

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



March 19, 2021

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

Re: Initial 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 initial submission, which we started to process on Monday, February 22, 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 second submission to us on or before Thursday, April 8, 2021 to keep on schedule. If submitted later, the administrative date will be extended. Also, please make payment of \$11,189 for application before second submittal.

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 has been tentatively scheduled for Wednesday, May 19, 2021. 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.

**I have left the City of Aurora and your new Case Manager going forward will be Rachid Rabbaa. If you have any comments or concerns, please contact Rachid at 303-739-7541 or rrabbaa@auroragov.org. **

Sincerely,

Ryan Loomis, Senior 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:\\$DA\1696-01rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Payment of outstanding invoice of \$11,189 required before next submittal (see Item 1A)
- Please flatten the file/pdf and remove the AutoCAD SHX text. (see Item 1B)
- Front setback and elevation requirements (see Item 1C)
- Please provide more information about the building elevation (see Item 1D)
- Review the Unified Development Code for Landscaping requirements and address redlines (See Item 2B)
- Please review the various site plan redlines from Civil Engineering (see Item 4C)
- 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 (Ryan Loomis / 303-739-7220 / rloomis@auroragov.org)

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

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

Redlines to Sheet 1

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

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

Redlines to Sheet 1

2A. Add the landscape architect contact information.

Redlines to Sheet 5

2B. 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.

2C. Provide/list a statement describing the mulch treatment for the landscaping.

2D. Include the existing and proposed grading grayed back.

2E. Include all the easements dimensioned and labeled.

2F. 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.

2G. 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.

2H. The proposed street trees along Argonne Street will likely not be possible unless a reduction in the building footprint is done. There are two utility easements along Argonne Street that prohibit tree placement. If possible, the trees should be located outside the easement.

2I. Will there a fence proposed between the lots? If so, include them and provide an elevation/detail of the proposed fencing.

2J. Review the UDO, but side yards visible to public view, shall follow the front yard standards.

2K. Show the property line as a traditional line type. A long dash and two short dashes.

2L. The original landscape plans called for a buffer along the west side of the property to comply with code. That requirement is still valid. 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. A hardship is necessary for adjustment requests.

2M. 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 the one on the original plan with common and botanical names, sizes and a column for quantities.

2N. 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.

2O. Add "Not for Construction" to the landscape sheet.

3. Addressing (Phil Turner / pcturner@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. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

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

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

Redlines to Sheet 2

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.

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

Redlines to Sheet 3

4F. Label existing storm facilities.

4G. 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.

Redlines to Sheet 3

4H. Minimum slope away from building is 5% for 10 feet of landscape areas, and 2% for impervious areas.

4I. Identify how flows will exit the site.

4J. The site plan only labeled the private drive sidewalk to be replaced. Please clarify.

Redlines to Sheet 4

4K. There is no proposed storm and the line type does not match the existing storm sewer.



4L. Show proposed streetlight.

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

Site Plan

Redlines to Sheet 1

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.

Redlines to Sheet 2

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

5C. Remove 15'x15' sight triangle, only include COA STD TE-13.1 or TE-13.2 compliant sight triangles.

5D. Add stop sign and show ramps.

5E. Add sight triangle per COA STD TE-13.2. Use 50mph for design speed of Colfax Ave.

Redlines to Sheet 5

5F. Add sight triangles (as commented on site plan) and review landscaping per COA Roadway Spec. 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 1

6A. See comments to add notes.

6B. See multiple comments for site data block information.

Redlines to Sheet 2

6C. See multiple gating comments.

6D. See comment for mail kiosk.

6E. See comment for fire hydrant.

6F. See fire lane recommendation comment.

Redlines to Sheet 4

6G. See comment to show fire lane easement.

Redlines to Sheet 5

6H. See fire lane sign details.

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

Redlines to Sheet 2

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

Redlines to Sheet 4

7B. 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.

7C. Turn off Autocad SHX files (typ).

7D. Label areas where highlighted.

7E. Double cleanouts are required on all service lines.

7F. Meter pits appear to be in a direct conflict with gas line.

7G. Aurora Water has no record of existing water meters at these locations.

7H. Single Family homes are 5/8 inch meters off of a 3/4 inch service line (typ). Meters are public.

7I. Meter pits to be located in the Right of Way or provide a pocket easement in a landscaped area.(typ).



- 7J. Show the downstream water service line connection to the home (typ).
- 7K. The highlighted is an existing public sewer main. It is in a 16 ft utility easement.
- 7L. The highlighted is an existing public water main.

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

8A. There are some License Agreement issues. See the comments on the document(s). Contact Grace Gray (ggray@auroragov.org) 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.

Site Plan

Redlines to Sheet 1

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.

Redlines to Sheet 2

- 8C. Add Lot and Block designations.
- 8D. Change the Lot lines into solid/continuous lines - add B&D.
- 8E. Add Lot and Block and Subdivision designation.
- 8F. Add the Block and Subdivision (Typ.).
- 8G. Add R.O.W. width.
- 8H. Match the plat name for the existing easement.
- 8I. Add lot lines and lot line distances.
- 8J. Ensure dimension matches the plat.
- 8K. Cover the highlighted gate/fence located in the easements with a License Agreement. Contact Grace Gray (ggray@auroragov.org) to start.
- 8L. Cover the highlighted noise fence located in the easements with a License Agreement. Contact Grace Gray (ggray@auroragov.org) to start.

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

9A.

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan amendment for **Argonne Street Residences**. Please be aware PSCo owns and operates existing natural gas and underground electric distribution facilities throughout the subject property. The property owner/developer/ contractor must complete the application process for any new natural gas or electric service, or *modification* to existing facilities including relocation and/or removal via xcelenergy.com/InstallAndConnect. 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 (i.e. transformers) – be sure to contact the Designer and request that they connect with a Right-of-Way and Permits Agent in this event.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction. Call or email me with any questions.

10. Adams County Community & Economic Development Dept. (Steve Krawczyk/ SKrawczyk@adcogov.org)

10A. Comment:

- a. Encroachment onto other properties. The applicant will need to notify any affected property owners.
- b. The county recommends approval by the Mile High Flood Control District for the Outfall of the new culverts.
- c. The Corp of Engineers may require the applicant to obtain a Wetlands Permit before grading to address any required mitigation. The national wetland inventory maps indicate the presents of a wetland in this area.
- d. Contact the Fish and Wildlife Department about obtaining any required permits. The Colorado Division of Wildlife may need to approve this construction. Contact the Fish and Wildlife Department.