



June 17, 2022

Rachid Rabbaa, Planner I
City of Aurora Planning Department, Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

Re: Comment Response Letter
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. Rabbaa,

I have typed my response in blue after each numbered comment. No applicant response was included on the City's comments made on the original submittal drawings per comment 2N.

I am including the six engineering requirements specified in the email below for reference. As we discussed, when we have approval of the site plan configuration, the civil engineering will be updated to comply.

The landscape buffer is not attainable per the UDO requirements. I am proposing to wait until the civil work has been completed so we know what the final grades will need to be. Any changes to the site walls and other drainage structures will then be known. Then, the resulting area can be landscaped to include as many buffer trees and shrubs as will successfully grow. I have included my understanding of the required trees and shrubs in the response to comment 3J below.

<< From: Keeven, Sam <skeeven@auroragov.org>
Sent: Wednesday, February 9, 2022 8:32 AM
To: Rushton, Daunte <drushton@auroragov.org>
Cc: tyork@hrgreen.com; Slovensky, Gustav <gslovens@auroragov.org>
Subject: 1578208 Waterford Place Flg 2

Hi Daunte – Below are the key points on the subject project.

Note when I reference "entire site" I mean all of Waterford Place Filing 2, including the properties for both the new and old buildings. When I reference "offsite areas" I mean areas draining to the pond which are outside of the "entire site."

- Show that 100-yr detention for the entire site is met. The 100-yr release rate may be no more than the previously allowed release rate for the entire site (1.95 cfs per previously approved plans EDN 980190). Offsite areas that drain to the pond may pass through (not be detained in the 100-yr).
- Water quality must be provided for the entire site, in addition to offsite areas that drain to the pond. 1.2*WQ is required. The 1.2*WQ volume may be contained within the 100-yr volume. Providing WQ will require adjustments to the pond's outfall structure.



- 1' of freeboard is required from the 100-yr water surface elevation to the adjacent FFEs (including on any neighboring properties).
- Maintenance access must be provided to the pond with an access easement dedicated between the pond's drainage easement and public ROW.
- An emergency spillway must be included in the design. 1' of freeboard should be provided from the emergency spillway WSEL to any adjacent FFEs. The emergency spillway WSEL is calculated using the 100-yr undetained flow. If the existing design does not provide 1' of freeboard, you may prove that the freeboard is no worse than the existing design (note that if this is the case, a variance would need to be requested).
- A new I&M plan must be provided and signed by the owner for civil plan approval. A pond certification will also be a requirement of civil plans.

Let me know if you have any questions.

Thanks,

Sam Keeven / HR Green Consultant for the 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.

[We are prepared to address comments as needed.](#)

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

2A. districts.

[Zone districts were updated to match the Unified Development Ordinance.](#)

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

[The sidewalk is continuous from Warren Avenue to new work on to existing sidewalk.](#)

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.

[An arrow was added to indicate the continuous accessible route around the site.](#)

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

[Revised replat was included in the latest upload.](#)

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.

[The additional site plan notes were added to the existing notes. The zoning was added to the Site Data. A Site Data Area table was added to provide percentage of coverage for landscape, hardscape and building square footage with totals.](#)

2G. Please identify all the proposed materials and colors in the elevations.

[Material designations and colors shown on elevations. Manufacturer's name and color number were included when known.](#)

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

[See 2F above.](#)

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

[Sheet number designation was moved from centered below the title text to lower right corner of the page.](#)



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.

Pre-application note 2-8-2018: "Your submission should include calculations demonstrating that you have met the code requirements for masonry standards in Section 146-1302. Masonry is required on the front façade of these buildings at no less than 15 percent of the net façade area."

Percentage of brick indicated on the elevations exceeds this requirement.

2K. Consider off-setting the front facade to add visual interest and to break up the garage faces.
Comment ignored per 6-13-2022 email.

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

Comment ignored per 6-13-2022 email.

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.

Comment ignored.

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.

This comment response letter was included.

Drawings with colored comments were not included.

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

3A. Label streets.

Street name added as indicated.

3B. Please add the required landscape notes per the Landscape Reference Manual.

Notes added and statements completed.

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".

Legend revised to show "Existing Trees" label.

3D. Please consider using a solid light gray hatch for new concrete. The brick pattern is misleading.

Hatch pattern was revised.

3E. Please remove existing trees from the plant schedule. Just add the gray tree symbols to the legend with the label of "Existing Trees"

See comment 3C above.

3F. Please match the scale of the hatches used on the plan with the legend.

Hatch scales adjusted to match.

3G. Add description to the existing conditions in the area between retaining wall and property line.

There is a grassy swale between the bottom of the retaining wall and the fence of the neighbor to the south. The fence appears to be near the 10' setback line on the neighbor property.

3H. Add the heights of all retaining walls.

The height of the retaining walls was added for the top and bottom.



3I. Label Duplexes. Add proposed grade contours with labels.

Duplexes labeled. Proposed grade contours and labels were added.

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.

Per pre-application notes: Non Street Frontage Landscape Buffers. Provide non-street frontage landscape buffers along the southern and western property lines adjacent to the existing self-storage and shopping center developments. The current landscape code requires the provision of a 25' wide buffer adjacent to the existing residential homes along the southern property line and a 10' wide buffer along the western property line. Because this development is of a similar use to what was originally approved on the site plan for Waterford Place, the city would be willing to accept the previously approved buffer widths in lieu of current code requirements. The buffer widths provided however, must be wide enough to accommodate the required landscape buffer plant material. If existing or proposed easements or drainage swales prevent the installation of the required buffer material, the buffer width should be enlarged to accommodate the required plant material. Buffers shall consist of 1 tree and 5 shrubs per 25 linear feet of buffer. Fifty percent of the trees shall be evergreen.

A 10' wide buffer along the southern property line is available; the new building needs to align with the existing houses, so 25' was never available.

A 10' wide buffer along the western property line is available.

The south buffer is $172' \text{ long} / 25' = 6.8$ or (7) trees required. $(7) \times 5 = (35)$ shrubs required.

I would like to claim the existing (6) mature trees near the property line and provide (1) new tree along with the required shrubs.

The west buffer is $124' - 9 \frac{1}{2}' / 25 = (5)$ trees required. $(5) \times 5 = (25)$ shrubs required.

The whole southwest corner is going to be designed to meet the (6) engineering requirements listed in the email copied in the introduction.

I am proposing to hold on the buffer planting requirements until the final grades, site walls, potential guardrails, etc. are known. Then we will include as much of the required planting as will grow successfully in the available space.

3K. Add description to the existing conditions in the area between retaining wall and property line.

Description was added. There is a grassy swale at the bottom of the south retaining wall; it extends to the neighbor fence and beyond. There is a grassy swale in between the bottom of the retaining wall on the property and the neighbor to the west's retaining wall; there is a 6' wood fence set 2' back from the top of the neighbor's retaining wall.

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.

Thank you. Apology accepted.

3M. This building layout is from the previous submittal and does not match the revised layout on the Site Plan or Landscape Plan.

The civil Utility Plan and Civil Grading Plan backgrounds will be updated after the site plan, landscape plan and elevations have been approved.



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

The civil Utility Plan and Civil Grading Plan backgrounds will be updated after the site plan, landscape plan and elevations have been approved. Typical for all comments at this time.

4A. This site plan will not be approved by public works until the preliminary drainage report/letter is approved.

The civil drainage report will be updated after the site plan, landscape plan and elevations have been 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.

Ramp linework was added. This part of the site is existing and the new work will not affect this area.

4C. Please ensure the linework on the grading/utility sheets and site plan match.

The civil Utility Plan and Civil Grading Plan backgrounds will be updated after the site plan, landscape plan and elevations have been approved.

4D. The minimum radii for fire lane easements are 29 on the inside and 52 on the outside. Please revise and label the radii.

The radii for the fire lane easement was adjusted and labeled.

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

Maintenance access to the detention pond is at end of fire lane.

4F. Show all existing and proposed storm sewer. Ensure storm sewer is a minimum of 10' away from trees.

See above.

4G. Show/label the 100-year WSEL in the pond.

See above.

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.

See above.

4I. Maintenance access shall be provided to the pond with an access easement dedicated from the drainage easement to public right of way.

Maintenance access is directly from the end of the designated fire lane. Fire lane is a dedicated easement connected directly 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'.

Existing retaining walls are timber walls. Walls are 30" or less in height.

4K. Show/label all proposed and existing easements. Max 4% cross slope on fire lane easements.

Easements shown. Slope across fire lane is less than 4%.

4L. Identify any required improvements to the pond per the pre-app notes and PDR review.

See above.

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

See above.



5. Traffic Engineering (Steven Gomez / 303.739.7336 / @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.

Spoke to Steven on 11:40am, June 17, 2022. There are no additional comments. Approved.

6. Fire / Life Safety (Mark Apodaca/ 303-739-7656/ 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.

Duplex plans were reviewed and approved under the IBC 2015. Note added to the Site Data.

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

Notes were added per drawing comment.

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

Parking area was changed. Background on Civil Grading Plan to be updated after approval of site plan, landscape plan and elevations.

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

The fire lane sign was moved just outside of the fire lane easement. There are now (2) signs with a chain between just past the easement; this is to block traffic and still allow maintenance access to the detention pond area.

The fire lane will be labeled on the Utility and Grading Plans after approval of site plan, landscape plan and elevations.

6E. Update signage details.

Signage details will be updated after approval of site plan, landscape plan and elevations.

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)

Photometric page will be updated after approval of site plan, landscape plan and elevations.

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

The civil Utility Plan and Civil Grading Plan backgrounds will be updated after the site plan, landscape plan and elevations have been approved. These comments will be included in the revised Civil work.

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 / Comments in purple)

8A. Approved, no comments.

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

9A. Show and label all existing easements.

[Easements added and labeled.](#)

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

[Lots 1-4 are shown in Block 2. The current designation for all four lots combined appears to be "Lot 17, Block 1, Waterford Place Subdivision Filing # 2, Amendment #1." See attached Parcel descriptions for Parcels A & B and Parcels C & D.](#)

10.Addressing (Philip Turner / 303-739-7271 / pturner@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)

[A preliminary digital addressing .DWG with the relevant layers was created and uploaded to the Aurora project portal.](#)

Please let me know if you have any questions.

Sincerely,

Paul Adams, AIA
Earth and Sky Architecture