



Planning Division
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March 1, 2019

Amy Spatz
Aurora Public Schools
1369 Airport Blvd
Aurora, CO 80011

Re: Initial Submission Review – APS 6-12 at Fitzsimons – Advisory Site Plan
Application Number: **DA-1233-39**
Case Number(s): **2019-6008-00**

Dear Ms. Spatz:

Thank you for your initial submission, which we started to process on Monday, February 4, 2019. 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 another submission. Please revise your previous work and send us a new submission on or before Friday, March 15, 2019.

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.

The Planning Commission, at its Study Session on February 27, 2019, approved the Advisory Site Plan.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303) 739-7184.

Sincerely,

Heather Lamboy, Planning Supervisor
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department
Jessica Blanford, MOA Architects, 414 14th St Suite 300, Denver CO 80202
Meg Allen, Neighborhood Liaison
Cesarina Dancy, ODA



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ Please update the site plan to comply with the City of Aurora format. Attached is the Site Plan from Mrachek Middle School that complies with all COA formatting standards.
- ✓ A drainage easement is needed for the detention pond. Please work with Martin & Martin and the Fitzsimons Redevelopment Authority to ensure the easement is illustrated in the correct location as well as dedicated and recorded.
- ✓ Please address the redlines and comments on the Traffic Impact Study.
- ✓ Please contact Aurora Water (Ryan Tigera) regarding the location of meter pits.

PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

- A. No community comments were received as the date of this letter.

2. Completeness and Clarity of the Application

- A. The formatting of the Site Plan does not comply with City of Aurora standards. Attached to this review letter is a copy of the Mrachek Middle School Site Plan that was completed last year. Please update the site plan to include the required site plan notes and update and order the sheets as provided in the example.
- B. Please provide a materials and color exhibit with the next submission.

3. Landscape Design Issues

Kelly Bish / 303-739-7189 / kbish@auroragov.org / PDF comments in teal.

Sheet L-102

- A. Please clarify whether native seed or artificial turf is being installed. There is a discrepancy between the labels and hatching provided.
- B. Please be advised that Ash trees are prohibited from planting in the city due to the impending arrival of the Emerald Ash Borer. No plant schedule was provided to determine this.

Sheet C1

- A. For pedestrian/vehicular safety and visibility, please verify that the plants proposed within the tree opening at the intersection of 25th Avenue and Ursula Street will be 26" in height or less. This could not be determined based upon the plans submitted as there was no plant schedule.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering Kristin Tanabe / (303) 739-7306 / ktanabe@auroragov.org

- A. A drainage easement is required for the detention pond.
- B. Label the retaining wall. Provide material type and maximum height or height range. Retaining walls greater than 30" require pedestrian railings. Retaining walls greater than 4 feet require structural calculations with the civil plan submittal.

5. Life Safety

John Van Essen, Plans Examiner III / 303-739-7489 / jvanesse@auroragov.org / See blue redlines

NOTE: If you would like to set up a meeting by telephone or in person, to work out all of these Fire Life Safety issues please call me or email me. My phone number and email are listed above. Thank you.

CSP Sheet A2-200:



- A. Please update the appropriate elevation plans with the following information:
1. Label and add the symbol for the FDC with Knox Hardware.
 2. Label and add the symbol for the Knox Box.
 3. Label and add the Riser/Pump Room exterior door.

CSP Sheet L-102

- A. Please label the FDC with Knox Hardware.
- B. Please label and add the Knox Box symbol to all Site Plan sheets. Typical.
- C. Please remove this fire hydrant. (2 places).
- D. Please update all the Site Plan sheets with the revised fire hydrant locations per the Civil plan sheet C20/8.
- E. Please add the following Notes: 18. The separation requirements from fire department connections and fire hydrants must meet both life safety (typically 3 feet and no material greater than 2 feet in height) and landscaping requirements. 19. Landscaping material cannot be omitted or reduced based on the installation of a fire hydrant within a parking lot island or plant bed. It is recommended that the island or plant bed be constructed large enough to adequately accommodate both landscaping material and fire hydrants in order to comply with all city standards.

CSP Sheet C2:

- A. Please move the Aerial Apparatus Access area to the south so it will include the fire hydrant and get with/in the Code required minimum 15' to a maximum of 30' from the building. Typical all sheets.
- B. Please add "with Knox Hardware".
- C. Please label and add the Knox Box symbol to all Site Plan sheets. Typical.
- D. Please label the fire line as follows: X" Fire Line DIP (Private).
- E. Please remove this fire hydrant. (2 places).
- F. Please update all the Site Plan sheets with the revised fire hydrant locations per the Civil plan sheet C20/8.
- G. Please update all the Site Plan sheets with the revised fire hydrant locations per the Civil plan sheet C05/4.
- H. Please show the Accessible Route.

CSP Sheet C3:

- A. Please show the Accessible route of travel; using a heavy dashed delineation the site plan must show an interconnected accessible route to:
- B. Public transportation stops.
- C. Accessible parking and accessible passenger loading zones.
- D. 60% of the required building entrances. Indicate all entrances and required exits on the plan.
- E. Please show the required Accessible parking spaces per the total number of parking spaces per the IBC chapter 11. Please indicate the Accessible Spaces Required/Accessible Spaces Provided. Also, the Van Accessible Spaces Required/Van Accessible Spaces Provided. Note; a Table format usually works best.
- F. Note: The Accessible and Fire Lane signs are part of the Civil plan sign package please remove from this Site Plan.

CSP Sheet E-101:

- A. Please add the revised Accessible route to the photometric plan so we can verify the required 1 ft./candle minimum of lighting along the entire route.



6. Real Property Maurice Brooks / (303) 739-7294 / mbrooks@auroragov.org

- A. See the red line comment on the site plan.
- B. The general notes were missing and we need to add a couple of standard notes from our checklist. (see elevation page for notes).
- C. Dedicate the additional easements by separate documents. Contact Andy Niquette to start the process.

7. Traffic Engineering Brianna Medema & Carlie Campuzano / (303) 739-7336 / bmedema@auroragov.org or ccampuza@auroragov.org

- A. Please see redlines on the Site Plan as well as the Traffic Impact Study.
- B. Show sight triangles per City of Aurora standard TE-13.1/TE 13.2, which applies to all driveways and adjacent intersections. Any proposed plants in the triangle must comply with City required must comply with City-required vertical standards.

8. Utilities Ryan Tigera / 303-739-8867 / rtigera@auroragov.org

- A. Label the underground detention pond as shown on the previous sheet.
- B. There is a minimum 2% slope for a 4-inch service line.
- C. Civil Plans have this labeled as a private service line stub entering the site. Please check with Martin and Martin regarding the status of this infrastructure.
- D. Meter pits should be located in landscaped area or be surrounded by bond breaker if located in the sidewalk. Please contact me regarding this issue prior to the civil plan submittal.
- E. Label the irrigation meter.

9. Xcel Energy Donna George / donna.l.george@xcelenergy.com / 303-571-3306



February 20, 2019

Attn: Heather Lamboy

Re: APS 6-12 at Fitzsimons, Case # DA-1233-39

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the advisory site plan for **APS 6-12 at Fitzsimons**. The property owner/developer/contractor must complete the **application process** for any new natural gas or electric service via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-922-1987 to have all utilities located prior to any construction.

Please contact me at donna.l.george@xcelenergy.com or 303-571-3306 if there are any questions about this referral response.

**Siting and Land Rights
Right of Way & Permits**

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com