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Dear: Aurora City Building Division

Please find answers below to the comments received on 01/10/24

Comments Title Page

1. NEC code edition 2023

Response: Please refer to revised sheet 1 of 16, showing revised Governing Codes.

2. Provide a photometric sheet.

Response: We have added a Photometric sheet, please see sheet 16 of 16.

3. Please coordinate with Planning Case Manager to determine which notes are applicable for this Site Plan submittal.

Response: Please refer to sheet 6 of 16, showing the required Site Plan notes, as per coordination with Planning Case Manager.

4. Please edit the Site Plan title to "1555 N Moline Street Multifamily Site Plan"

Response: Please refer to sheet 6 of 16, showing the required title.

5. Please provide the contact information for the Landscape architect.

Response: Please see revised Contact Information in sheet 1 of 16, to see this information.

6. There will be a tree affected by development. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.

Response: Please see sheet 4 of 16 to view this information.

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7. ***The site plan will not be approved by Aurora Water until the preliminary drainage report is approved. Please incorporate the comments into this site plan.***

Response: Preliminary drainage report comments have been incorporated in the grading plan shown. Preliminary drainage report was submitted through the civil plan review portal.

8. ***Missing Data Block, site Plan Notes, Legal Description, and Signature Blocks. Vicinity Map***

Response: Please refer to sheet 1 of 16, showing the required information.

9. ***Notes that need to be added to plans***

All sign posts and sign supports shall comply with COA Standard Detail TE-11 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: This information has been added to the site plan (Sheet 6 of 16) as per your request.

10. ***Please provide a completed Implementation plan, see example table template. Please include a code path showing how you arrived at the number of accessible units.***

Response: Please refer to sheet 1 of 16, showing the required information.

11. ***Please provide a data block. Provide the actual height of the structure. Provide the IBC Construction Types and Occupancy classifications for the proposed units.***

Response: Please refer to sheet 1 of 16, showing the required information.

12. ***Per section 2.03.5.10 of the City of Aurora Roadway Design & Construction Specifications, documents submitted to the city for review cannot have any copyright notes. Please remove all copyright notes (TYP.)***

Response: All submitted pages have the Copyright removed from its title block.

13. ***Please number your page "1 of 13 Cover Sheet, 2-13 Site Plan.... etc."***

Response: All revised submitted pages have this numbering system.

14. ***Add the following note to the Photometric Site Plan: ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".***

Response: Please view newly added sheet 16 of 16 to view this information.

- 15. Show the accessible route to the accessible parking by heavy dashed line. Verify minimum 1 foot-candle of illumination along its entire length.**

Response: Please view newly added sheet 16 of 16 to view this information.

- 16. Will there be a mail kiosk amenity? If so, please provide an accessible route to the mail kiosks and details. Within this detail show adjacent street, vertical/mountable curb, curb ramp from street to sidewalk, width of sidewalk. The detail shall convey information that demonstrates compliance with ADA and Postal regulations that includes units of measurements and scales, and cross referencing.**

Response: No kiosk amenities will be provided

- 17. Has the U.S.P.S. has approved the appropriate mode of delivery and kiosks locations. Please provide a note that identifies the location of the mail kiosks and states compliance with ADA and Postal regulations.**

Response: Please see sheets 6 of 16 and 15 of 16 showing this information.

- 18. Move the Improvement Survey Plat page from the Site Plan set.**

Response: This sheet has been removed in the revised submission package.

Comments Grading Plan

19. 8" Cured-In-Place Pipe in Vitrified Clay Pipe

Response: Please see sheet 2 of 16, showing this comment revised.

20. The parking lot and detention system shall require a drainage easement

Response: No detention was included in the revised plans.

21. All abutting zone districts must also be labeled on the site plan

Response: Please see sheet 2 of 16, showing this comment revised.

22. Mark the drain and the pipe network to the sand filter as "Private"

Response: The sand filter and storm has been removed from the plan due to drainage comments.

23. Please dimension and label the proposed sidewalk, planter and extend the sidewalk to the end of the property. NOTE: The planters need to be 5' X 15' and the sidewalk at 14' -16' wide.

Response: Previous agreements to reduce the walk to 11 ft from back of curb to back of walk with sidewalk easement set behind walk. Planters revised. See sheet 2 of 16.

24. Chain-link Fence is not allowed.

Response: Please see sheet 2 of 16 and 3 of 16, making this element not present in both model and legend

25. Parking layout dimensional requirements for head-in parking are 19 ft depth and 9 ft width.

Response: Please refer to revised sheet 2 of 16, showing the required parking dimensions.

26. parking is required by Section 146-4.6. 1 parking space per unit plus 1 additional space per 5 units for guest parking, including accessible parking space(s) will be required. Per Section 146-2.4.4.1.2.c, 35% of those spaces must be in a garage, and 50% of the garaged spaces must be attached to the building.

Response: Please refer to revised sheets 2, 4 and 6 of 16, showing the required number of parking spots.

27. Show access circulation from Driveway to the parking lot. Show on-site vehicular circulation.

Response: One entrance and cars park in the back. Please see sheet 2 of 16 and 3 of 16, showing this information revised.

28. Identify the accessible parking stalls, accessible aisles. See options below.

Response: Please see sheet 2 of 16, showing this information revised. ADA stall has a symbol on it. 9 ft wide parking with 9 ft striping buffer provided.

29. 2% min. required per section 2.08.1.06.2 of the COA Roadway Design & Construction Specifications.

Response: Please refer to revised sheets 2 of 16, showing the required information.

30. Usable outdoor space is required for multifamily at a rate of 100 sf per unit. Up to 40% of this requirement may be accommodated with outdoor decks and balconies and 30% of all the units must have a balcony or patio of at least 40 square feet. Aside from the required balconies, an approach to meet the outdoor space requirement may be to design the area between the building and the sidewalk as a courtyard or patio space.

Response: The (2) type B accessible units on the first floor have a 40 sft patio area that connects to the accessible hallway leading to the accessible parking area. The (2) units on the second floor have a 306 sft deck above the garage areas providing for this requirement. The front access for both units at the first floor have a landscaped area and accessible circulation designed as outdoor space. The (2) units on the second floor have balconies also facing the main access to the East.

31. Please remove all spot elevations from this Site Plan submittal. Spot elevations will be required for the Civil Plan review submittal.

Response: Spot elevations have been removed from these revised sheets.

32. Pedestrian Access (accessible route) needs to be provided to the main building entrance. Show this with a thick dashed line to the building entrance(s). It is not clear how the pedestrian network connects to the areas of the site.

Response: Please see sheet 2 of 16, showing this information. ADA routes are shown on the grading plan.

33. Please provide the front setbacks dimension from the property lines

Response: Please see sheet 2 of 16, showing this information.

34. Please label street classification per section 4.04.2 of the COA Roadway Design & Construction Specifications. (TYP)

Response: Please see sheet 2 of 16, showing this information.

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- 35. Please add these notes to the Grading Plan sheet and ensure that the plans adhere to the listed requirements.**

Response: Please see sheet 2 of 16, showing these notes. Notes added.

Comments Utility Plan

- 36. It helps traffic flow if existing 15' access remains instead of reducing this down to an 8' access.**

Response: There won't be access between the two properties.

- 37. Identify the accessible parking stalls, accessible aisles, curb stops, and signage.**

Response: Please refer to revised sheets 3 of 16, showing this information. Curb stop and signage only at the ADA parking stall. Legend identifies ADA parking stall.

- 38. Please identify the fire riser room. TYP of site, utility, landscape sheets**

Response: Please refer to revised sheets 3, 4 and 6 of 16, showing this information.

- 39. Show and label the fire service water line supporting the interior automatic fire sprinkler system. Example for fire service line label: 4" Fire Line DIP (Private). TYP**

Response: Please refer to revised sheet 3 of 16, showing this information. Fire line added to utility plan.

- 40. Please label to verify existing water Main. Should be 6" PVC. This main will need to be potholed for civil plans.**

Response: Please refer to revised sheets 3 of 16, showing this information. Added to the utility plan. Potholing will be completed for civil CDs.

- 41. Label this as a water service and do not specify the size until the civil plans are submitted. Otherwise, if the size is mentioned, it will need to match the civil plans. (recommended)**

Response: Please refer to revised sheet 3 of 16 showing this information.

- 42. Since these are condos, only one tap is required.**

Response: Please see revised sheet 3 of 16 showing this information

- 43. R2 multi family occupancies require sprinkler systems. If this is R2 complex, provide and identify the information below.**

Response: Please see revised sheet 3 of 16 showing this information.

44. The FDC shall be on the front main entrance side or street side of buildings, within 100 ft. an on-site fire hydrant. Add an onsite fire hydrant that will support the fire sprinkler system.

Response: Please see revised sheet 3 of 16 showing this information. A new hydrant has been added.

45. Provide a knox box at the fire riser room door.

Response: This information has been added on revised sheets

46. Show the location of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.

Response: Added to utility sheet. Please see revised sheet 3 of 16 showing this information.

Comments Landscape Plan L-1b

47. Please screen the garbage cans and A/C units.

Response: Please refer to revised sheet 6 of 16. Our revised set shows fully screened trash cans at the west portion of the parking area and HVAC condensing units screened above the new garage roofs.

48. Please remove all interior building details

Response: This information has been removed from landscape plan.

49. Please label the TG tree

Response: Please refer to revised sheet 4 of 16 legend to view this detail.

50. Please clarify and label what these areas are? Also, please clarify and label the double lines, are they walls or curbing?

Response: Please refer to revised sheet 4 of 16 to view these details. Lines are no longer part of design as per architectural drawings.

51. Please be advised that trees are not permitted within UE. As such, please convert the buffer trees into shrub equivalents. Also, if there is not enough space to accommodate the required shrubs and shrubs equivalents for trees, then an adjustment should be requested.

Response: Trees have been removed. Not enough room for shrub equivalent, adjustment requested.

52. Please provide the landscaping around the dumpster enclosure. Please refer to the UDO for the required landscaping. Also, please provide the dumpster at least 12' from the property lines.

Response: Trash enclosure moved to be 12'-0" away from property line. Not enough room for a full dumpster buffer around all sides. Not enough room on the east side to accommodate fire department access with. Please refer to revised sheet 4 of 16 to view these changes.

53. Please provide a separate tree mitigation plan for this tree.

Response: Please refer to revised sheet 4 of 16 to view these changes.

54. Please provide the required landscape buffer and landscaping or request an adjustment.

Response: Frontage buffer provided for. Other required buffers were not met. Adjustments request provided on page 5 of 16.

55. Please clarify the 40" caliper, as the chart has 42" caliper.

Response: Please refer to revised sheet 4 of 16 to view these changes.

56. Please change from 3 gal to 5 gal. LL & CT

Response: Please refer to revised sheet 4 of 16 to view these changes.

57. Overall comments

- A. Please indicate all the proposed or existing UE on the landscape plans and be sure not to provide trees in them.** UEs already shown on the existing landscape plan. Trees located on UE removed.
- B. Please provide "Not construction" to all the landscape Sheets.** Please refer to landscape sheets 4 of 16 and 5 of 16.
- C. Please darken the North arrows on all Sheets.** Please refer to landscape sheets 4 of 16.
- D. Please have the sheet numbers be in consecutive order.** Please refer to landscape sheets 4 of 16 and 5 of 16.

58. Show the location of the fire riser rooms. TYP of landscape, utility, photometric sheets. The mention sheets must reflect the location of all fire hydrants and fire department connections and fire riser rooms to ensure that these devices are not physically or visually obstructed from responding fire crews.

Response: Please refer to landscape sheets 4 of 16, showing these changes.

59. Add the following Fire Life Safety landscape note:

LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

Response: Please refer to revised sheet 4 of 16 to view these changes.

60. Call out what type of access this is. Is it a full movement access or are any movements restricted?

Response: Full access movement as per traffic engineer drawings. Please refer to revised sheet 4 of 16 to view these changes.

61. This access is too close to the neighboring properties head in parking. In the PreApp we requested shared access to the north. This access could cause safety issues.

Response: Access maintained as per owners request. The city planner and other departments already agreed on this.

62. 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 sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'

Response: Please refer to revised sheet 4 of 16 to view these changes.

63. Please be advised that the landscape plans are required to be drawn in an engineer scale. As such, please correct.

Response: Please refer to revised sheet 4 of 16 to view these changes.

64. Please provide the correct sidewalk width of 14'-16', and length from the PL to PL. Also, please provide the required planter width and length of 5' X 15' with the required landscaping of 1 tree per 35'.

Response: Sidewalks already exist abutign to street; no tree lawn exists. Planter buffers already accounted for in street frontage requirements. 1 tree per 35' already provided. Please refer to revised sheet 4 of 16 to view these changes

65. No trees are allowed in public utility easements or within 8' of a public utility.

Response: No trees are found in any UE.

Comments Landscape Plan L-1a

66. Please change to Attached Urban Sidewalk conditions with one street tree per 35'.

Response: Please refer to revised sheet 5 of 16 to view these changes.

67. Please have the proposed site data areas, total 100%.

Response: Please refer to revised sheet 5 of 16 to view these changes.

68. Please add and provide the south and west landscape buffers to the chart. Also, if the buffers are not met, adjustments should be requested. They will need to be listed on the cover sheet, as well as the letter of induction and include a discrimination of any mitigation measures being taken to offset the adjustment.

Response: Please refer to revised sheet 5 of 16 to view these changes.

69. Please be advised that the building perimeter landscaping is not required for buildings fronting urban streets.

Response: Please refer to revised sheet 5 of 16 to view these changes.

70. Recommend contacting the City Forester to discuss the required mitigation. Also, the required mitigation needs to be above the required trees and no tree equivalents are allowed .

Response: Please refer to revised sheet 5 of 16 to view these changes.

71. Please remove these notes, as the information is referencing the previous code Article 14. This code was updated in 2019 and the notes/requirements are no longer part of the updated code called the UDO.

Response: Please refer to revised sheet 5 of 16 to view these changes.

72. Please provide the required water usage table.

Response: Please refer to revised sheet 5 of 16 to view these changes.

73. Please eliminate these notes and provide the required landscape notes in the landscape manual.

Response: Please refer to revised sheet 4 & 5 of 16 to view these changes.

Comments Site Plan

74. *Parking stalls need to be 9' X 19'*

Response: Please refer to revised sheet 6 of 16, showing the required parking dimensions.

75. *Is traffic going to circulate? 12 feet is a one way access and it looks like this is going to be used as 2 way access.*

Response: Revised site plan shows vehicular circulation arrows and an expanded driveway that now is 16'-0" wide.

76. *Please dimension all existing and proposed sidewalks.*

Response: Please refer to revised sheet 6 of 16

77. *Please callout curb cut per COA standards*

Response: Please refer to sheet 6 of 16 showing this callout

78. *Architecture sheets will not be required for compliance during site plan or civil plan submittal. Please check with planning if these sheets need to be removed.*

Response: The Planning department has confirmed that.

Comments Site & Accessibility Plan Details

79. *These elements will not be reviewed during the sign plan submittal process. Your construction document submittal will require these elements.*

Response: This element has been removed from the set.

80. *Show the location of the accessible parking/tow-away signage.*

Response: This information is now shown in sheet 9 of 16.

81. *Check with planning about dimension ADA Parking*

Response: This information has been updated on page 6, 9 and 13 of 16.

82. *Show and label required accessible/van accessible spaces and aisle.*

Response: Please refer to revised sheet 6 and 9 of 16.

83. *Please check traffic regarding the type of signage.*

Response: Please review the attached traffic letter for this information.

**84. *Add graphic tow-away sign.
The distance of minimum height is 7'.***

Response: Please see revised sheet 13 of 16 / Detail 6, showing this information.

Comments Elevations

85. *Show typical details of lighting on the plan and on building elevations.*

Response: Please refer to sheets 11, 12 and 15 of 16 showing this information.

86. *Please show the percentage of masonry - Minimum percentage of masonry on the net façade area is 15 percent.*

Response: Please refer to revised sheets 11 and 12 of 16 showing this information

87. *Elevation sheets must show and label FDCI, Fire Riser, Knox Box*

Response: Please refer to the finishes chart showing percentages for finish F8 (Brick Veneer) on sheet 11 and 12 of 16 showing this information.

88. *Please provide a “table of materials” and the material percent breakdown on the elevation page.*

Response: Please refer to the finishes chart showing percentages for exterior finish materials on sheet 11 and 12 of 16 showing this information.