



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

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May 2, 2023

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

Re: Fourth Submission Review – 2225 S Iola Street at Waterford Place - Site Plan Amendment and Replat
Case Number: 1990-6027-07; 2021-3056-00
Development Application DA-1196-07

Dear Mr. Sao:

Thank you for your fourth submission, which we started to process on April 11, 2023. 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. The resubmittal will not be accepted unless all comments are thoroughly addressed.

Note that all our comments are numbered. When you resubmit, include **comment response letter** specifically responding to each item. Address all previous comments and **resubmit the revised Replat**. 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 II
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\1196-07rev4



Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- **Submit your Replat with the next submittal.** The resubmittal will not be accepted without the Replat (Planning).
- Previous comment still not addressed after two submittals: (Landscaping).
- PDR not approved, many repeat comments. The site plan will not be approved by public works until the preliminary drainage letter/report is approved. Comments were returned on 10/20/21 and no subsequent submittal has been made. (Civil Engineering).
- No encroachments in the fire lane easement. (Fire/Life Safety).
- **Comments were not addressed since the last submittal. It appears that through multiple reviews, Aurora Water's comments have not been addressed. Continuing to not address comments is cause for rejection.** (Water).
- See redline comments on Site Plan and Plat (Real Property).
- **Repeat Comment: Please submit a preliminary digital addressing.**

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 / Comments in teal)

- 2A. **Please do not fill the Amendment Block box. Repeat Comment** Information removed from Amendment Block box

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

- 3A. Rotate to match the direction of the fire land on the plan. **Fire lane & hatching revised.**
- 3B. Please either rotate this hatch, change the scale more, or use a different hatch to better differentiate it from the existing easement hatch. They look the same on the plan. **Hatches revised for clarity.**
- 3C. Sod and mulch must be separated by approved landscape edging. **Text added to Planting Schedule**
- 3D. Shrubs cannot be placed in sod. They must be in a mulched shrub bed. **Bed has mulch.**
- 3E. Label asphalt swale. **Civil specified concrete pan. Pan is labeled.**
- 3F. Is this an existing swale with grass or proposed? What type of grass and is it irrigated? Any areas being disturbed by the construction must be improved and shown graphically on the landscape plan. See comment below for more information on landscape improvements.
- 3G. Are these the AC units? Add a label or add them to the legend. Please make sure they all look the same.
- 3H. **Previous comment still not addressed after two submittals: A.C. units are identical & labeled.**
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 Non-Street Landscape Buffer table to demonstrate compliance with the requirement. Any buffer reductions must meet the requirements outlined in the UDO or an adjustment shall be required.
Planning may support the adjustment request if every effort is taken to meet the landscape requirements within the spaces available. Maximize the use of columnar evergreen trees and large hedge type shrubs. Per code, tree sizes shall be a minimum of 3" caliper for deciduous trees and 8' tall for evergreen trees between residential and non-residential uses. Any plant quantities that cannot fit within the buffer must be relocated elsewhere within the site. These relocated plants must have a distinct label and cannot be used for another landscape requirement.
25' landscape buffer shown on plans and the requested Landscape Code adjustments listed on cover page SDP.1 and landscape page SDP.5.



The adjustment request must be added to this sheet as well as the site plan submittal cover sheet. Discuss the adjustment request with your project case manager for more information.

- 3I. 25' Landscape Buffer 25' landscape buffer shown & labeled.
- 3J. All four patio symbols should look the same. All THREE patio symbols are identical & labeled.
- 3K. The area between the retaining wall and property line is too narrow to have irrigated sod. Narrow sod area removed. Revised Civil adds concrete pan.

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

- 4A. **PDR not approved, many repeat comments.** See response from 2N Civil on drawing comments.
- 4B. **The site plan will not be approved by public works until the preliminary drainage letter/report is approved.** 2N Civil provided updated drainage letter/report.
- 4C. The ramps should be directional. Remove the reference to S9.11.
- 4D. The concrete does not match the grading plan. Concrete matches grading plan.
- 4E. Remove landscaping from the bottom of the detention pond. No trees or shrubs in detention pond area.
- 4F. Identify the material and max height or height range for the retaining wall. Max 4' for residential areas per Section 4.02.7.01.2. Provide a section detail of the wall.
- 4G. Identify the 100-year WSEL in the pond. Access is required to the top of the outlet structure from outside of the pond.
- 4H. An access easement is also required to be dedicated from the drainage easement to the public right of way. The access should be shown on the site and grading plan as part of this submittal.
- 4I. Show/label all proposed and existing easements. Max 4% cross slope on fire lane easements.
- 4J. The entire fire lane easement shall be paved with concrete per Section 4.07.1.02 of the Roadway Manual.

5. Fire / Life Safety (Mark Apodaca/ 303-739-7656/ mapodaca@auroragov.org / Comments in blue)

- 5A. The fire lane appears to cross the property line, align fire lane with property line in this area.
- 5B. No encroachments in the fire lane easement. Fire lane modified. It does not have encroachments.
- 5C. Show fire lane with a dashed delineation. Fire lane hatched to match key.
- 5D. The fire lane appears to cross the property line, align fire lane with property line in this area. Fire lane modified. It does not cross property line(s).

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

- 6A. **Comments were not addressed since last submittal.** See response from 2N Civil on drawing comments.
- 6B. **It appears that through multiple reviews, Aurora Water's comments have not been addressed. Continuing to not address comments is cause for rejection.**
- 6C. A maximum of 12 units can be served off a dead end main. Please analyze whether there are any pressure issues with the additional 4 homes. Only 3 additional homes being added.
- 6D. These water meters need to be within pocket utility easements show and label. They are to be per section 5 standard sizing.
- 6E. Sleeve? Are you indicating a PVC sleeve?
- 6F. Clearly identify lot lines- Per pre-app notes services cannot cross lot lines.
- 6G. This service needs to come off the main, cannot come off existing service.
- 6H. Ensure these water meters are within the landscaped area.

7. Real Property (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Andy Niquette/ aniquett@auroragov.org / (303) 739-7325/ Comments in magenta) See response from 2N Civil on drawing comments.

- 7A. See redline comments on Subdivision Plat and Site Plan. Subdivision Plat: Provide Closure Report. Provide Title Commitment dated within 30 days of plat acceptance date. Provide the most recent AES Board Monument Records for all aliquot section monuments shown hereon.
- 7B. Portions of retaining wall within easements may require a license agreement. Contact Grace Grey ggray@auroragov.org for the License Agreement concerns.
- 7C. Confirm Lot designation with Filing No. 3 Plat?
- 7D. The Public Service Company Easement is 5' southerly of the property line.
- 7E. Drainage Easement continues easterly.

PLAT

7F. per Book 10, Page 94 of said official records.

7G. The undersigned owner(s), for themselves, their heirs, successors and assigns, covenant and agree with the City of Aurora;

Text added to plat.

No structure constructed on any portion of the platted land shown herein shall be occupied or used unless and until all public improvements, as defined by Chapter 146 of the City Code of Aurora, Colorado, are in place and accepted by the City or cash funds or other security for the same are escrowed with the City of Aurora and a Certificate of Occupancy has been issued by the City;

All electrical, community utility lines and services, and street lighting circuits, except as provided in Section 126-505 of the City Code as the same may be amended from time to time, shall be installed underground;

All crossings or encroachments, including but not limited, to private landscape irrigation systems, underdrains, or private utilities into easements owned by the City of Aurora are acknowledged by the undersigned as being subject to the City of Aurora's use and occupancy of said easements and rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify and hold harmless the City of Aurora for any loss, damage, or repair to private landscape irrigation systems, underdrains, or private utilities that may result from the City of Aurora's use and occupancy or exercise of its rights in said easements and rights of way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said private landscape irrigation systems, underdrains, private detention pond and drainage features, or private utilities upon request from the City of Aurora and at no expense to the City of Aurora.

7H. Arapahoe County Requires a 3" x 7" Block in the upper right hand corner.

3"x7" block added.

7I. for the perpetual use of the public, the streets and easements as shown hereon and not previously dedicated to the public.

7J. the undersigned warrant they are the owners of a Lots 1-17, Block 1 and Tract A Waterford Place Subdivision Filing No. 2, Amendment No.1 recorded at Book 192, Page 31 in the Arapahoe County Clerk and Recorder's Office official records being situated in the NW 1/4 of Section 26, Township 4 South, Range 67 West of the 6th P.M., City of Aurora, County of Arapahoe, State of Colorado being additionally.

7K. Provide Closure Report. Provide Title Commitment dated within 30 days of plat acceptance date. Provide the most recent AES Board Monument Records for all aliquot section monuments shown hereon.

7L. 1.6.H. Basis of Bearing Statements.

2. 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.

7M. 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.

7N. Title commitment must be dated within 30 days of plat acceptance date.

7O. The foregoing instrument is approved for filing and conveyance of streets, easements, and Tracts A and B as shown hereon and is accepted by the City of Aurora, Colorado, this _____ day of _____, 20____ AD, subject to the condition that the City shall undertake maintenance of any such streets and Tracts A and B only after construction has been completed by the subdivider to City of Aurora specifications. (The underlined areas.

7P. Show and label all publicly dedicated streets within 1/2 mile of the site (Typical)



7Q. Show controlling monument?

AES Board Rule 1.6.E. Standards for Land Surveys

3. Procedural Techniques

a. Professional Land Surveyor Responsibility. The licensed professional land surveyor shall, under his personal direction, cause a survey to be executed, connecting all available monuments necessary for the boundary location as well as physical and parol evidence and coordinate the facts of such survey.

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

8A. **Repeat Comment:** 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:

See uploaded .DWG as required.

- 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.