

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



June 4, 2021

Brian Martin
Studio Slate
1630 S Saint Paul
Denver, CO 80210

Re: Second Submission Review – Argonne Street Residences - Site Plan Amendment
Application Number: **DA-1696-01**
Case Number: 2003-4008-04

Dear Mr. Martin:

Thank you for your recent submission, which we started to process on Tuesday, May 18, 2021. We reviewed it and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and outside agencies.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a revised submittal on or before Friday, June 25, 2021.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item marked with an asterisk. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Your estimated Administrative Decision date will be determined based on your next resubmittal. Please remember that all abutter notices for administrative decisions 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, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7541 or rrabbaa@auroragov.org.

Sincerely,

Rachid Rabbaa
Planner
City of Aurora Planning Department

cc: Israel Orozco - 1941 Andes Street, Aurora, CO 80011
Rachid Rabbaa, Case Manager
Meg Allen, Neighborhood Services
Cesarina Dancy, ODA
Filed: K:\SDA\1696-01rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please address all Landscaping requirements and address redlines (See Item 2)
- Please address all Addressing-related redlines on the site plan (See Item 3)
- Please review the various site plan redlines from Civil Engineering (see Item 4)
- Please address all Traffic-related redlines on the site plan (see Item 5)
- Address all Fire / Life Safety redlines on the site plan (see Item 6)
- Review Aurora Water comments (see Item 7)
- Review Real Property / dedication and license agreement processes (see Item 7)

PLANNING DEPARTMENT COMMENTS

1. Planning and Development Services (Rachid Rabbaa / 303-739-7541 / rrabbaa@auroragov.org)

1A. No further comments.

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

Redlines to Sheet 5

2A. Update the plant schedule to reflect that all shrubs shall be five-gallon at time of installation and all perennials shall be one gallon.

2B. Update the City of Aurora Landscape Notes per the comment provided

2C. Update the requirements for the landscaping of front yards. Likely the plant material has been provided, but follow the requirements found in Table 4.7-3 and provide a table documenting compliance

Redlines to Sheet 6

2D. Lighten the color of the sod hatch.

2E. While the plant material provided the intersection of the street and Argonne Street meets code requirements, given its high visibility and location as the entrance to the development, it would be aesthetically more pleasing if both sides match with plant material.

3. Addressing (Phil Turner / pturner@auroragov.org / 303-739-7271)

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 (If available)

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. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting CADGIS@auroragov.org

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Site Plan

Redlines to Sheet 1

4A. Comments were provided 3/22/21 and no subsequent submittal has been made



Redlines to Sheet 3

4B. Retaining walls cannot cross lot lines.

4C. Min 2% slope

Redlines to Sheet 4

4D. Show the proposed street light as shown on the site plan. If a lighting study is conducted that shows the existing conditions meet current lighting standards, a new light would not be required.

5. Traffic (Brianna Medema / bmedema@auroragov.org / 303-739-7336 / Comments in gold)

Site Plan

Redlines to Sheet 5

5A. **Add the following note landscape plans:** 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10.

6. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / PDF Comments in Blue).

Site Plan

Redlines to Sheet 2

6A. See comment for mail kiosk.

6B. Please indicate how residents will receive mail. If by mail kiosk Show location of Mail Kiosk with access from the street and interior sidewalk. A curb ramp may be needed from adjacent street and leading up to the mail kiosk. A detail of these elements shall be included. The illumination level shall not be less than 1-foot candle at the mail kiosk. Feel free to contact me with questions: (P) 303.739.7656, (E) mapodaca@auroragov.org

7. Aurora Water (Ryan Tigera / 303-326-8867/ rtigera@auroragov.org / Comments in red)

Redlines to Sheet 4

7A. Valve is public.

7B. Manhole is public.

7C. Thanks for the response regarding the turn around in compliance with the fire code. Section 5.06 in the 2020 Aurora Water Criteria manual describes access for this public manhole. Please reference and confirm.

7D. Service line from main to meter pit is public. Service line from pit to home is private. (typ)

7E. Show proposed location to ensure no utility conflicts.

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

8A. There are several encroachments into the easements by object that will need to be covered by a License Agreement. The Fire Hydrant needs to be covered by a pocket Utility easement. Contact Grace Gray (ggray@auroragov.org) for the License Agreement issues. Contact Andy Niquette at (dedicationproperty@auroragov.org) for the easement dedication, if needed.

Redlines to Sheet 2

8B. This portion of the noise fence needs to be covered by a License Agreement for the encroachment into the easement(s)

8C. Cover this hydrant with the pocket Utility easement

8D. Add the existing 4' U. E. and 6' G. E.

8E. This fence is in the R.O.W.

8F. This portion of the noise fence needs to be covered by a License Agreement for the encroachment into the easement(s)

Redlines to Sheet 3

8G. Round to the nearest second and the hundredth of a foot (typ.)

8H. Round to the nearest second and the hundredth of a foot (typ.)

8I. The measurements are touching the easements



- 8J. Cover this with a License Agreement
- 8K. Round to the nearest second and the hundredth of a foot (typ.)
- 8L. Round to the nearest second and the hundredth of a foot (typ.)
- 8M. Add the delta angle

Redlines to Sheet 4

- 8N. Match the plat easement name
- 8O. Cover with a pocket easement