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February 25, 2021

Laura Fiemann
CSDCPC Vega LLC
23150 N Pimard Ste 2B
Scottsdale, AZ 85255

Re: Initial Submission Review – Vega Collegiate Academy - Advisory Site Plan

Application Number: **DA-2255-00**
Case Number: **1992-6017-06**

Dear Ms. Fiemann,

Thank you for your initial submission, which we started to process on February 4, 2021. We reviewed it and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues still remain, you will need to make a technical submission. Please review your previous work and send us a new technical submission after your Advisory Hearing presentation with the Planning Commission.

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.

Your Virtual Advisory Planning Commission presentation date is set for Wednesday, February 24, 2021. Please be prepared to have representatives attend the meeting and have a presentation prepared. As always, if you have any comments or concerns, please email me at cdalby@auroragov.org or call 303-739-7266.

Sincerely,

Claire Dalby, Planner II
City of Aurora Planning Department

Cc: Meg Allen, Neighborhood Services
Laura Rickoff, ODA
K:\\$DA\2255-00rev1



Initial Submission Review

KEY COMMENTS FROM ALL DEPARTMENTS

- Please make all formatting/editing changes as requested by all departments.
- Delete sheets as dictated within the redlined document (see Item 2)
- Provide more information on the functionality of the parent pick-up / drop-off loop (see Item 4)
- Address all remaining comments/concerns as required by all reviewing departments.

PLANNING DEPARTMENT COMMENTS

Claire Dalby / cdalby@auroragov.org / 303-739-7266

1. Community Questions Comments and Concerns

1A. Notification requirements are the responsibility of Aurora Public Schools.

2. Completeness and Clarity of the Application

2A. Please flatten the site plan documents and ensure there are no AutoCAD SHX Text files in the comments pane.

2B. Include the title block on all sheets. Use the formatting similar to the site plan shown in the graphic provided here.

2C. Please change “Construction Plans” to “Advisory Site Plan” on the cover sheet and all sheets.

2D. Include an amendment block on the cover sheet (attached).

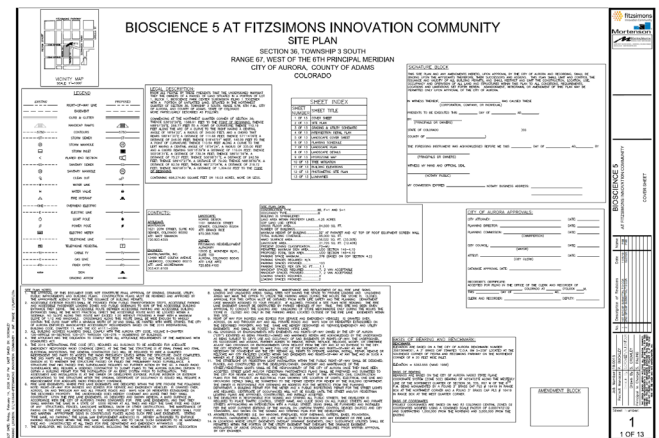
2E. Include the data block on the cover sheet.

2F. Remove the notes on Sheet CO.01 and replace with the standard school site plan notes (attached).

2F. Incorporate the Landscape sheets into the overall Site Plan document.

2G. Remove the sheets from the document as dictated by Engineering and Landscaping comments.

2H. On the Site Plan sheet, include a legend for items not identified by a number (property lines fencing, building, etc.)



3. Zoning and Land Use Comments

3A. No issues.

4. Traffic and Street Layout Issues

4A. On the Site Plan sheet, provide more information on the functionality of both the parent pick-up and drop off area by including directional arrows. If possible, provide detail on how parent pick-up and drop-off is managed by the school administration as part of your response to comments with the next submittal.

5. Access and Connectivity

5A. Please include a photometric plan in the Site Plan submittal (see comment 10E from the Building Department).

5B. Please include the ADA accessible route on the Site Plan sheet as a bold, dashed line.

5C. On the Site Plan sheet, please indicate the main entry points into the building for the students.

6. Parking

6A. Off-street parking is required by Section 4.6.3 of the UDO. Additional information regarding number of classrooms and seating capacity in the largest assembly area of the school is needed in order to issue further comments on parking compliance. Code requires 1 space per classroom plus 1 space per 10 seating capacity in the largest assembly area. Please include this information in a revised letter of introduction and/or addendum.



7. Open Space and Recreational Amenities

7A. On the Site Plan sheet, please provide the location of all proposed play areas for students.

7B. On the Site Plan sheet, provide the location of all proposed fencing and/or netting on the site.

8. Architectural and Urban Design Issues

8A. Please include the building elevations (that were submitted separately to staff) with the overall site plan document.

8B. Identify all existing and proposed building materials on the building elevation sheet.

9. Landscape Design Issues

Kelly Bish / kbish@auroragov.org / 303.739.7189 / PDF comments highlighted in teal.

SHEET L1.1

9A. Text mask all text to make it more legible. All text where applicable the whole sheet.

SHEET L2.2

9B. The city does not review or approve landscape construction drawings and therefore this sheet needs to be omitted from the plan set.

SHEET I1.1

9C. The irrigation plans are a separate submittal to Aurora Water, Water Conservation Division and include a separate application and fee. They do not get included with the overall Site Plan Submittal. Please remove the irrigation sheets.

SHEET I1.2

9D. Remove. Separate submittal to Aurora Water

SHEET I1.3

9E. The city does not review or approve landscape construction drawings and therefore this sheet needs to be omitted from the plan set.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Building Department

Mark Apodaca / mapodaca@auroragov.org / 303.739.7656 / Comments in blue

SHEET C0.00

10A. Provide a Site Data Block - Include: 2015 IBC Construction type of each building(s), number of building(s), square footage of building(s), gross square footage of building(s), height of building(s), if sprinklered or not sprinklered, regular parking, accessible parking, van accessible parking & 2015 IBC occupancy type.

SHEET C0.01

10B. Add these notes:

-ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH CITY CODE OF THE CITY OF AURORA - VOLUME II - CHAPTER 126 - ARTICLE VII - SECTIONS 126-271 THROUGH 126-282.

-THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).

-ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE ICC A117.1-2009.



-THE 2015 INTERNATIONAL FIRE CODE, SECTION 510, REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPER'S EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.

-RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.

-THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.

SHEET C3.10

10C. Will this building have 2 FDC? Please clarify.

10D. Provide a concrete walking surface in front of FDC.

10E. Provide a photometric plan that Identify exterior accessible route with a heavy dashed line to verify 1-ft candle minimum lighting; route shall be continuous to public way and all site amenities

10F. Replace Handicap with Accessible. (TYP.)

10G. Label the FDC: FDC with approved Knox Caps. (Typical for Site, Utility, Grading, Landscaping and Photometric Plans.)

10H. Provide knox box at both main entrances. Label knox box with: "Knox Box with approved hardware." (Typical for Site, Utility, Grading, Landscaping and Photometric Plans.)

10I. Provide a bold dashed line to show exterior accessible route throughout site to required accessible entrances (60%), site amenities (Mail, Trash & similar) and transportation stops (or to edge of site near public transportation stops)

- Maintain minimum 1 ft candle to all exterior accessible routes.

(Typical for Site, Utility, Grading, Landscaping and Photometric Plans.)

SHEET 3.90

10J. Include the tow-away sign with the accessible parking signage10K. Updated signage for this site.

10L. Remove Handicap and replace with Accessible.



SHEET C4.10

10M. Label the type of gating or barricade system being installed on the site plan using one of the following examples: (2) 12.5' Manual Swinging Gate

(2) 12.5' Manual Sliding Gate

(2) 12.5' Electrical Sliding Gate

10N. Gating and barricade systems must be located a minimum of 35 ft. back or the longest vehicle from the adjacent street flow line. There must be a 6" minimum clearance across the full width of the gating system, from the bottom of the gating system to the road surface.

Show this requirement on the gate details

10O. Provide gate details.

SHEET C4.11

10P. Provide gate details.

10Q. Label the type of gating or barricade system being installed on the site plan using one of the following examples:

(2) 12.5' Manual Swinging Gate

(2) 12.5' Manual Sliding Gate

(2) 12.5' Electrical Sliding Gate

SHEET C6.10

10R. Label the FDC: FDC with approved Knox Caps. (Typical for Site, Utility, Grading, Landscaping and Photometric Plans.

10S. Identify the Fire Service Line using the following example: 8" Fire Line DIP (Private).

11. Traffic

Brianna Medema / bmedema@auroragov.org / 303.739-7336

Comments from the Traffic division are forthcoming and will be submitted under separate cover.

12. Civil Engineering

Kristin Tanabe / 303.739.7306 / ktanabe@auroragov.org / 303.739.7306 / Comments in green

SHEET CO.OO

12A. Please remove indicated sheets from the site plan set.

12B. Advisory note: Civil plans are required to be submitted at 24x36 or 22x34 sheet sizes

12C. Please remove AutoCAD SHX text items in the comment section. Please flatten to reduce selectability of the items.

SHEET CO.01

12D. These all seem to be civil plan related notes. Please include the standard required site plan notes. This is not a civil plan submittal

SHEET C3.10

12E. Curb ramps are required to be updated to current standards

12F. Show/label existing and proposed easements

12G. Per the pre-application notes, the sidewalk improvements on Yosemite, 14th Avenue and Akron street all required an urban section with a 12' hardscape, ped lights, and tree openings.

12H. Gates were shown on the grading plan. If gates are to be included, show and label them on the site plan and provide a dimension from the flowline of the street. Gates must be set back a minimum of 35' from the flowline.

12I. Please update the site plan to include the detention pond. For the pond show/label the drainage easement, maintenance access, access easement

12J. Show/label drainage easement for water quality device

12K. Curb ramps are required to be updated to current standards

12L. Ramps in public ROW must use COA standard details

SHEET C3.11

12M. A jointing plan is not part of the site plan set. Please remove.



SHEET C3.20

12N. A horizontal control plan is not required as part of the site plan set. Relevant dimensions are provided on the site plan sheet. The site plan document is not used for construction.

SHEET C3.91

12O. Do not include COA standard details but refer to the detail number where applicable in the plans

SHEET C4.10

12P. Add a note indicating if the storm sewer system is public or private and who will maintain it.

12Q. Show/label all existing and proposed easements

SHEET C4.11

12R. Show/label 100-year floodplain. Include FIRM panel and effective date

12S. Add a note indicating if the storm sewer system is public or private and who will maintain it.

12T. Show/label existing storm sewer

12U. Show/label all existing and proposed easements

12V. Please update the site plan to include the detention pond. For the pond show/label the drainage easement, maintenance access, access easement, direction of emergency overflow, 100-year water surface elevation

SHEET C5.10

12W. SWMP plans are not part of the site plan set. Please remove

SHEET C5.20

12X. SWMP plans are not part of the site plan set. Please remove

SHEET C5.30

12Y. SWMP plans are not part of the site plan set. Please remove

SHEET C9.10

12Z. Plan and profile sheets are not part of the site plan set. Please remove

SHEET C9.20

12AA. This information is not required in the site plan set

SHEET C9.50

12BB. The drainage plan is not part of the site plan set. Please remove

SHEET L1.1

12CC: Update the plan to reflect the detention pond

13. Real Property

Maurice Brooks / mbrooks@auroragov.org/ 303-739-7294/ Comments in magenta

There are some easement issues and some License Agreement issues. See the comments on the document(s). Contact Andy Niquette (aniquett@auroragov.org) for the easement concerns and Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

SHEET CO.01

13A. Add these 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.

SHEET C2.10

13B. Add Reception number



SHEET C3.10

13C. Dedicate this easement by separate document. Contact Andy Niquette (aniquett@auroragov.org) for the easement concerns

13D. Cover this item in the License Agreement located or encroaching into the easement. Contact Grace Gray (ggray@auroragov.org) to start the processes

13E. Cover these items in the License Agreement located or encroaching into the easement. Contact Grace Gray (ggray@auroragov.org) to start the processes

13F. Add and label the 10' Utility easement

13G. Add and label the 10' Utility easement

13H. Cover these items in the License Agreement located or encroaching into the easement. Contact Grace Gray (ggray@auroragov.org) to start the processes

13I. Gate? (2)

13J. Add and label the 10' Utility easement (3)

13K. Dedicate this easement by separate document. Contact Andy Niquette (aniquett@auroragov.org) for the easement concerns

SHEET C4.10

13L. Gate?

14. Aurora Water

Ryan Tigera / rtigera@auroragov.org / 303.739.8867 / Comments in Red

SHEET CO.01

14A. This project is located in Zone 1 with an HGL of 5,540 ft.

SHEET C5.10

14B. Erosion Control plans to be submitted with civil plan submittal and can be removed from the site plan submittal. A stormwater permit is required with the demolition of the building. Please provide a stormwater management report along with the civil plan submittal. Comments are based on the plans provided. More comments may be provided during civil plan review.

SHEET C6.10

14C. Label as Denver Water main.

14D. Show line work in plan view.

14E. License agreement required for private infrastructure crossing easement (typ).

14F. Please confirm this is not a structural encroachment into existing sanitary sewer utility easement.

14G. This water main ends west of the intersection of 14th and Akron. See GIS screenshot below.

14H. Existing fire service appears to be under footprint of proposed pond. Will this fire line be used for project? Per demo plan, only the FDC is to be removed.

14I. Will the water monitoring wells remain?

14J. Label sanitary main and show/dedicate easement for public utility.

14K. Water main has 6 inch diameter.

14L. Update site plan to show detention pond and new alignment for storm outfall per City of Aurora meetings

14M. Label which meter will be used for domestic service and if the other meter will be removed.

14N. Provide note stating all storm sewer is private unless otherwise notes. The manhole in E 14th Ave should be public