

# STUDIO SLATE

ARCHITECTURE

1/11/2022

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 6/4/2021.

## **Planning Department**

1A. No further comments.

## **Landscaping**

COMMENTS ON 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.*

**ODG RESPONSE:** Plant schedule has been updated to reflect required sizes.

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

**ODG RESPONSE:** The note regarding landscaping in the sight triangle has been added to the "City of Aurora Landscape Notes" on sheet 5.

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*

**ODG RESPONSE:** The "City of Aurora Landscape Requirements" table on sheet 5 has been updated to more clearly document the requirements of the city's Table 4.7.3.

Redline: *Remove as this refers to the previous landscape code.*

**ODG RESPONSE:** The text this comment refers to (under Line 3 of the "City of Aurora Landscape Notes" on sheet 5) has been removed.

Redline: *Because the front yards appear to be xeric, they likely qualify for the \$1,000 tap credit per lot. Contact Aurora, Water, Tim York (303) 326*

**ODG RESPONSE:** Comment noted.

#### COMMENTS ON SHEET 6

2D: *Lighten the color of the sod hatch.*

**ODG RESPONSE:** The hatch indicating sod has been lightened on the plan.

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.*

**ODG RESPONSE:** The landscaping at the corners of the intersection has been changed to match both sides.

#### 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 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:** Corrected.

#### Civil Engineering

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

**RESPONSE:** Understood. Preliminary Drainage Letter provided by Civil Engineer.

4B. Retaining walls cannot cross lot lines.

**RESPONSE:** Separation joint to be provided, per note on Civil Plans. CDs will reflect the break at the property line.

4C. Min 2% slope.

**RESPONSE:** Grading updated to show min 2% slope.

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.

**RESPONSE:** Light fixture is now shown on Sheet 4.

**Other Sheet 3 and 4 comment responses provided by Civil Engineer on separate document.**

**Traffic**

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

**RESPONSE:** Added to Sheet 5 under 'City of Aurora Landscape Notes'.

**Fire / Life Safety**

6A + 6B. Mail Kiosk

**RESPONSE:** phone conversation on 8/16, no additional information is required due to use of standard mailboxes at each residence rather than a mail kiosk.

**Aurora Water**

**7A – 7E comment responses provided by Civil Engineer on separate document.**

**Real Property**

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 for the License Agreement issues. Contact Andy Niquette for the easement dedication, if needed.

**RESPONSE:** Per correspondence with Grace Gray, there is an existing License Agreement that covers these miscellaneous items. A pocket Utility easement has been recorded for the existing Fire Hydrant, under Record Number **2021000146646**.

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

**RESPONSE:** Existing noise fence is covered by the existing License Agreement.

8C. Cover this hydrant with the pocket Utility easement.

**RESPONSE:** See response to 8A above.

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

**RESPONSE:** Added to sheet.

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

**RESPONSE:** This fence is existing to remain. No proposed changes.

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

**RESPONSE:** Existing noise fence is covered by the existing License Agreement.

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

**RESPONSE:** Rounded

8I. The measurements are touching the easements.

**RESPONSE:** No retaining wall within easements. See notes on plans.

8J. Cover this with a License Agreement.

**RESPONSE:** No retaining wall within easements. See notes on plans.

8K + 8L. Round to the nearest second and the hundredth of a foot (typ.)

**RESPONSE:** Rounded

8M. Add the delta angle.

**RESPONSE:** Added.

8N. Match the plat easement name

**RESPONSE:** Updated.

8O. Cover with a pocket easement.

**RESPONSE:** See response to 8A above.

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 of AURORA COMMENTS FROM 6/09/21**

### **COMMENTS ON SHEET 5**

CITY COMMENT: *Update the plant schedule to reflect that all shrubs shall be five-gallon at time of installation and all perennials shall be one gallon.*

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ODG RESPONSE: The hatch indicating sod has been lightened on the plan.

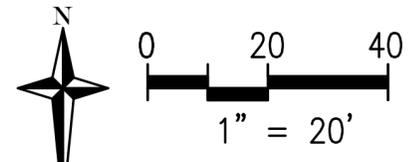
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ODG RESPONSE: The landscaping at the corners of the intersection has been changed to match both sides.

# ARGONNE RESIDENCES

ARGONNE SUBDIVISION FILING NO. 1  
STATE OF COLORADO.

NOT FOR CONSTRUCTION



PROJECT #	SS2012
PROJECT DATE	05/11/21
DESIGNER	CWK
REVIEWER	JSD



**SITE PLAN AMENDMENT**  
**ARGONNE STREET RESIDENCES**  
 1511, 1521, 1534, AND 1541 ARGONNE STREET  
 AURORA, CO 80011  
 CHARLES KEENER JR, P.E. 720-504-9295

**GRADING PLAN**

BRIGHTLIGHTER ENGINEERING COMMENT RESPONSE  
08/05/21

WALL IS OUTSIDE OF EASEMENT BY 2" DOES NOT TOUCH. SCALE OF PLAN SHEET DOES NOT ALLOW FOR THAT LEVEL OF DETAIL.  
 WALL IS OUTSIDE OF EASEMENT DOES NOT NEED LICENSE AGREEMENT IF OUTSIDE OF EASEMENT.

REVISED (TYP. ALL)

round to the nearest second and the hundredth of a foot (typ.)

the measurements are touching the easements

cover this with a License Agreement

SEPARATION JOINT TO BE PROVIDED IN RETAINING WALL AT LOT LINE. WALL REQUIRED FOR 2% SWALE, WALL NEEDS TO CONTINUE AS SHOWN.

**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**

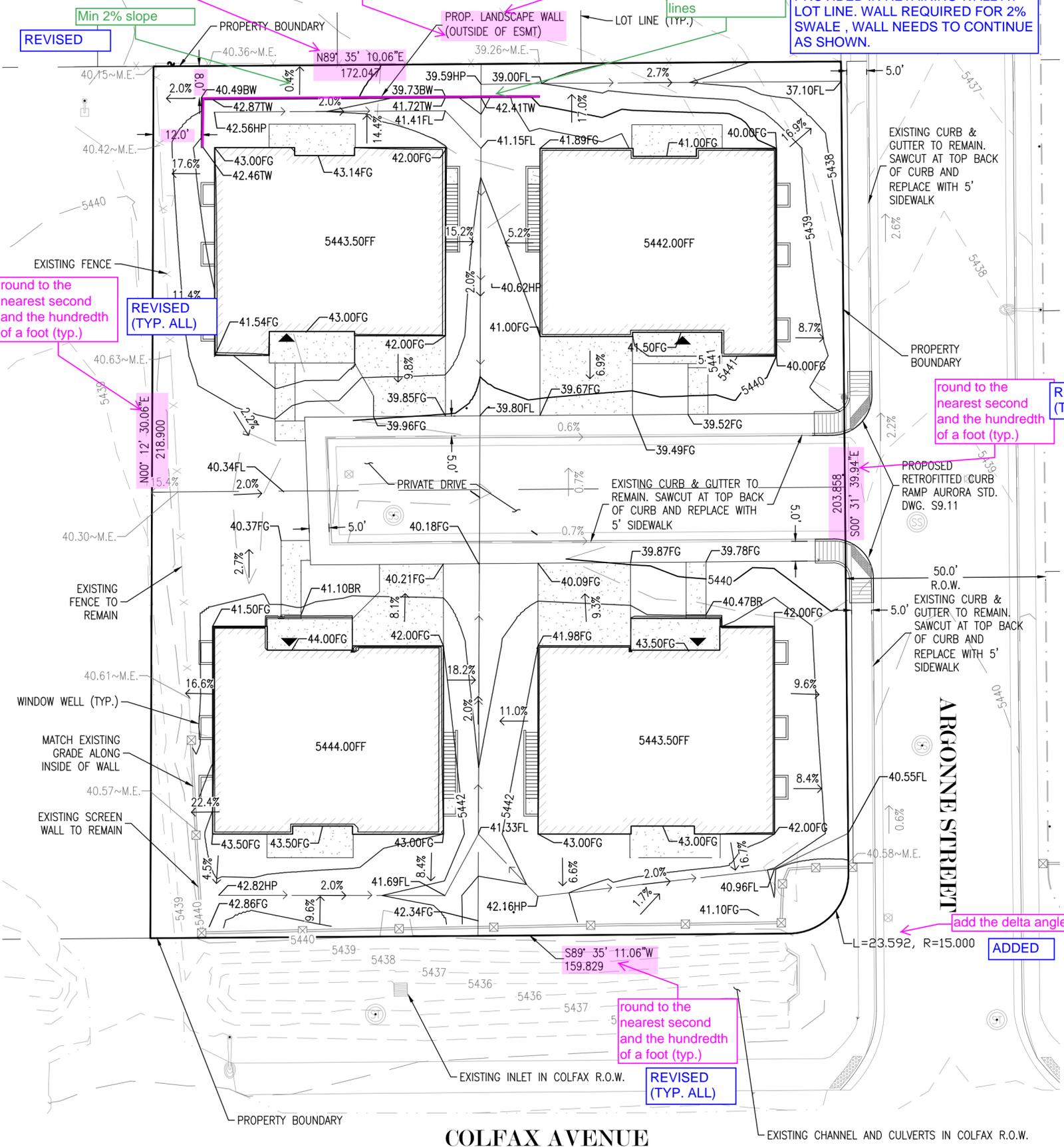
BW	BOTTOM OF WALL
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
M.E.	MATCH EXISTING
TBC	TOP BACK OF CURB
TW	TOP OF WALL
TR	TOP OF RISER
BR	BOTTOM OF RISER

**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



round to the nearest second and the hundredth of a foot (typ.)

REVISED (TYP. ALL)

round to the nearest second and the hundredth of a foot (typ.)

REVISED (TYP. ALL)

add the delta angle

ADDED

round to the nearest second and the hundredth of a foot (typ.)

REVISED (TYP. ALL)

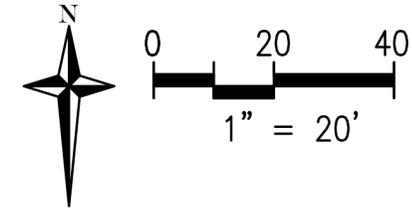
COLFAX AVENUE

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
	EXISTING STORM SEWER
	EXISTING GAS
	EXISTING ELECTRIC
	EXISTING TELECOMMUNICATION
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED WATER LINE
	EXISTING WATER LINE
	FIRE HYDRANT
	WATER METER IN MANHOLE
	CORB STOP
	CURB STOP

## BENCHMARK

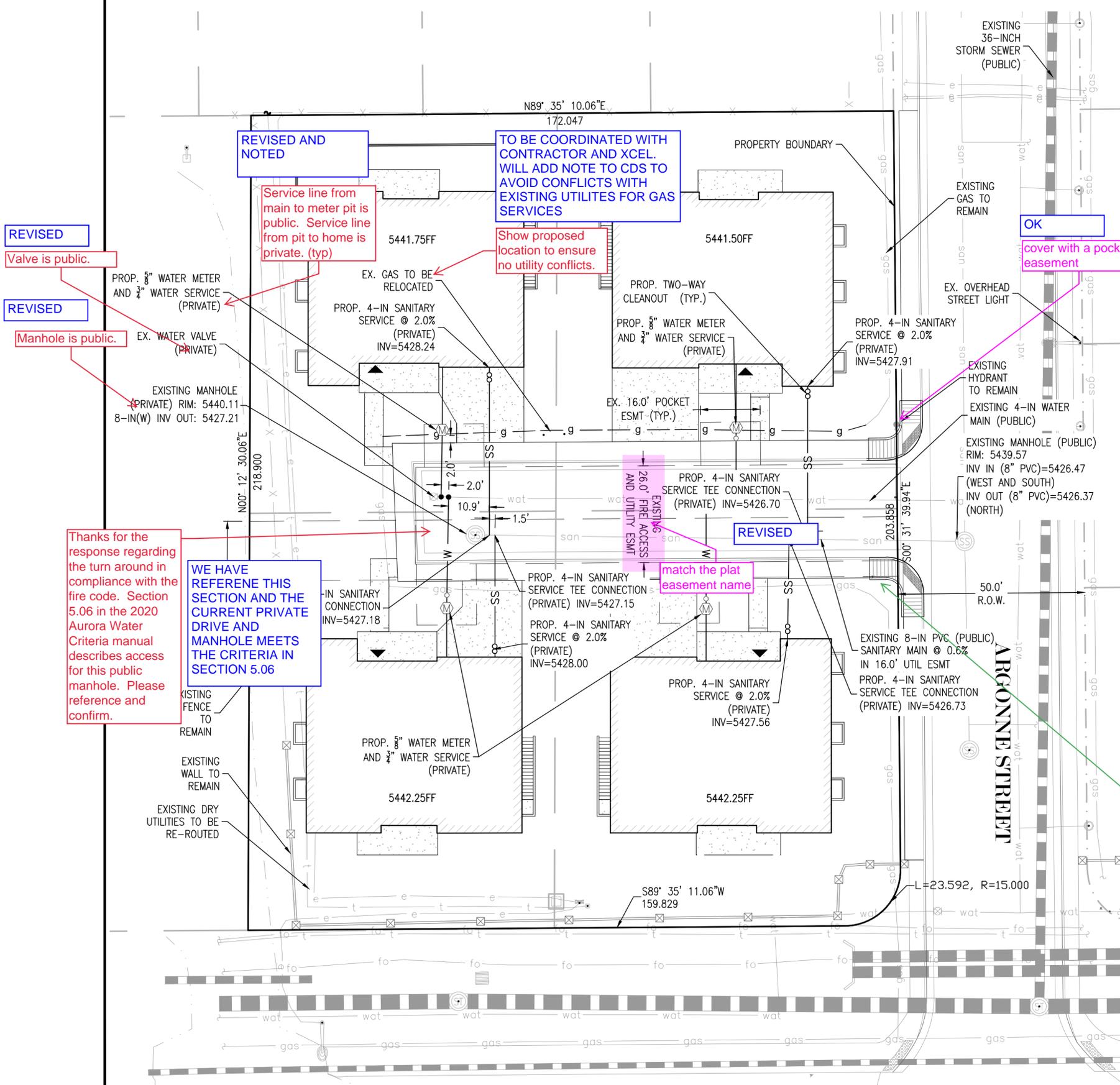
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Show the proposed street light as shown on the site plan. If a lighting study is conducted that shows the existing conditions meet current lighting standards, a new light would not be required.

ADDED



REVISIED

Valve is public.

REVISIED

Manhole is public.

REVISIED AND NOTED

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

TO BE COORDINATED WITH CONTRACTOR AND XCEL. WILL ADD NOTE TO CDS TO AVOID CONFLICTS WITH EXISTING UTILITES FOR GAS SERVICES

Show proposed location to ensure no utility conflicts.

OK

cover with a pocket easement

REVISIED

match the plat easement name

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.

WE HAVE REFERENE THIS SECTION AND THE CURRENT PRIVATE DRIVE AND MANHOLE MEETS THE CRITERIA IN SECTION 5.06

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UTILITY PLAN