPONSE: Stop sign and ramps have been added to sheet.

5E. Add sight triangles per COA STD TE-13.2 Use 50 mph for design speed.

RESPONSE: Sight triangles have been added.

5F. Add sight triangles (as commented on site plan) and review landscaping per COA Roadway Spec. 4.04.2.10.

RESPONSE: Response from Landscape Architect on separate document.

Fire / Life Safety

6A. See comments to add notes.

RESPONSE: Notes added.

6B. See multiple comments for site data block information

RESPONSE: Site Data Block updated.

6C. See multiple gating comments.

RESPONSE: Access gate has been removed.

6D. See comment for mail kiosk.

RESPONSE: No mail kiosk present, as access gate has been removed.

6E. See comment for fire hydrant.

RESPONSE: Fire hydrant turned to face Argonne.

6F. See fire lane recommendation comment.

RESPONSE: Comment is understood, but fire lane easement to remain. All parking to occur in private garages and driveways.

6G. See comment to show fire lane easement.

RESPONSE: Response by Civil Engineer on separate document.

6H. See fire lane sign details.

RESPONSE: An additional, third fire lane side has been added to the site plan. There is now one sign on the N, S, and W sides of the fire lane. The signs will meet the guidelines of the provided details.

Aurora Water

7A. Is the shown utility easement needed? As-builts show a storm main that was not installed.

RESPONSE: We are not sure if the existing easement is still required or not, however we are proposing no built elements within that location.

7B – 7L comment responses provided by Civil Engineer on separate document.

Real Property

8A. There are some License Agreement issues. See the comments on the document(s). Contact Grace Gray for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

RESPONSE: We discussed these items with Grace, and after reviewing the recorded licenses with the city, we believe the items are a non-issue.

8B. Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

RESPONSE: Note has been added to sheet.

8C. Add Lot and Block designations.

RESPONSE: Designations have been added.

8D. Change the lot lines into solid/continuous lines – add B&D.

RESPONSE: Changes have been made and B&D have been added.

8E. Add Lot and Block and Subdivision designation.

RESPONSE: Added.

8F. Add the Block and Subdivision (Typ.)

RESPONSE: Added.

8G. Add R.O.W. width.

RESPONSE: R.O.W. width added for both Argonne and Colfax.

8H. Match the plat name for the existing easement.

RESPONSE: Change has been made to annotation to match.

8I. Add lot lines and lot line distances.

RESPONSE: Added.

8J. Ensure dimension matches the plat.

RESPONSE: Dimensions match the survey that was completed for the property.

8K. Cover the highlighted gate/fence located in the easements with a License Agreement. Contact Grace Gray to start.

RESPONSE: The gate/fence has been eliminated from the plans.

8L. Cover the highlighted noise fence located in the easements with a License Agreement. Contact Grace Gray to start.

RESPONSE: Per completed survey, the noise fence is covered under Revocable License REC. NO. 20040630000560520.

Please let us know if there are any additional comments or questions that need clarification. Thank you.

Sincerely,

Brian Martin
Architect
Studio Slate
404.693.1247

ARGONNE RESIDENCES

OUTDOOR DESIGN GROUPS'S RESPONSES TO CITY COMMENTS FROM 4/02/21

CITY COMMENT: Please review the Unified Development Code for landscape requirements for the front yard. Sod is not permitted when the front yard is less than 400 square feet.

ODG RESPONSE: Shrub beds are proposed for the front yards.

CITY COMMENT: Show the property line as a traditional line type. A long dash and two short dashes.

ODG RESPONSE: The property line is now shown as dashed line.

CITY COMMENT: The original landscape plans called for a buffer along here. While there are easements along here, shrubs may be planted in the easement to comply with the original intent of the landscape plan. If this is being omitted from the original approved plan, an adjustment should be requested. Adjustments are listed on the landscape plan and cover sheet. The letter of introduction should also include the adjustments and an explanation for the adjustment request.

ODG RESPONSE: Shrubs are proposed along the western property line to serve as a buffer.

CITY COMMENT: Provide a plant schedule that lists the specific plants that are proposed for this application ie. front yards and the street frontage buffer along E. Colfax. It needs to be specific to this application. List should look similar to this with common and botanical names, sizes and a column for quantities.

ODG RESPONSE: A plant list has been added to the landscape plans.

CITY COMMENT: Call out/label what the specific plants are for here and the front yard. While this may not have been done on the original Carlton Estates Landscape Plan, those plans were prepared under a previous landscape code and the requirements have since changed.

ODG RESPONSE: Plants are now labeled on the landscape plan.

CITY COMMENT: Add "Not for Construction" to the landscape sheet.

ODG RESPONSE: "Not for Construction" has been added to the landscape sheets.

CITY COMMENT: If no fence is proposed and the rear yard is visible to the street, it shall be landscaped in accordance with the front yard standards.

ODG RESPONSE: Fences are now proposed to separate the back yards from the side yards.

CITY COMMENT: Add sight triangles (as commented on site plan) and review landscaping per COA Roadway Spec. 4.04.2.10.

ODG RESPONSE: Sight triangles have been added.

CITY COMMENT: Review the UDO, but side yards visible to public view, shall follow the front yard standards.

ODG RESPONSE: Proposed planting plan for the side yards meets the front yard standards.

CITY COMMENT: No sod, but what is proposed for landscaping here?

ODG RESPONSE: Shrub beds.

CITY COMMENT: This area can not be sod

ODG RESPONSE: This area is proposed to be a shrub bed.

CITY COMMENT: Will there a fence proposed between the lots?

ODG RESPONSE: No.

CITY COMMENT: These street trees will likely not be possible unless a reduction in the building foot print is done. There are two utility easements along Argonne Street that prohibit tree placement. If possible, the trees should be located outside the easement.

ODG RESPONSE: The center point of proposed trees in the lots along Argonne St. are placed on the easement line.

CITY COMMENT: If no fence is proposed and the rear yard is visible to the street, it shall be landscaped in accordance with the front yard standards.

ODG RESPONSE: Fences are now proposed to separate the back yards from the side yards.

CITY COMMENT: Provide/list the mulch treatment for the landscaping

ODG RESPONSE: Labels calling out mulches are now added to the landscape plan. Also, the landscape notes discuss mulch treatments.

CITY COMMENT: Include the existing and proposed grading grayed back.

ODG RESPONSE: Topography is now shown on the landscape plan.

CITY COMMENT: Include all the easements dimensioned and labeled.

ODG RESPONSE: The easements are dimensioned and labeled on the landscape plan.

CITY COMMENT: Work with your Case Manager, but a mylar change should be prepared to address the changes in the landscape that differ from the original approved landscape plan.

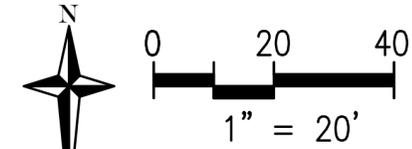
ODG RESPONSE: Comment noted.

ARGONNE RESIDENCES

NOT FOR CONSTRUCTION

BE COMMENT
RESPONSES
05/11/21

LOTS 8 THROUGH 11, BLOCK 2, CARLTON ESTATES SUBDIVISION FILING NO. 1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.



The flows from this rear yard need to be directed to a swale down the side lot line and not continue on to the adjacent lot

REVISED.

The site plan only labeled the private drive sidewalk to be replaced. Please clarify

REVISED.

LEGEND

	PROPERTY BOUNDARY
	EXISTING LOT LINE
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED SETBACK LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED PERCENT SLOPE
	EXISTING PERCENT SLOPE
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	PROPOSED GRADE BREAK
	EXISTING GRADE BREAK
	PROPOSED DITCH FLOWLINE

** ABBREVIATIONS

BW	BOTTOM OF WALL
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
M.E.	MATCH EXISTING
TBC	TOP BACK OF CURB
TW	TOP OF WALL
TR	TOP OF RISER
BR	BOTTOM OF RISER

BENCHMARK

CITY OF AURORA BM #4S6603NW004 RR SPIKE SET IN NORTH BASE OF 2ND POWER POLE, EAST OF TOWER ROAD AT WEST DRIVEWAY ENTRY TO COLORADO HIGHWAY DEPT. BUILDING, AT EAST COLFAX AVENUE AND TOWER ROAD. ELEVATION: 5440.627 FEET (NAVD 1988 DATUM)

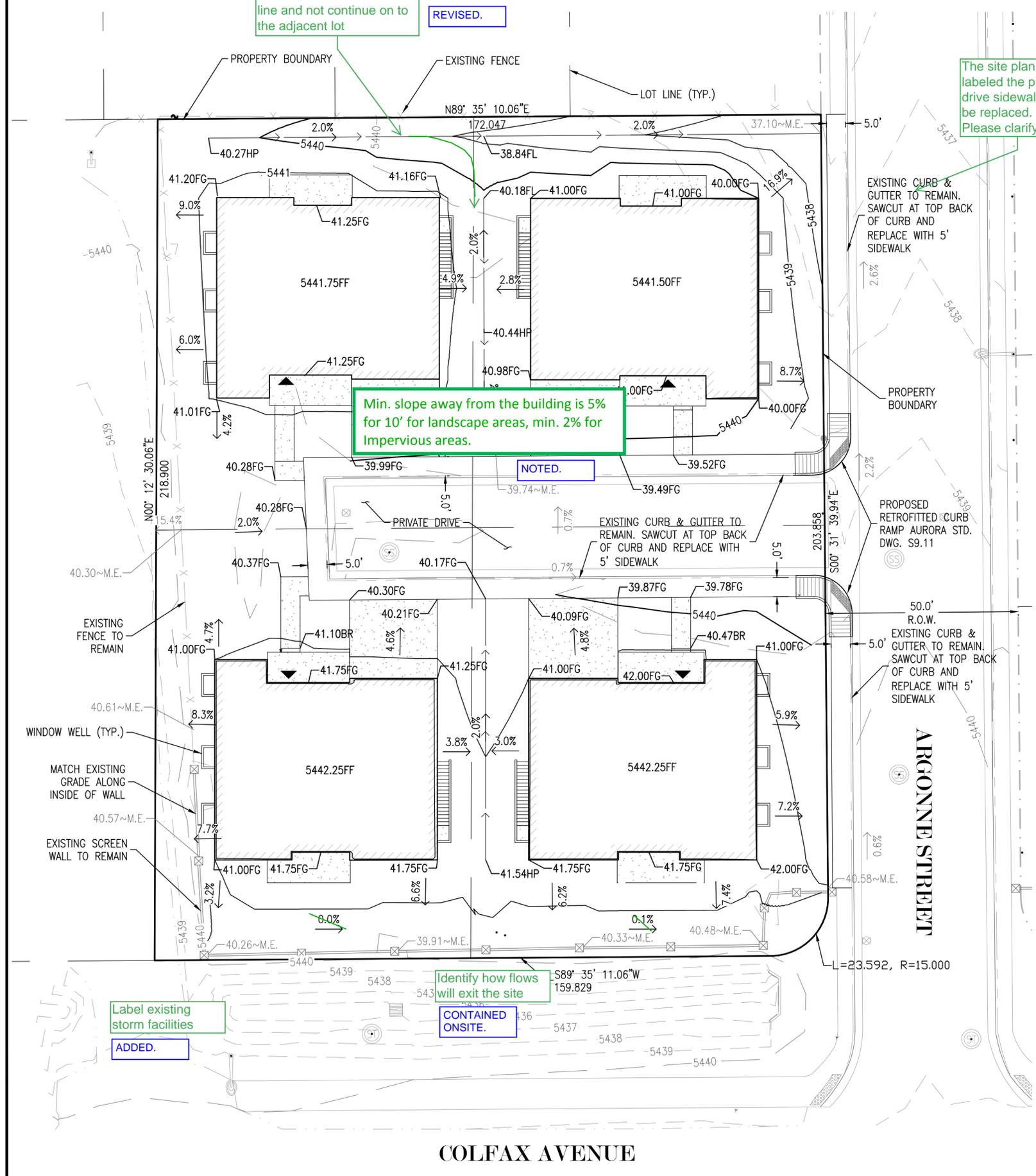
BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING N89°35'11"E BOUNDED BY THE MONUMENTS SHOWN ON THE ALTA SURVEY PREPARED BY ENGINEERING SERVICE COMPANY ON 9/15/2020



SITE PLAN AMENDMENT
ARGONNE STREET RESIDENCES
1511, 1521, 1534, AND 1541 ARGONNE STREET
AURORA, CO 80011
JESSE DONOVAN, P.E. 720-504-8629

GRADING PLAN



Min. slope away from the building is 5% for 10' for landscape areas, min. 2% for impervious areas.

NOTED.

Label existing storm facilities

ADDED.

Identify how flows will exit the site

CONTAINED ONSITE.

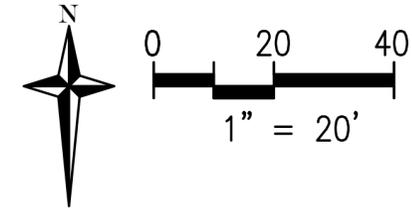
COLFAX AVENUE

ARGONNE STREET

ARGONNE RESIDENCES

LOTS 8 THROUGH 11, BLOCK 2, CARLTON ESTATES SUBDIVISION FILING NO. 1
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

NOT FOR CONSTRUCTION



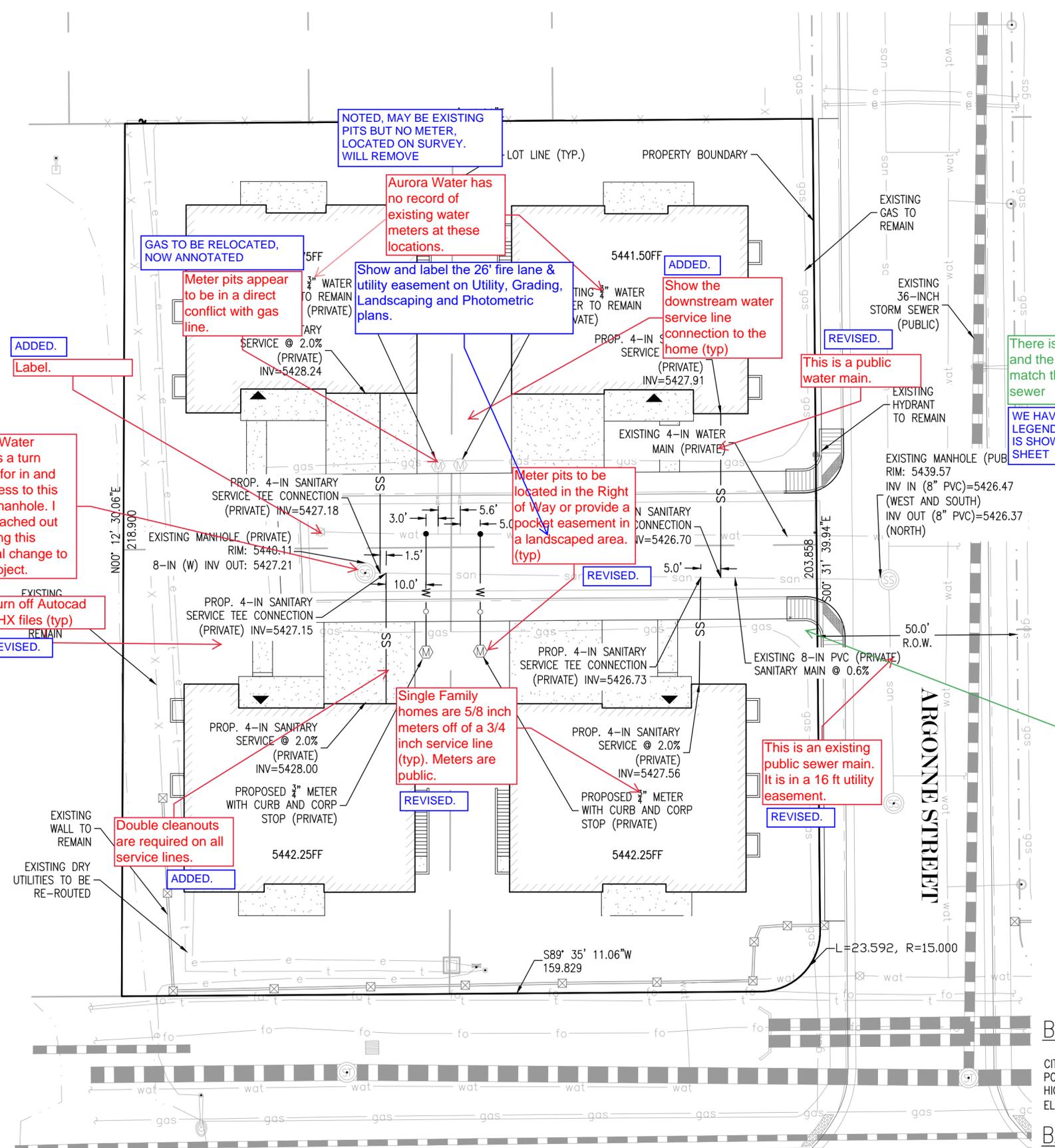
LEGEND

	PROPERTY BOUNDARY
	EXISTING LOT LINE
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED SETBACK LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	PROPOSED UTILITY (TYP)
	EXISTING UTILITY (TYP)
	PROPOSED STORM <18"
	EXISTING STORM <18"
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED WATER LINE
	EXISTING WATER LINE
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER METER IN MANHOLE
	WATER METER IN VAULT
	CORP STOP
	CURB STOP
	TAP SLEEVE VALVE
	OPEN GATE VALVE



SITE PLAN AMENDMENT
ARGONNE STREET RESIDENCES
1511, 1521, 1534, AND 1541 ARGONNE STREET
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UTILITY PLAN



BENCHMARK

CITY OF AURORA BM #4S6603NW004 RR SPIKE SET IN NORTH BASE OF 2ND POWER POLE, EAST OF TOWER ROAD AT WEST DRIVEWAY ENTRY TO COLORADO HIGHWAY DEPT. BUILDING, AT EAST COLFAX AVENUE AND TOWER ROAD. ELEVATION: 5440.627 FEET (NAVD 1988 DATUM)

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COLFAX AVENUE

ARGONNE STREET

THIS PRIVATE ACCESS DRIVE MEETS FIRE CODE FOR 150-FT BACKOUT DISTANCE FOR A FIRE APPARTUS VEHICLE. DOES AURORA WATER HAVE A MAXIMUM BACKOUT REQUIREMENT, IF SO PLEASE CITE.

Aurora Water requires a turn around for in and out access to this public manhole. I have reached out regarding this potential change to your project.

Double cleanouts are required on all service lines.

NOTED, MAY BE EXISTING PITS BUT NO METER, LOCATED ON SURVEY. WILL REMOVE

Aurora Water has no record of existing water meters at these locations.

Show and label the 26' fire lane & utility easement on Utility, Grading, Landscaping and Photometric plans.

Show the downstream water service line connection to the home (typ)

This is a public water main.

There is no proposed storm and the line type does not match the existing storm sewer

WE HAVE REVISED THE LEGEND TO REFLECT WHAT IS SHOWN ON THIS PLAN SHEET

Meter pits to be located in the Right of Way or provide a pocket easement in a landscaped area. (typ)

This is an existing public sewer main. It is in a 16 ft utility easement.

Show proposed street light

THERE IS A MIDBLOCK STREET LIGHT, ACROSS STREET, NOW ANNOTATED. IS THIS REQUIRED? PLEASE CITE CODE