

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



May 17, 2022

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

**Re: Second 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 May 2, 2022. 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 June 9, 2022.

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](mailto: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:\SDA\1196-07rev2



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Add Site Plan Notes and Format Data Table (Planning)
- Include a *comment response letter* with your resubmittal.
- Submit your Replat with the next submittal (Planning)
- Add Masonry Percentages to Data Table (Planning)
- Design Elements for Roofs (Planning)
- Required Landscape Site Plan Notes (Planning)
- Add Landscape Buffers (Landscape)
- Utilize most Current Building Footprint (Landscape)
- Provide Preliminary Drainage Report (Public Works)
- Maintenance access easement (Public Works)
- Show all existing and proposed Storm Sewer Locations (Public Works)
- Show Accessible Route (Fire/Life Safety)
- Show and label sizing of all Existing Utilities (Water)
- Show and label all Existing Easements (Real Property)
- Storm water drainage Development Fee (City of Aurora)

### 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.

#### 2. Zoning and Land Use Comments (Rachid Rabbaa / 303-739-7541 / [rrabbaa@auroragov.org](mailto:rrabbaa@auroragov.org) / Comments in teal)

2A. All abutting new zone districts must also be labeled on the Site Plan. Zone districts must reflect current zoning districts.

2B. Show the completion of a sidewalk connection along the south side of the private street.

2D. Label the access movements on the Site Plan. Add a comment to add the accessible route from the public way with a thick dashed line.

2E. Submit the revised Replat with your next resubmittal. It was not uploaded in the latest resubmittal.

2F. Add the Site Plan 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 elevations.

2H. Please create a table for coversheet data; add the zoning, landscape, hard surface and building square footage and percentage for each.

2I. Please number sheets X of Y; e.g. 1 of 7.

2J. Please provide percentage of masonry shown on the elevations. See Table 4.8-6 for standards for single family attached.

- 50 percent shall be clad in brick or stone; or
- 75 percent shall be clad in stucco; or
- 75 percent shall be clad in a combination of stucco and brick, or stucco and stone.

2K. Consider off-setting the front facade to add visual interest and to break up the garage faces.

2L. Please refer to Table 4.8-9 (Entry Options) to incorporate accentuated entrances to each building.

2M. Where sloped roofs are used, at least one of the following elements shall be incorporated into the design for each 60 linear feet of roof to avoid long, flat roof surfaces:

- i. Projecting gables,
- ii. Hips,
- iii. Horizontal/vertical breaks, or



iv. Other similar techniques.

2N. Submit a *comment response letter* addressing all comments made in the latest review. Do not respond to comments in a site plan/comment textbox format.

**3. Landscaping Issues** (Chad Giron / 303-739-7185 / [cgiron@auroragov.org](mailto:cgiron@auroragov.org) / Comments in bright teal)

- 3A. Label streets.
- 3B. Please add the required landscape notes per the Landscape Reference Manual.
- 3C. It is not necessary to label each existing tree. Just add the gray tree symbols to the legend with the label of "Existing Trees".
- 3D. Please consider using a solid light gray hatch for new concrete. The brick pattern is misleading.
- 3E. Please remove existing trees from the plant schedule. Just add the gray tree symbols to the legend with the label of "Existing Trees"
- 3F. Please match the scale of the hatches used on the plan with the legend.
- 3G. Add description to the existing conditions in the area between retaining wall and property line.
- 3H. Add the heights of all retaining walls.
- 3I. Label Duplexes. Add proposed grade contours with labels.
- 3J. Previous comment not addressed:

Per the pre-app notes (and UDO), 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. This must be in a landscape table to demonstrate compliance with the requirement. Any buffer reductions must meet the requirements outlined in the UDO or an adjustment shall be required.

- 3K. Add description to the existing conditions in the area between retaining wall and property line.
- 3L. The previous comment regarding the requirement of a building perimeter landscape table was in error. Residential duplex developments are not classified as multifamily per the new UDO. Therefore, these duplexes must meet the Residential Yard Landscape Requirement as found in Table 4.7-3 in the UDO. Please accept my apologies for this error.
- 3M. This building layout is from the previous submittal and does not match the revised layout on the Site Plan or Landscape Plan.

**4. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

- 4A. This site plan will not be approved by public works until the preliminary drainage report/letter is approved.
- 4B. Please show the ramp linework. The curb ramps are required to be shown to verify if they will fit within the existing ROW or if they will need additional easements.
- 4C. Please ensure the linework on the grading/utility sheets and site plan match.
- 4D. The minimum radii for fire lane easements are 29 on the inside and 52 on the outside. Please revise and label the radii.
- 4E. 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. The access should be shown on the site and grading plan as part of this submittal. Identify existing drainage facilities
- 4F. Show all existing and proposed storm sewer. Ensure storm sewer is a minimum of 10' away from trees.
- 4G. Show/label the 100-year WSEL in the pond.
- 4H. 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.
- 4I. Maintenance access shall be provided to the pond with an access easement dedicated from the drainage easement to public right of way.
- 4J. Identify height range or max height and wall material. Railing is required for walls over 30", structural calcs are required for walls over 4'.
- 4K. Show/label all proposed and existing easements. Max 4% cross slope on fire lane easements.
- 4L. Identify any required improvements to the pond per the pre-app notes and PDR review.



4M. If existing improvements are to be removed with this site plan, revise the linework to reflect that. (typical all sheets)

**5. Traffic Engineering** (Steven Gomez / 303.739.7336 / [@auroragov.org](mailto:@auroragov.org) / Comments in amber)

5A. Contact the reviewer directly for comments and incorporate any revisions in the Site Plan set and Replat as required.

**6. Fire / Life Safety** (Mark Apodaca/ 303-739-7656/ [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

6A. Provide IBC code year for construction type and Occupancy. We have recently adopted the 2021 I-codes or we will accept the 2015 I-codes.

6B. Add notes as indicated on the site plan.

6C. Show accessible route from accessible parking to public way. See sheet 5: Show and label the accessible parking.

6D. This fire lane sign appears to be in the fire lane easement please relocate. Show and label the 23' fire lane easement.

6E. Update signage details.

6F. Provide a bold dashed line to show exterior accessible route throughout site to required accessible entrances, to public way. Maintain minimum 1 ft candle to all exterior accessible routes. (Photometric Plan sheet)

**7. Aurora Water** (Nikki Hanzad/Nkhanzad@auroragov.org / Comments in red)

7A. Include the following notes:

- Sanitary sewer services and all cleanouts are private
- Piping downstream of water meter is private.

7B. Show and label sizing of all existing utilities that will be used for connections. Utilize a saddle tee, not a cleanout -no cleanouts on mains. No cleanouts on public mains.

7C. This 6" main to be within an appropriately sized utility easement if to be public- per Aurora Water standards. Show and label. Show and label all existing utility easements and dimensions.

7D. Note that water service lines and sanitary lines are not allowed in or under driveways.

7E. Need to show and label the water meter, and the pocket utility easement with dimensions for each proposed residence. Water meters are to reside in landscaped areas and minimum of 2 ft from edge of any concrete per standards. No trees or shrubs permitted in pocket utility easements.

7F. Show the water service for all individual lots.

7G. Extend water main down this street and to tap into such main with individual services. Water main to be minimum of 8-inches.

7H. Cleanouts are to only reside on private sewer services, not mains. Specify that cleanouts to be 2-way cleanouts.

**8. Forestry** (Becky Lamphear / 303-739-7139/ [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

8A. Approved, no comments.

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

9A. Show and label all existing easements.

9B. Sheet 2-add Block. Lane and Access - match plat. Dedicate these easements on the proposed plat.

**10. Addressing** (Philip Turner / 303-739-7271 / [pcturner@auroragov.org](mailto: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](http://tinyurl.com/3xe6ds46) or by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org).