



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

April 23, 2021

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

Re: Technical 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 technical submission, which we started to process on April 12, 2021. We reviewed it and attached our comments along with this cover letter. Since several important issues still remain with various departments, you will need to make another technical submission if you are planning to record final Site Plan Mylars. Please review your previous work and send us a new submission.

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.

As always, I am available to discuss any issues or concerns with you at 303-739-7266 or cdalby@auroragov.org.

Sincerely,

Claire Dalby, Planner II
City of Aurora Planning Department

Cc: Meg Allen, Neighborhood Services
Laura Rickoff, ODA
K:\\$DA\2255-00tech1



Technical Submission Review

1. Building Department (Mark Apodaca / mapodaca@auroragov.org / 303.739.7656 / Comments in blue)

SHEET C0.00

1A. 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

1B. Add these notes: This is a second request.

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 C2.10

1C. Will a FDC be removed?

SHEET C3.10

1D. 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.

1E. Please show knox box location and symbol.

1F. Please show fire riser room location

SHEET C5.10

1G. See first review comments for gating

SHEET C9.10

1H. Please label the Fire Service Line using the following example: 8" Fire Line DIP (Private).

2. Traffic (Carl Harline / charline@auroragov.org / 303.739-7300)

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

3. Civil Engineering (Kristin Tanabe / 303.739.7306 / ktanabe@auroragov.org / 303.739.7306 / Comments in green)

SHEET C0.00

3A. Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.

3B. Civil plans will not be accepted without the AutoCad SHX text removed.

3C. This review/approval does not constitute approval of civil plans despite civil plan sheets being included. The civil plan are reviewed under separate process and must meet COA standards. This plan set does not.

3D. Please add the following note: The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits

SHEET C3.10

3E. Show/label drainage easement

3F. Label and dimension existing sidewalk. If the urban section will not be utilized, existing walks must be widened if they do not meet current ADA standards.

3G. Ramps in public ROW are required to be per COA standards. Please reference the COA Standard detail

3H. Maintenance access is required to the bottom of the pond and the top of the outlet structure

SHEET C3.90

3I. Curb ramps in COA ROW need to reference COA Standard details

SHEET 3.91

3J. Remove COA Standard details. This will be a comment on the civil plan review as well. We prefer contractors use the most current details rather than details included in the plan set. Please refer to the relevant details on the plan sheets

SHEET 4.10

3K. Add a note indicating if the storm sewer system is public or private and who will maintain it.

3L. Show/label floodplain

SHEET 4.11

3M. Show/label proposed drainage easement, 100-year water surface elevation

3N. Maintenance access is required to the bottom of the pond and the top of the outlet structure

3O. Max 4% slope for 65' from adjacent street

3P. Show/label floodplain

3Q. Include fence in the section

3R. Add a note indicating if the storm sewer system is public or private and who will maintain it.

SHEET C6.10

3S. Add a note indicating if the storm sewer system is public or private and who will maintain it.

4. 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

4A. "City of Aurora"

SHEET C0.01

4A. Add these General 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 C3.10

4B. Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns.

4C. Add: "to be dedicated by separate document" (typ.) (2 locations)

4D. The fence located in the easements need to be covered by a License Agreement

4E. The retaining walls located in the easements need to be covered by a License Agreement (3 locations)

4F. Add: "to be dedicated by separate document" (typ.) (2 locations)

4G. The handrails/steps/ramps located in the easements need to be covered by a License Agreement (6 locations)

4H. "same?"

SHEET C3.11

4I. The retaining walls located in the easements need to be covered by a License Agreement

4J. Add the existing easement lines

4K. Same? (3 locations)

5. Aurora Water (Ryan Tigera / rtigera@auroragov.org / 303.739.8867 / Comments in red)

SHEET C0.01

5A. Zone 1 with an HGL of 5540 ft.

5B. Note 15 should be completed prior to civil plan submittal.5C.

SHEET C5.10

5C. Include existing building within Limits of Construction.

5D. VTC and SSA should tie into each other per the standard detail.

SHEET C5.20

5E. Sediment basin requires an overflow weir and riser pipe per standard detail. To be shown on civil plans.

5F. VTC should remain for the interim.5H.

5G. Include storm manhole construction within LOC on all SWMP sheets.

SHEET C6.10

5H. Is this the existing location and the water meter will be relocated?

5I. Please show sewer service on plans.

5J. A Fixture Unit Table is required at civil plan submittal to confirm meter size is adequate for proposed use. Meter size to be labeled at civil plan submittal.

5K. Show maintenance access to bottom of pond.



5L. Status of water monitoring wells (i.e remain or remove) to be determined prior to civil plan approval.

SHEET C7.10

5M. Provide calculations on civil plans to confirm lowering of fire line meets residual pressure requirements.

5N. Label private.

SHEET C9.10

5O. Provide note stating all storm sewer is private on all storm sewer sheets.

5P. Label manhole public.