

Alfredo Martinez-Suarez

PO Box 2311, Littleton CO
(720) 307-2797
alfredo_ms@archams.com

April 18th, 2025

Re: Planning Department

Dear Rachid Rabbaa:

PLANNING DEPARTMENT REVIEW

Here are the comments that we received on 10/09/ 2024.

1. Community Questions, Comments and Concerns

- A. Neighborhood organizations and adjacent property owners were notified of the Site Plan application. One community member has submitted a comment.**

Response: N/A

2. Zoning and Land Use Comments

- A. See all redline comments.**

Response: N/A

- B. Repeat comment: Cover sheet: Missing Data Block, Site Plan Notes, Legal Description, and Signature Blocks. Please ask your case manager for a cover sheet example.**

Response: Please refer to the updated Cover Sheet (page 1) to see these changes.

- C. Repeat Comment: Cover Sheet Title: Please edit the Site Plan title to “1555 N Moline Street Multifamily Site Plan” on each sheet.**

Response: Please refer to the updated Site Plan Set for these changes.

- D. Please correct sheet pagination in the Site Plan set. Example (page 1, 2,3..)**

Response: Please refer to the updated Site Plan Set for these changes.

- E. Label all sheets correctly above each sheet number. Like (Cover sheet, Site Plan..) See redlines. Site Plan:**

Response: Please refer to the updated Site Plan Set for these changes.

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- F. Please provide the front setback dimensions from all property lines.**

Response: Please refer to the updated Grading Plan (page 3) for this information.

- G. 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 refer to the updated Utility Plan (page 4) for this information.

- H. Clearly show access circulation from N Moline Street to the parking lot. Show on-site vehicular circulation.**

Response: Please refer to the updated Grading Plan (page 3) for this information.

- I. Repeat Comment: 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. Show this clearly on the Site Plan and identify the square footage and location.**

Response: Please refer to table "Usable Outdoor Space" on pages 7 and 8 for this information.

- J. Please provide more information and calculation for decks and balconies. Sq. footage of each balcony, number of balconies and the overall sq footage.**

Response: Please refer to table "Usable Outdoor Space" on pages 7 and 8 for this information.

- K. Please provide a table of parking requirements showing how many covered, uncovered parking spaces and garages. As shown, right now it's unclear.**

Response: Please refer to revised page 1 for this information.

- L. All corridors and stairwells shall be fully enclosed within the building envelope. As shown in the Site Plan you are not meeting the requirements.**

Response: All corridors and stairwells are fully enclosed as per our meeting with the planner, the stairwell located on the exterior on the west side has been removed.

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

Response: Please refer to "Material Percentage" tables in pages 9 and 10 for this information.

3. Signage Issues

- A. If any monument signs are proposed their footprint must be shown on the Site Plan and Landscape Plan, with details provided on materials, colors, proposed lighting, etc. on the Architectural Details page. All monument signs must match the design aspects of the building.**

Response: No monument signs are proposed for the building.

Please do not hesitate to contact me if you have any further questions or comments.

Respectfully,

Alfredo Martinez-Suarez

M-S Architecture

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4. Landscaping Issues

A. Please add these hatches to the plant legend.

Response: Please refer to updated page 5 for this information.

B. Please advice and indicate if the proposed planter is raised, curbed or flush.

Response: Please refer to updated page 5 for this information.

C. Please label this item.

Response: Please refer to updated page 5 for this information.

D. Please turn off all the numbers,

Response: Please refer to updated page 5 for this information.

E. Please add the type, color and hatching for the proposed mulch and rock.

Response: Please refer to updated page 5 for this information.

F. Please have just one street tree species.

Response: Please refer to updated page 5 for this information.

G. Please indicate and label the proposed mailbox, as indicated on Sheet 6

Response: Please refer to updated page 5 for this information.

H. Please clarify what the double line is under the tree. Is it a sidewalk chase and how will it affect the tree.

Response: Please refer to updated page 5 for this information.

I. Please clarify the 40" diameter vs the 20" caliper, as they do not concur.

Response: Please refer to updated page 5 for this information.

J. Please add the LA contact information

Response: Please refer to updated pages 5 and 6 for this information.

K. Please remove the x out items. Non-Street and street frontage buffers are not required.

Response: Please refer to updated page 6 for this information.

L. Please remove the Landscape Plan (non listed comment)

Response: The landscape elements have been removed, please refer to page 1 for this information.

Please do not hesitate to contact me if you have any further questions or comments.

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6. Civil Engineering

A. See redline comments.

Response: N/A

B. REPEAT COMMENT: Please callout and dimension all existing and proposed sidewalks.

Response: Please refer to revised page 3 for this information.

C. Sidewalk chase in public ROW must be per COA standards. Callout specific COA standard detail for proposed sidewalk chase. Please only reference the standard detail, do not duplicate COA standard details in the plans.

Response: Please refer to revised page 3 for this information.

D. REPEAT COMMENT: Please callout curb cut per specific COA standard detail. Only reference the standard detail, do not duplicate COA standard details in the plans.

Response: Please refer to revised page 3 for this information.

E. Benchmark is not required for Site Plan submittals. Please remove. COA benchmark will be required for the Civil Plan submittal. Please see below for reference.

Response: Please refer to revised page 3 for this information.

F. Please use City of Aurora (COA) benchmark. To find benchmark descriptions, please see the City's survey control map on the City's website. Link can also be found on section 2.03.5.07.1 of the 2023 COA Roadway Manual, projects shall be prepared using the NAVD 1988 vertical

datum and NAD 83/92 HARN horizontal control system. (2.03.5.07.1 & 2.03.5.07.2 of the 2023 COA Roadway Manual)

Response: Please refer to revised page 3 for this information.

Please do not hesitate to contact me if you have any further questions or comments.

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Here are the comments that we received on 10/09/ 2024.

7. Traffic Engineering

A. Minor comments (sight triangles and landscaping.) / This is 4'

Response: Please refer to revised page 5 for this information.

B. Update the sight triangle.

Response: Please refer to revised page 5 for this information.

C. Make sure plants in the sight triangle are under 3'. Plants between 2' and 3' will need an evaluation of visual obstruction.

Response: Please refer to revised page 5 for this information.

D. 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 page 5 for this information.

E. Signing and striping will be fully evaluated at civil plan set and additional comments might come at that time.

Response: N/A

F. Move the sight triangle (non listed comment)

Response: Please refer to revised page 5 for this information.

G. This is all one note (non listed comment)

Response: Please refer to revised page 2 for this information.

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9. Forestry

A. See redline comments.

Response: N/A

- B. Please use tree mitigation table provided below. 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 20", but only 8" would be required for planting back onto the site. The mitigation value is \$2,460.00.**

Response: Please refer to revised page 5 for this information.

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10. Utilities

A. See redline comments.

Response: N/A

B. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

Response: N/A

C. Since the sanitary line is shown on this sheet please also add the water service line and hydrant lateral.

Response: Please refer to updated page 4 for this information.

D. There isn't any storm nearby and no storm is being proposed so you can remove it from the legend

Response: Please refer to updated page 4 for this information.

E. Provide call out for hydrant connection to the main

Response: Please refer to updated page 4 for this information.

F. Label the easement

Response: Please refer to updated page 4 for this information.

G. Shrubs are required to be 3' away from meter pits and trees are required to be 5' away from meter pits.

Response: Please refer to updated page 5 for this information.

H. Please ensure 5' from the water meter.

Response: This information is compliant with the code.

Please do not hesitate to contact me if you have any further questions or comments.

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