

# STUDIO SLATE

ARCHITECTURE

2/2/2021

## RESPONSE TO PRE-APPLICATION MEETING NOTES

### ARGONNE RESIDENCES

1511, 1521, 1531, 1541 ARGONNE ST

AURORA, CO 80011

This letter is meant to address the Pre-Application Comments received 7/9/2020.

## PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

### **Key Issues:**

- Requires consistency with approved Carlton Estates Filing No. 1 Vested Site Plan

**RESPONSE:** Development standards as well as landscaping standards have been applied from the Vested Site Plan.

- Please clarify if you are using new architecture for homes or are utilizing approved model homes for Carlton Estates.

**RESPONSE:** We are using new architecture for the homes. There are a total of 4 homes, with matching/mirrored floor plans and 2 different exterior schemes (2 houses each). These differences can be seen on the Elevation sheets of the submittal.

- Ensure establishment of a Homeowner's Association to maintain common improvements (the private street, gating, and any retaining or sound walls, etc.)

**RESPONSE:** We will be establishing a new HOA for these 4 lots, to maintain all common improvements.

### **Development Standards:**

#### 2A. Dimensional Standards

**RESPONSE:** Development standards have been followed for design as shown in Site Plan and Cover Sheet.

#### 2B. Subdivision Standards

##### *Lot Design and Layout*

**RESPONSE:** All dimensional standards from Vested Site Plan have been followed.

##### *Homeowner's Association*

**RESPONSE:** We will be establishing a new HOA for these 4 lots, to maintain all common improvements.

#### 2C. Access and Connectivity

**RESPONSE:** We would like to continue the conversation about the sidewalks, gutters and curbs due to the fact that they are newer and in good condition.

*2D. Parking, Loading, and Stacking*

**RESPONSE:** There will be a 2-car attached garage for each dwelling unit, satisfying the requirement.

*2E. Landscape, Water Conservation, Stormwater Management*

**RESPONSE:** While no landscape plan was required for this submission, we included one for the owner's reference for planning the planting elements. This will also assist with coordinating utility locates. We will abide by the landscape plan from the Carlton Estates Vested Site Plan.

*2F. Building Design Standards*

**RESPONSE:** We will be proposing a new architecture for these 4 lots. There are a total of 4 homes, with matching/mirrored floor plans and 2 different exterior schemes (2 houses each). These differences can be seen on the Elevation sheets of the submittal.

*Noise Level Reduction Measures*

**RESPONSE:** We will meet the noise level reduction measures with the design.

*2G. Exterior Lighting*

**RESPONSE:** See lighting Cut Sheet and locations on Elevation sheets.

**Adjustments:**

**RESPONSE:** There are no proposed adjustments to the Vested Site Plan.

**Community Participation:**

**RESPONSE:** We will work with all neighborhood groups and liaisons throughout the Development Review process.

**PARKS, RECREATION & OPEN SPACE DEPARTMENT (PROS)**

- No park land dedication is required.

**RESPONSE:** Understood.

- Park development fees will be computed and collected on a per-unit basis at the time of building permit issuance.

**RESPONSE:** Understood.

**AURORA WATER**

**Key Issues:**

- Water and/or sewer services are not permitted under driveways.

**RESPONSE:** There are no water lines below the driveways, however the two western properties have feasibility issues with not locating the sanitary lines below the driveways. We would like to continue discussing.

- Water meters shall be in a 10' pocket easement

**RESPONSE:** Understood.

- A domestic allocation agreement will be required for connections 2" and larger.

**RESPONSE:** Understood.

## PUBLIC WORKS DEPARTMENT

### **Key Issues:**

- Pending something unforeseen, such as public comment, Traffic Engineering will not require a Traffic Study at this time.

**RESPONSE:** Understood.

- Objects and structures shall not impede vision within the sight triangles. Landscaping shall be restricted to less than 26-inches in the sight triangles. Show sight triangles on the site plan and landscaping plan at all access points in accordance with City of Aurora Standard Traffic Detail TE-13. In addition, street trees shall be set back from Stop signs and other Regulatory signs as detailed in City of Aurora Standard Traffic Detail TE-13.3.

**RESPONSE:** See Site Plan and Landscape Plan for sight triangles.

- Gates are required to be setback from Public road flowline a minimum of 35-feet or longest expected vehicle. If the gating system swings, it shall swing into the site.

**RESPONSE:** The gate is setback 35' from the eastern property line, which is greater than 35' from the public road flowline.

- Colfax Ave is a state highway. Approval and access permits may need to be obtained from the Colorado Department of Transportation (CDOT). Please contact *Marilyn Cross* at CDOT, phone number 303.512.4266. Developers/applicants are encouraged to contact CDOT early on in the review process to determine if an access permit required for this existing access and any specific CDOT requirements.

**RESPONSE:** We will contact Marilyn Cross after this initial submission.

## ENGINEERING DIVISION

### **Key Issues:**

- Public improvements required with this development include updating the curb ramps to meet current standards and widening the sidewalk to a minimum of five feet if the existing sidewalk is less than five feet. Portions of the sidewalk and curb and gutter shall be replaced as needed. A street light is recommended at the access drive.

**RESPONSE:** We would like to continue the conversation about the sidewalks, gutters and curbs due to the fact that they are newer and in good condition. A street light will be installed at the access drive on the southern side. See Site Plan.

- New civil plans are required for this development.

**RESPONSE:** A Utility Plan and a Grading Plan have been included within this submission.

- A preliminary drainage report shall be submitted with the site plan. Detention shall be addressed, and water quality shall be provided on site.

**RESPONSE:** This has been included with this submission.

### **ROW/Easements/Plats:**

**RESPONSE:** We will coordinate with Real Property Division of Public Works on the dedication of any required easements, pending review.

Please let us know if there are any additional comments or questions that need clarification. Thank you.

Sincerely,

Brian Martin  
Architect  
Studio Slate  
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