

Please see responses to comments below.

### 1. Community Questions Comments and Concerns

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

Understood.

### 2. Completeness and Clarity of the Application

A. The formatting of the Site Plan does not comply with City of Aurora standards. The Mrachek Middle School Site Plan that was provided with the first review please refer to that when making your next submission. Please update the site plan to include the required site plan notes and update and order the sheets as provided in the example. (Required Site Plan notes are included at the end of this review letter) Regardless of whether APS agrees with the formatting, the required site plan notes set forth an agreement to comply with local, state, and federal requirements. They should be included as part of the Site Plan set.

Per conversation with Heather Lamboy, agreed upon site plan notes with APS have been included.

B. Please provide a materials and color exhibit with the next submission. (No material/color exhibit was included with this submission. It is possible that the blank sheet at the end of the Site Plan set may have been intended for that purpose, and there may be some error in the PDF)

These sheets did include the materials and color exhibit as presented and approved to the DRB.

C. Please provide sequential sheet numbering (Sheet X of Y) in addition to the sheet titles such as "C1."

Understood.

### 3. Landscape Design Issues

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

Sheet L2-102 Overall Landscape Plan – Phase 2

- What is happening with the landscaping along the northern end of the proposed building, between the building and the sidewalk?

This is outside of the property line. Aurora Public Schools is not purchasing this property. If you have additional questions please contact the FRA.

- Please remove the signature and seal of the landscape architect as the city does not review landscape construction drawings.

Understood.

- Please add "Not for Construction" to all landscape sheets.

These are for construction, whether or not they are reviewed in the planning submission.

- Please include the sight distance and sight triangles on this sheet along with the plant call-outs in the bed so that city staff may determine with the plantings are complying with the maximum height of 26" as measured from the roadway surface for vehicular and pedestrian safety.

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

A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report/Letter is approved. Please continue to coordinate with the FRA on Drainage Report issues.

Please see revised submittals from the FRA and engineering submittals for this site.

B. Add "with pedestrian railing" on the indicated note on the Grading and Drainage Plan.

See revised attached drawings.

C. Structural calculations are required for all concrete retaining walls and shall be submitted with the Civil Plans.

Please see calculations submitted with the civil plans.

D. On the Horizontal Control and Site Plan, add a dimension for the through way between the tree opening and the back of sidewalk, typical.

See revised attached drawings.

#### 5. Life Safety

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

Sheet A2-200:

- 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.

See revised attached drawings. Also please see the full building permit submittal for hardware specifications and locations as well as signage specifications and locations.

Sheet L-102

- Please label the FDC with Knox Hardware.

- Please label and add all the Knox Boxes and symbols to all Landscape sheets.

- 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.

Note 19 has not been added as the IGA with Aurora Public Schools does not require APS to meet this requirement. Please refer to previous discussion about site plan notes with Heather Lamboy.

Sheet C3:

- Please add the FDC Sign above the FDC.

See revised attached drawings.

Sheet E-101:

- 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.

See revised attached drawings.

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

A. See the red line comment on the site plan.

See revised attached drawings.

B. The general notes were missing and we need to add a couple of standard notes from our checklist.

(see elevation page for notes).

See previous response regarding standard notes.

C. Portions of the easements indicated on sheets C1-C3 need to be vacated/released in the envelope of the building structure or they will be in violation of City Code and this Site Plan will not be approved.

These easements have been vacated.

D. Make sure street names match the platted street names.

Understood.

E. Begin the easement release and dedication process with Andy Niquette.

Understood.

F. Begin the License Agreement process with Grace Gray for the encroachments shown on the Site Plan. There may come some other encroachments pointed out by other Departments in their reviews; please add those to the License Agreement.

Understood.

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.

See revised attached drawings.

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.

See revised attached drawings.

C. Add note: "All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.10."

Please see response 2A.

D. On the sight triangle on sheet L2-102, use a at 290', b at 335' (see redline).

See revised attached drawings.

8. Utilities Ryan Tigera / 303-739-8867 / [rtigera@auroragov.org](mailto:rtigera@auroragov.org)

A. On Sheet C2, provide a note on the site and civil plans that a bond breaker will be provided around the pit for maintenance.

See revised attached drawings.