



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

Worth Discovering • auroragov.org

October 1, 2018

Susan Martini
Aurora Public Schools
1369 Airport Boulevard
Aurora, CO 80011

Re: Initial Submission Review – Montview Elementary School Addition – Redevelopment Plan
Application Number: **DA-2152-00**

Dear Ms. Martini:

Thank you for your initial submission, which we started to process on Tuesday, September 13, 2018. 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 have the option to either meet with me to discuss the outstanding comments or resubmit for another review. Should you choose to resubmit, please revise your previous work and send us a new submission on or before Monday, October 15, 2018.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item marked with an asterisk. 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.

As always, if you have any comments or concerns, please give me a call. I may be reached at eobrien@auroragov.org or (303) 739-7209.

Sincerely,

Elizabeth O'Brien, Planner I
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department
Lori Hanson – Eidos Architects
Meg Allen, Neighborhood Services
Mark Geyer, ODA
Filed: K:\\$MA\2152-00rev1.rtf



Initial Submission Review

Please note that many of the comments are recommended to align with city codes. Please see attached school agreement that outlines all required site plan elements.

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please provide a grading plan. See redlines for other comments. – Civil Engineering
- There are portions of concrete improvements that appear to be within street rights of way. A revocable license shall be required. – Real Property
- Water meter may need to be covered with a utility easement. – Utilities Department
- Please see notes. – Traffic Engineering
- See numerous comments. – Fire and Life Safety

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. A sheet illustrating the Building Elevations of the addition needs to be included with this Site Plan. The façade should complement the existing building. Please include dimensions and a legend identifying the materials and colors proposed.

2. Landscape Design Issues

Kelly K. Bish, PLA, LEED AP/ Kbish@auroragov.org / 303 - 739-7189

Please refer to Article 14 of the zoning code for guidance in association with any proposed landscaping.

3. Other Site Planning and Technical Issues

Site Plan

Sheet 1

- Please include the standard Site Plan notes on this cover sheet. If you do not have access to these notes, I am happy to send them to you.
- Please include a signature on the cover sheet indicating property owner authorization.
- Also include a data block with information such as building size (in square feet), number of buildings, zoning classification, etc. See below for example.

DATA BLOCK

DATA*:	TOTAL:
LAND AREA WITHIN PROPERTY LINES:	784,413 SF
GROSS FLOOR AREA:	104,000 SF
NUMBER OF BUILDINGS:	1 + STORAGE SHED
MAXIMUM HEIGHT OF BUILDINGS:	31'
TOTAL BUILDING COVERAGE:	9%, 65,620 SF
HARD SURFACE AREA:	30%, 237,529 SF
LANDSCAPE AREA:	61%, 481,264 SF
PRESENT ZONING CLASSIFICATION:	NE-PLAINS MEDIUM DENSITY RESIDENTIAL
PROPOSED TOTAL SIGN AREA:	157 SF
PROPOSED NUMBER OF SIGNS:	1 MONUMENT AT STREET (102 SF) 1 BUILDING MOUNTED SIGN (43 SF) + ADDRESS (12 SF)
PARKING SPACES REQUIRED:	NO REQUIREMENT
PARKING SPACES PROVIDED:	180
ACCESSIBLE SPACES REQUIRED:	6
ACCESSIBLE SPACES PROVIDED:	6
LOADING SPACES REQUIRED:	NO REQUIREMENT
LOADING SPACES PROVIDED:	A PAVED SERVICE AREA HAS BEEN PROVIDED
BUILDING CODE INFORMATION:	OCCUPANCY E CONSTRUCTION TYPE IIB FULLY SPRINKLED

*THIS PROJECT REFERENCES THE HARMONY FRAMEWORK DEVELOPMENT PLAN (SUN MEADOWS).

- Please include titles for all pages.
- Please number all pages sequentially.
- Include DA number at the bottom of all pages (DA-2152-00).



Sheet 2

- In the data block, please include the building square footage and acreage for existing portions of the building and the additions.
- A sheet illustrating the Building Elevations of the addition needs to be included with this Site Plan. The façade should complement the existing building. Please include dimensions and a legend identifying the materials and colors proposed.
- Please include all site elements within the addition area, such as landscaping, trash areas, or other site furnishings.
- Please define "alternatives" noted on cover sheet or remove from document.
- Please include a scale bar.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**4. Civil Engineering**

Kristen Tanabe/ 303-739-7306/ ktanabe@auroragov.org / comments in green

Site Plan

Sheet 2

- Please provide a grading plan.
- Minimum slope away from the building is 5% for 10' for landscape areas, minimum 2% for impervious areas.
- Minimum pavement slopes: 1% for asphalt, 0.5% for concrete.
- Maximum 2% slope in any direction at handicap parking spaces.

5. Life Safety

William Polk / 303-739-7371 / wpolk@auroragov.org / comments in blue

Site Plan

Sheet 1

- A site plan data block is required for this plan submittal. Please see example of data block in Planning Department notes.
- Please add the following note: 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 AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2009.
- Please provide the COA Standard Site Plan Notes.
- Please add the following note: ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.
- Please add the following note: THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- Please add the following note: EMERGENCY INGRESS AND EGRESS - 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, AND THE SAME ARE HEREBY



- DESIGNATED AS “SERVICE/EMERGENCY AND UTILITY EASEMENTS” AND SHALL BE POSTED “NO PARKING - FIRE LANE”.
- Please add the following note: THE 2015 INTERNATIONAL FIRE CODE, APPENDIX J AND CITY OF AURORA CODE, CHAPTER 66-38 FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED BY A BUILDING DIVISION LIFE SAFETY INSPECTOR AS TO WHETHER THE STRUCTURE HAS 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 AN INDEPENDENT THIRD PARTY RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPERS EXPENSE. WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.
- Please add the following note: 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.
- Please add the following note: THE FIRE LANE EASEMENT CANNOT BE OBSTRUCTED BY PARKED VEHICLES AT ANY TIME. THIS SITE HAS BEEN GIVEN APPROVAL TO CONDUCT THE LOADING AND UNLOADING OF STORE MERCHANDISE ONLY DURING THE HOURS THE STORE IS CLOSED AND ONLY IN THE PARKING AREAS LOCATED OUTSIDE OF THE FIRE LANE EASEMENTS WITHIN THIS SITE

Sheet 2

- Provide bollard protection around this fire hydrant per Aurora Water specification detail 208.
- If the gate and fence provides a secured access, a Knox Box will be required at the Manway Gate to allow access within the fenced area and fire riser room. If the gate is not secured, A Knox Box will still be required at the fire riser room.
- This location of the FDC is not ideal. Please relocate the FDC so there is no physical or visual obstructions in the path of responding fire crews. Please relabel it as "FDC with approved Knox Hardware".
- A 29' inside turning radii is needed from both directions to allow emergency access from either direction.
- Please work with Real Property to address Fire Lane Easement dedication process.
- Relabel and increase to a 23' Fire Lane Easement.
- Provide a single label for the fire service line using the following example: 6" Fire Line (Private) DIP
- Other than the 90 degree vertical bend in the Fire Service Line at the building riser, Fire Service Lines may have one 90 degree bend, or more than one bend when the sum of all bends does not exceed 90 degrees, in the length of line from the water main tee to the riser.
- Please identify and show the location of the Knox Boxes at the front main entrance and exterior fire riser room. TYP of all elevation sheets. Provide a Knox Box by using an "X" inside a box and label it as "Knox Box".
- Provide a bold dashed line to show exterior accessible route throughout site to required accessible entrances, accessible parking, and amenities.
- Please identify accessible and van accessible parking stalls. Advisory Note: The "Van Accessible" parking stall requires either a 132 inch space with a 60 inch aisle or 96 inch space with a 96 inch aisle.
- Please provide a photometric site plan. 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. Also, add the following photometric site plane note: **ILLUMINATION WITHIN THE SITE SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION, "ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED." AND SECTION 1006.2 ILLUMINATION LEVEL, "THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE PUBLIC WAY."**

- Please provide a Utility Sheet that shows the following: show the location of all existing and proposed water mains and fire hydrants within or abutting this site within 400'. Existing hydrants located outside the plan area can utilize a fire hydrant symbol with an arrow pointing in the direction of the existing hydrant and distance of the hydrant from the nearest property line of the site.

6. Real Property

Darren Akrie/ 303-739-7337/ dakrie@auroragov.org / comments in pink

Maurice Brooks/ 303-739-7294/ mbrooks@auroragov.org / comments in pink

Site Plan

Sheet 2

- There are portions of concrete improvements that appear to be extending within street rights of way. A revocable license shall be required. Contact Grace Gray in Real Property at 303-739-7300 for submittal requirements. Once Grace has received what he needs, it usually takes 1-2 weeks to complete the process. The Revocable must be complete and ready to record before the issuance of any building permits. It is the applicant's responsibility to identify and include all encroachments on the application. Staff needs to have received your packet as soon as possible or your building permit issuance may be delayed.

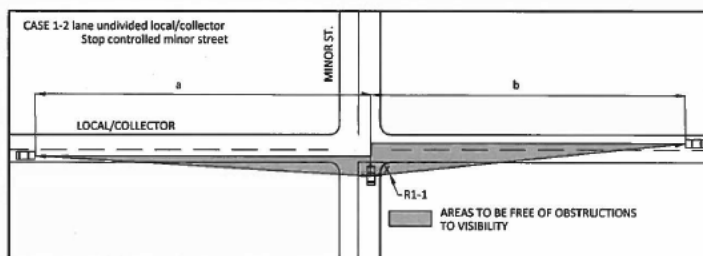
7. Traffic Engineering

Briana Medema / 303-739- 7336/ bmedema@auroragov.org / comments in yellow

Site Plan

Sheet 2

- Please use standard TE-13.1. The STD TE-13.1 has significantly longer lengths that extend into the roadway. Please update.



8. Utilities Department

Ryan Tigera / 303-739-8867 / rtigera@auroragov.org / comments in red

Site Plan

Sheet 2

- Is the plan to remove this meter and relocate it? Please clarify. If you are planning on relocating the meter, the existing easement will need to be vacated and the line disconnected at the main.