



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

December 2, 2023

Applicant Response 12-5-2024
Updated on 4-3-2025

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

Re: Fifth 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 Hyung Sao:

Thank you for your fifth submission, which we started to process on November 12, 2024. 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. 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 III
City of Aurora Planning Department

cc: Paul Adams - Earth and Sky Architecture 406 E 2nd Street Salida CO 81201
Justin Andrews, ODA
Filed: K:\SDA\1196-07rev5



Fifth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- In the cover sheet Please add a signature block, and data block (Planning – Item 2)
- In the cover sheet - Adjustments just list the Section Title and Number. The explanation belongs in the Letter of Introduction (Landscaping Item 3)
- The site plan has not been submitted in over a year and has significantly changed the design of the site. New comments based on new design (Civil Engineering – Item 4)
- Provide a fire truck turning template to show the modified fire turnaround will work. Fire truck details and template requirements provided (Fire/life safety – Item 5)
- The site plan will not be approved by Aurora Water until the preliminary drainage report or letter is approved. (Aurora Water – Item 6)
- Dedicate the easement to cover the Water Meter on the plat. Confirm with Aurora Water Dept. Change the Utility name to Water - confirm with Aurora Water (Land Development Services – Item 7)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. No comments

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

- 2A. All abutting new zone districts must also be labeled on the Site Plan. **Residential zoning added; other zoning listed.**
- 2B. On the cover sheet please add the data block: add the zoning, parking, landscape, hard surface, and building square footage and percentage for each.
- 2C. On the cover sheet please add the signature block. **The signature block was inserted.**
- 2D. On the elevation sheet please identify all the proposed materials and colors. **The signature block was inserted.**
- 2E. In the data table, please provide the percentage of masonry shown on the elevation. 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.) **Data table added, shows brick %.**
- 2F. Consider off-setting the front facade to add visual interest and to break up the garage faces.
- 2G. Please see the roof requirements: 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:
- Projecting gables, **Covered entry has cross-gable.**
 - Hips, **Hip roof added to end units to reduce ridge line.**
 - Horizontal/vertical breaks, or
 - Other similar techniques.
- 2H. This is a town-home structure, Please show the dimensional standards for a townhome (lot frontage a minimum of 20ft, setback - front at 20', side 5 and rear 25'). **Not possible for typical setbacks due to extreme lot size restrictions. 1'-6" setbacks (4) sides.**

3. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

- 3A. Adjustments just list the Section Title and Number. The explanation belongs in the Letter of Introduction along with the mitigating measure(s) being offered to offset the adjustment request. **See Letter of Introduction.**
- 3B. Add the landscape consultants contact information. **Landscape consultant info moved to cover page.**
- 3C. Double check these numbers **Numbers updated.** **Not possible to move units, due to lot size restrictions plus storm drainage requirements.**
- 3D. As well as the residential units. They are within the required buffer area. **Non-Street Buffer listed.**
- 3E. This needs to specifically list the Non Street Buffer Section which is 146-4.7.5.E. **Non-Street Buffer listed.**
- 3F. Remove the reference to the previous landscape code. **Erased.**
- 3G. These can be 2.5". Required is 2", upsizing to 2.5" meets the UDO requirements. **Trees changed to 2.5".**
- 3H. What type of sod is being specified for the detention area as that will be wet as part of the functionality of the pond. **Blue grama grass specified for wet area of pond.**



Area is a mulched bed. (too narrow for sod to be maintained.)

- 3I. What is the vegetative treatment in this area between the existing wall and the proposed concrete pan?
- 3J. Add an asterisk and a note to the bottom of the table stating that an adjustment is being requested for both the southern and western non-street buffers. Asterisk and note added.
- 3K. Is this a timber wall or concrete wall? Wall is concrete per Civil detail SDP.4
- 3L. Remove these notes as none of these are applicable based upon the current submission. Notes removed.
- 3M. Show the property line as a long dash and two short dashes. Property line line-type updated.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 4A. Not ready for technical - the site plan has not been submitted in over a year and has significantly changed the design of the site. New comments based on new design.
- 4B. Advisory: if the civil plans are submitted after Jan 1, 2025, the project will be required to comply with the 2025 Roadway Manual.
- 4C. 2' minimum clearance is required between the retaining wall and the property line. Please note, no part of the wall including footings or reinforcing should cross the property line. 2'+ between retaining wall + property line.
- 4D. This turnaround does not meet typical geometry. This will be required to be approved by Fire & Life Safety and the City Engineer. Fire department has OK'd turnaround.
- 4E. Show railing along the top of the wall. Railing added.
- 4F. Please add the following note: "The minimum slope on asphalt is 1%, the minimum slope concrete is 0.5%, and the minimum slope on unpaved surfaces is 2%." Note added.
- 4G. Please add the following note: "The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent." Note added.
- 4H. Please add the following note: "The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1." Note added.
- 4I. Please add the following note: "The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building." Note added.
- 4J. Please add the following note: "The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent." Note added.
- 4K. Please add the following note: "Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans." Note added.

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

- 5A. Add occupancy to site data. Occupancy added to site data.
- 5B. Add a comma, Fire, Access. These easements must match the plat. Text coordinated.
- 5C. Provide a fire truck turning template to show the modified fire turn around will work. Fire truck details and template requirements provided. Fire truck detail and template added.
- 5D. Provide fire lane signs. Fire lane signs added.

6. Aurora Water (Ashley Duncan 720-859-4319 / ADuncan@auroragov.org / Comments in red)

- 6A. Advisory Note: The site plan will not be approved by Aurora Water until the preliminary drainage report or letter is approved. Noted.
- 6B. Shrubs need to be 3' away from meters, trees need to be 5' away from meters, and no trees can be within utility easements. Note added.
- 6C. This water meter needs to be in a pocket utility easement. Water meter added to pocket utility easement.
- 6D. Water service and sanitary service lines must be 10' apart. Sanitary service lines must be 8' apart from other sanitary service lines. Lines adjusted to comply.



- 6E. Remove the type, size, and length of all proposed water and sanitary lines, this will be on the civil plan. Info removed.
- 6F. This sanitary service line cannot be constructed through or in front of the adjoining property.
- 6G. This meter is in a drainage easement, needs to be in a pocket utility easement. Meter is in pocket utility easement.
- 6H. The water service lines cannot be closer than 5' to the side property line. Water lines moved to comply.
- 6I. The utility lines need to be connecting to the building. Utility lines connected to building.

7. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Site Plan

- 7A. Advisory - Show the easement that cover the proposed Water meters. Match the Plat easement names and configurations. (see page 4) Water meter easements updated & coordinated.
- 7B. Dedicate the easement to cover the Water Meter on the plat. Confirm with Aurora Water Dept. Easement dedicated.
- 7C. Change the Utility name to Water - confirm with Aurora Water (see throughout the pages). All updated to 'Water'.

Plat

- 7D. Provide Closure Report. Closure report provided. Title will be provided.
- 7E. Provide Title Commitment dated within 30 days of plat recording date. (Note 6 & 8).
- 7F. Provide most recent AES Board Monument Records for all aliquot section monuments shown hereon. Monument records provided.
- 7G. The Covenants are duplicated on the first page. Delete one of them. Duplicate erased.
- 7H. Add the Owner signature title, above the owner's signature blocks – Send in the Statement of Authority for these owners - the Owner listed therein will need to sign this Plat. Owner info updated.
- 7I. Delete the recorder's Certificate. recorder's Certificate erased.
- 7J. Note#2: add the full stamping on the caps found See: AES Board Rule: 1.6.H.2. Basis of Bearing Statements. Suvey info added.
- 7K. Delete the company Logo (bottom right corner of the page – replace with text only) Logo erased.
- 7L. Page 2: Change the Utility name to Water - confirm with Aurora Water (see throughout the pages) All updated to 'Water'.
- 7M. Dedicate the easement to cover the Water Meters on the plat. Confirm with Aurora Water Dept. Easement dedicated.
- 7N. The existing Fire Lane easement: this will need to be completed prior to any building permits. Noted.
- 7O. Page #3: On all easements that cross Lot or Tract lines: show the distances on both sides of the Lot or Tract lines (typ.) Easements don't cross Lot lines.
- 7P. There is a mention of a Detail B on Page 3 – No detail can be found, please explain. Reference erased.
- 7Q. ADVISORY: EASEMENTS RELEASES HAVE NOT BEEN SUBMITTED. ALL NEW EASEMENTS TO BE DEDICATED BY PLAT. Noted.