

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



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October 21, 2021

Hyung Sao
2225 Iola Properties Inc
16285 E Maplewood Pl
Centennial, CO 80016

Re: Initial Submission Review – 2225 S Iola Street at Waterford Place - Site Plan Amendment and Replat
Case Number: 1990-6027-07; 2021-3056-00;

Dear Mr. Sao:

Thank you for your initial submission, which we started to process on September 27, 2021. We have reviewed it and attached our comments along with this cover letter.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before November 12, 2021.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. 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.

If you have any comments or concerns, please don't hesitate to send an email or give me a call. I may be reached at 303-739-7541 or rrabbaa@auroragov.org. Also, please contact each reviewer directly, their contact information is provided adjacent to the department comment.

Sincerely,

Rachid Rabbaa, Planner I
City of Aurora Planning Department

cc: Paul Adams - Earth and Sky Architecture 406 E 2nd Street Salida CO 81201
Scott Campbell, Neighborhood Services
Jacob Cox, ODA
Filed: K:\\$DA\1196-07rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.
- A full review cannot be completed because of missing plant labels and plant keys, missing landscape notes, improper landscape table, missing legend and missing landscape buffers as specified in the pre-app notes (See Item 4)
- The Site Plan will not be approved by public works until the preliminary drainage letter/report is approved. (See Item 5)
- Ramp and sidewalk are preferred along the north side of ADA parking. Remove striped walkway from driveway radius (conflict with vehicles). Mailbox location may need to be shifted. (See Item 6)
- Show locations of the existing and new fire lane signs. All new signage shall meet current COA requirements see reference from sign package detail. Also, Detail of the accessible parking area is inconsistent to detail provided on sheets 2 and 3. All sheets should accurately reflect each other (See Item 7)
- The adjacent property to the south has several trees, which will most likely be impacted by this development. We are requesting that you send a certified letter to the adjacent property indicating the methods used to protect these trees, as well as remedies as a result of potential damaged incurred from the development. Please provide the City of Aurora a copy of this letter including the date sent and received. (See Item 8)
- Send in the documents shown on the on the first page of the plat. Please refer to the Subdivision Plat Checklist as a reference, some items were missing or not complete on the plat. There are some easements that need to be released or vacated and all the easement need to match between the plat and site plan. Contact Andy Niquette at releaseeasement@auroragov.org to release the easements. (See Item 9)
- 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) (See Item 10)
- Storm water drainage development fee due $0.25/\text{acres} \times \$1,242.00 = \$310.50$
Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area. (See Item 11)
- GIS does not show this sanitary stub. Please verify prior to civil plan submittal. (See Item 12)
- Respond to all additional redline comments.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Neighborhood organizations and adjacent property owners were notified of the Site Plan application. No community comments have been received at this time.

1B. Comments were received from outside agencies. Please see the following comments:

Name: TERRI MAULIK

Organization: 6924 S LIMA ST

Address: ARAPAHOE COUNTY PLANNING DIVISION CENTENNIAL CO 80112

Phone: 720-874-6650

Email: REFERRALS@ARAPAHOEGOV.COM

Comment: THANK YOU FOR THE OPPORTUNITY TO REVIEW AND COMMENT ON THIS PROJECT. THE ARAPAHOE COUNTY PLANNING DIVISION HAS NO COMMENTS; HOWEVER, OTHER ARAPAHOE COUNTY DEPARTMENTS AND/OR DIVISIONS MAY SUBMIT COMMENTS.



2. **Zoning and Land Use Comments** (Rachid Rabbaa / 303-739-7541 / rrabbaa@auroragov.org / Comments in teal)

- 2A. Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.
- 2B. All abutting new zone districts must also be labeled on the Site Plan.
- 2C. Completion of a sidewalk connection along the south side of the private street.
- 2D. Please show the entrance to the units.
- 2E. Label the access movements on the Site Plan.
- 2F. Add the SP notes and format the data table better to add the zoning, landscape, hard surface and building square footage and percentage for each.
- 2G. Please identify all the proposed materials and colors in the elevation.

3. **Signage Issues**

- 3A. If any monument signs are proposed the footprint must be shown on the Site Plan and Landscape Plan, with details provided on materials, colors, proposed lighting, etc. on Architectural Details page. All monument signs must match the design aspects of the building.

4. **Landscaping Issues** (Chad Giron / 303-739-7185 / cgiron@auroragov.org / Comments in bright teal)

- 4A. A full review cannot be completed because of missing plant labels and plant keys, missing landscape notes, improper landscape table, missing legend and missing landscape buffers as specified in the pre-app notes.
- 4B. Please clean up the next PDF submittal by removing all the AutoCAD SHX text layers.
- 4C. Add a plant KEY to use with plant labels.
- 4D. The plant symbols in the legend should be closer to the scale use on the plans for easier reference.
- 4E. Remove the dashed roof lines from plan.
- 4F. Please use simpler plant symbols that are much more legible when printed at 1/2 scale.
- 4G. Please move the north arrow next to scale bar below.
- 4H. All shrubs must be #5
- 4I. Label all existing buildings.
- 4J. Please use plant labels with keys and leader lines and do not label any plant material with the name over the symbol.
- 4K. Please modify the scale of this hatch symbol so it is much more transparent.
- 4L. Add label and/or add to legend.
- 4M. Per code, the ends of all parking rows must have a deciduous tree. Please use a canopy type tree to maximize shade.
- 4N. Remove all parking lot numbers from Landscape Plan.
- 4O. Please add plant labels with quantities to all the proposed plant material shown on the landscape plan.
- 4P. Consider enlarging this planting area if possible, to reduce the impervious areas and locate the tree closer to the street. Change the ornamental tree to a canopy tree to comply with the street tree requirement.
- 4Q. Make the property line bold.
- 4R. Label all-important linetypes add/or add to the legend.
- 4S. Change to "Limits of Work".
- 4T. This must be in a table format and show each building separately.
- 4U. Change the ornamental tree to a canopy tree to comply with the street tree requirement and provide more shade to the parking lot.
- 4V. Please remove this information on the landscape plan.
- 4W. Add a Legend that includes at least the following:
 - All hatch symbols used on plan
 - Property line
 - Easement lines
 - Existing trees
 - Landscape edger
 - New concrete



- Limits of work
 - Retaining walls
 - Mail box
 - Lights
 - Any other symbols or linetypes without a label
- 4X. Consider using a deciduous canopy tree that matches an existing tree species on Iola Court.
- 4Y. Per the pre-app notes, both the south and west property lines require a 25' non-street landscape buffer. This buffer shall include 1 tree and 5 shrubs per 25 linear feet and 50% of the tree species shall be evergreen. All buffers must be labeled with a dimension line. Any buffer reductions must meet the requirements outlined in the UDO.
- 4Z. Add an existing tree type symbol to the legend and make it a gray color.

5. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

- 5A. Sheet 1:
The site plan will not be approved by public works until the preliminary drainage letter/report is approved. Add standard site plan notes. Also include 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.
- 5B. Sheet 2:
Please show the ramp linework.
Dimension/call out existing and proposed sidewalks.
Identify required maintenance access into detention pond. An access easement is also required to be dedicated from the drainage easement to public right of way.
Identify proposed retaining walls.
Please ensure the linework on the grading/utility sheets and site plan match. (typical)
Please clarify this linework. Is this wall proposed?
Unclear what easement this is meant to represent.
- 5C. Sheet 3:
Show all existing and proposed storm sewer. Ensure storm sewer is a minimum of 10' away from trees.
Please ensure the linework on the grading/utility sheets, site plan, and landscaping plan match. (typical)
Show/label the 100-year WSEL in the pond.
- 5D. Sheet 4:
Add a note indicating if the storm sewer system is public or private and who will maintain it.
- 5E. Sheet 5:
There may be additional comments due to the site plan and grading plan linework not matching.
Maintenance access shall be provided to the pond with an access easement dedicated from the drainage easement to public right of way.
Identify existing drainage facilities.
Identify the 100-year WSEL, drainage easement, emergency overflow, and any proposed re-grading of the existing pond. Freeboard shall also be provided to the finished floor elevation of the adjacent units.
Water quality is required for the entire site.
Identify height range or max height and wall material. Railing is required for walls over 30", structural calcs are required for walls over 4'.
Show/label all proposed and existing easements. Max 4% cross slope on fire lane easements.
If existing improvements are to be removed with this site plan, revise the linework to reflect that. (typical all sheets)
Add a note indicating if the storm sewer system is public or private and who will maintain it.



The Title Commitment

- 5F. An access easement is also required to be dedicated from the drainage easement to public right of way.
- 5G. A drainage easement is required for all detention/water quality ponds. Show/label drainage easement.

6. Traffic Engineering (Kyle Morris / 720-585-2668 / kdmorris@auroragov.org / Comments in amber)

- 6A. Ramp and sidewalk are preferred along the north side of ADA parking. Remove striped walkway from driveway radius (conflict with vehicles). Mailbox location may need to be shifted.
- 6B. Is rollover curb needed here for access to parking?
- 6C. How will sidewalk be delineated from drive aisle/parking area. Different materials. patterning? jointing? Please provide additional detail. Consider texturing along west side of sidewalk.
- 6D. Provide a different surface treatment or striping to help delineate the drive aisle.
- 6E. Can easement hatching be removed? Current hatch can get confused with striping.

7. Fire / Life Safety (Jeff Goorman/ 303-739-7464/ jgoorman@auroragov.org / Comments in blue)

- 7A. List the number of Van Accessible parking spaces provided per 2015 IBC Chapter 11. It appears a minimum of 1 is required. Accessible parking spaces shall meet the requirements of ICC A117.1-2009 502.2
- 7B. Show locations of the existing and new fire lane signs. All new signage shall meet current COA requirements see reference from sign package detail
- 7C. On this sheet or another sheet provide Life Safety Sign Package. See Reference below
- 7D. Coversheet states that 3 accessible parking spots provided. Show new and existing accessible parking spaces provided. Identify the van accessible parking spot. If no other van accessible parking spaces is provided one of these parking spaces shall be van accessible and meet the size requirements of ICC A117.1-2009
- 7E. Provide mail kiosk detail Shall comply with United States Postal Service U.S. Postal Service National Delivery Planning Standards A Guide for Builders and Developers.
- 7F. Show location of the accessible parking signs and parking blocks.
- 7G. Show location of existing and proposed fire lanes
- 7H. This is a fire lane easement not an access easement. The area show in blue would have to be released and the new portion of the fire lane by the accessible parking would have to be dedicated as a fire lane. Work with Real Property.
- 7I. Provide accessible ramp and sidewalk in this area. On this sheet or on another sheet provide accessible ramp detail including slope.
- 7J. Detail of the accessible parking area is inconsistent to detail provided on sheets 2 and 3. All sheets should accurately reflect each other
- 7K. Show location of the fire lane.

8. Forestry (Becky Lamphear / 303-739-7139/ rlamphea@auroragov.org / Comments in purple)

- 8A. The adjacent property to the south has several trees, which will most likely be impacted by this development. We are requesting that you send a certified letter to the adjacent property indicating the methods used to protect these trees, as well as remedies as a result of potential damaged incurred from the development. Please provide the City of Aurora a copy of this letter including the date sent and received.
- 8B. Any trees that are preserved during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual - this includes trees on the neighboring property. The Tree Protection notes shall be included on the plan. The link for the manual can be found at:
<https://auroraver2.hosted.civicleve.com/cms/One.aspx?portalId=16242704&pageId=16529352>
- 8C. 4 Ash trees in landscape are in really poor condition and should be replaced
- 8D. Dead Tree
- 8E. #1, 6" Honeylocust
- 8F. #2, 10" Honeylocust
- 8G. These three trees are in separate medians how will you create one single median and preserve these trees without raising the grade? These trees may need to be removed as well.



- 8H. #3, 9" Honeylocst
- 8I. When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. Due to the location, size and condition of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.
- 8J. #6, 3" Honeylocust
- 8K. #5, 3.5" Honeylocust
- 8L. #4, 10" Honeylocust this tree will not survive the grade change and will have to be removed.

9. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Andy Niquette/
aniquett@auroragov.org / (303) 739-7325/ Comments in magenta)

- 9A. Send in the documents shown on the on the first page of the plat. Please refer to the Subdivision Plat Checklist as a reference, some items were missing or not complete on the plat. There are some easements that need to be released or vacated and all the easement need to match between the plat and site plan. Contact Andy Niquette at releaseeasement@auroragov.org to release the easements. If you need to dedicate a new easement on the plat, label and show the dimensions. We have a rule that no Lot can be without direct access to the street R.O.W. This may be accomplished by an easement dedication. Also, you may want to stipulate that Tract is an Access easement in its entirety. With the caveat that there can be no more building on Tract A because of the previous statement.
- 9B. Delete the plat statements from page 1.
- 9C. Delete these plat covenant statements.
- 9D. Add these SP notes:
All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.
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.
- 9E. Show and label the existing easements.
- 9F. Delete the easement in the building.
- 9G. Match the plat easement name.
- 9H. Show and label the proposed easements.
- 9I. Show and label the proposed easements.

Title Commitment

- 9J. Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date.
Send in the closure sheet for the description.
Send in the State Monument Records for the aliquot corners used in the plat.
Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording.
Obtained from the County Treasurer's office.
- 9K. Match the owner's name in the Title Commitment.
- 9L. Delete this statement - not in the Subdivision plat checklist.
- 9M. Separate this paragraph - per plat checklist.
- 9N. Verbatim from the checklist
- 9O. Bring this Covenant language out of the Notes - to stand alone (match checklist)
- 9P. Use the preamble from the subdivision plat checklist
- 9Q. Add the Basis of Bearing statement (1.6.H. Basis of Bearing Statements.



Composition. The basis of bearing statement shall state the method used to derive the bearing (i.e., assumed, astronomic, geodetic, grid, reference to recorded or deposited survey, etc.) and the bearing between fully described monuments (i.e., monument material, diameter, length (if set), cap size and material, cap markings/stampings, etc.) at each end of a single line. When the monuments at each end of the reference line are fully described on the plat, they need only be referenced in the “Basis of Bearings” statement. A land survey plat shall show the graphic and mathematical relationship between the basis of bearing and the survey.)

- 9R. Add the Basis of Bearing statement
- 9S. Add the City of Aurora Approvals statement and signature block
- 9T. Add the note on the dispensation of Tract A (see Checklist)
- 9U. Delete this from the plat
- 9V. Delete logo in the north arrow
- 9W. Update this to be within 120 calendar days of the plat approval date
- 9X. Delete these note - not plat notes
- 9Y. Add all the public street names within 1/2 mile of the site
- 9Z. Change this scale
- 9AA. I further certify that the information contained herein is accurate and in accordance with applicable standards of practice to my knowledge, information and belief. This certification is not a guaranty or warranty, either expressed or implied. (See AES Board Rule 1. 6.B.2.)
- 9BB. Delete from the plat
- 9CC. Fully describe the stamping on the cap
- 9DD. Fully describe the stamping on the cap
- 9EE. Send in the monument record
- 9FF. Add the Basis of Bearing to the graphic
- 9GG. Add bearings for each Lot (typ.)
- 9HH. Show the delineation from the old and new easements
- 9II. Move this away from the line
- 9JJ. add bearings for each Lot (typ.)
- 9KK. Match the easement names from the plat
- 9LL. Release the existing easement in these locations
- 9MM. All the Lots need to have direct access to the street R.O.W. - dedicate an Access easement to each Lot
- 9NN. Add the length of Rod set

10. Addressing (Philip Turner / 303-739-7271 / pcturner@auroragov.org / Comments in magenta)

10A. 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)

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: tinyurl.com/3xe6ds46 or by contacting CADGIS@auroragov.org

11. Revenue / Diana Porter 303-739-7306 / dsporter@auroragov.org

- 11A. Storm water drainage development fee due $0.25/\text{acres} \times \$1,242.00 = \$310.50$
Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.



12. Aurora Water /Ryan Tigera/303-326-8867/ rtigera@auroragov.org

- 13A. Aurora Water GIS does not show this sanitary stub. Please verify prior to civil plan submittal.
- 13B. Turn off AutoCAD SHX files. (typical all sheets)
- 13C. Label underground detention system private.
- 13D. FYI fixture unit table required at time of civil plan approval to size meter.
- 13E. Show and dimension water meter pit easement. Confirm utility pole is outside easement.