

November 27, 2017

Sara Ullman  
Planner I  
City of Aurora Planning Department  
15151 E. Alameda Parkway  
Aurora, CO 80012

RE: Side Creek Elementary – Response to Initial Submission Review

11722.000

Dear Ms. Ullman:

Thank you for your assistance in the Minor Site Plan Amendment process for the Side Creek Elementary School project and for your, and the various City agency / department staffs prompt review. Attached, please find our teams response to the comments received from our initial submittal.

Sincerely,

**Hord Coplan Macht**



Chris McBride, ASLA

cc: Kara Aylesworth, AIA, LEED AP

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Chad Giron / cgiron@auroragov.org / 303-739-7185 / Comment color is cyan

**Sheet L-400 – PLANTING DETAILS, NOTES & SCHEDULE**

Comment: Add plant symbols.

*Response: Plant symbols to be added to plant schedule.*

Comment: Deciduous shade trees must be 2.5” caliper in size.

*Response: Caliper sizes to be adjusted.*

Comment: Modify this note to add that four cubic yards of organic matter per 1,000 SF of area is the minimum amount required.

*Response: Per Aurora Public Schools, 3 cubic yards per 1,000 SF is their preference.*

Comment: Add a note generally describing any freestanding lights.

*Response: Note has been added to Sheet L-401.*

Comment: Add a note generally describing the surface material of walks, vehicular drives, parking lots, etc.

*Response: Note to be added.*

Comment: Add this note: “The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved site plan or landscape plan on file in the planning department. All landscaping will be installed as delineated on the plan, prior to issuance of certificates of occupancy.”

*Response: Note is not applicable due to the Intergovernmental Agreement (IGA) that is in place between Aurora Public Schools and the City of Aurora.*

Comment: Modify this note to read: All landscaped areas and plant material, except for non-irrigated native, restorative, and dryland grass areas that comply with requirements found in Sec. 146-1429 and/or Sec. 146-1435 must be watered by an automatic underground irrigation system. Irrigation system design, installation, operation, and maintenance shall conform to requirements found in the City of Aurora Irrigation Ordinance.

*Response: Note is not applicable due to the Intergovernmental Agreement (IGA) that is in place between Aurora Public Schools and the City of Aurora.*

Comment: Add “Not for Construction”.

*Response: Note to be added.*

**Sheet L-401 – OVERALL LANDSCAPE PLAN**

Comment: Add “Not for Construction”.

*Response: Note to be added.*

Comment: Please consider adding one deciduous shade tree per landscape parking lot island.

*Response: Comment was reviewed with Aurora Public Schools and decision was made not to add any trees to the parking lot islands.*

Comment: Please consider making these landscape parking lot islands.

*Response: Comment was reviewed with Aurora Public Schools and decision was made not to make these landscape islands.*

Comment: Please consider adding a continuous landscape hedge of approved deciduous or evergreen shrubs spaces not less than 36" on center and reach 36" in height to screen the parking lot from public ROW.

*Response: Comment was reviewed with Aurora Public Schools and decision was made not to add a hedge row to the area defined in the comments.*

Comment: Please consider adding additional street trees wherever possible.

*Response: Due to existing utilities along East Iliff Place, there is not sufficient room for placement of street trees. Comment was also reviewed with Aurora Public Schools and decision was made not to add additional street trees.*

Comment: Please consider adding two deciduous shade trees per landscaped parking lot end island

*Response: Comment was also reviewed with Aurora Public Schools and decision was made not to add additional parking lot trees to proposed islands.*

Comment: Please consider adding a continuous landscape hedge of approved deciduous or evergreen shrubs spaced not less than 36" on center and reach 36" in height to screen the parking lot from the adjacent residential neighborhood.

*Response: A wood estate fence and associated planting has been provided along edge of property in order to provide requested screening.*

Comment: Add the elevations of the existing and proposed contours.

*Response: Elevations have been provided.*

Comment: Please consider adding additional streets wherever possible.

*Response: Comment was also reviewed with Aurora Public Schools and decision was made not to add additional street trees.*

Darren Akrie / [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / 303-739-7331/ Comment color magenta

**Sheet L-200 – OVERALL SITE PLAN**

Comment: Please show and label the limits of the access easement that was previously dedicated by the surrounding subdivision plat.

*Response: Limits of access easement has been shown on the plans.*

Eddie Francis / [efrancis@auroragov.org](mailto:efrancis@auroragov.org) / 303-739-7382 / Comment color is red

**Sheet L-200 – OVERALL SITE PLAN**

Comment: Ensure that the concrete ramp is not less than 2' from the existing mater MH.

*Response: Proposed ramp is not less than 2' from man hole.*

Kristen Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comment color is green

**Sheet A0.1 – COVER SHEET**

Comment: Please remove AutoCAD SHX text items in the comment section. Please flatten to reduce the select-ability of the items.

*Response: PDF submittal has been flattened in order to remove AutoCAD SHX text.*

Comment: A grading plan also needs to be submitted.

*Response: A grading plan has been provided.*

**Sheet L-200 – OVERALL SITE PLAN**

Comment: Label and dimension existing and proposed sidewalk. Identifying concrete pavement is not sufficient.

*Response: Existing and proposed sidewalks have been identified.*

Comment: Label cross pans, proposed curb returns.

*Response: Both cross pans and proposed curb returns have been labeled.*

Comment: Colored concrete is not permitted in ROW.

*Response: Proposed colored concrete is not located within the ROW but adjacent to existing maintenance area within the school property.*

Comment: What civil?

*Response: Civil drawings have been included in the drawing package.*

Sara Ullman / [sullman@auroragov.org](mailto:sullman@auroragov.org) / 303-739-7249 / Comment color is teal

**Sheet A0.1 – COVER SHEET**

Comment: You will need to include a grading plan.

*Response: Civil drawings have been included in the drawing package.*

Comment: Provide sheet count.

*Response: Sheet count has been provided.*

Comment: Site plan.

*Response: Site plan text has been added.*

Comment: Landscape Notes

*Response: Text has been revised.*

Comment: Required Site Plan Notes  
(Copy applicable notes to your Site Plan)

1. 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 as required by the City of Aurora.
2. All signs must conform to the City of Aurora sign code.
3. 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."
4. Commercial Projects built under the 2015 IBC: "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 entrances 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 International Code Council (ICC) a117.1-2009.  
(Note to Applicant: Please see Exhibit B8 under the Development/Design Standards section of this Guidebook for items to be shown on a Site Plan).  
Accessibility Note for Commercial Projects Built under the 2009 IBC: "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.
5. The applicant has the obligation to comply with all applicable requirements of the Americans with Disabilities Act.
6. The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved Site Plan or Landscape Plan on file in the Planning Department. All landscaping will be installed prior to issuance of Certificate of Occupancy.
7. All crossings or encroachments by private landscape irrigation systems or private utilities into easements and street rights-of-way owned by the City of Aurora are acknowledged by the undersigned as being subject to City of Aurora's use and occupancy of the said easements or rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage or repair to city facilities that may result from the installation, operation or maintenance of said private irrigation lines or systems and/or private utilities.
8. 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.
9. All building address numbers shall comply with Sections 126-271 and 126-278 of the Aurora City Code.
10. All rooftop mechanical equipment and vents greater than eight (8) inches in diameter must be screened. Screening may be done either with an extended parapet wall or a freestanding screen wall. Screens shall be at least as high as the equipment they hide. If equipment is visible because screens don't meet this minimum height requirement, the Director of Planning may require construction modifications prior to the issuance of a permanent Certificate of Occupancy.
11. Notwithstanding any surface improvements, landscaping, planting or changes shown in these site or construction plans, or actually constructed or put in place, all utility easements must remain unobstructed and fully accessible along their entire length to allow for adequate maintenance equipment. Additionally, no installation, planting, change in the surface, etc., shall interfere with the operation of the utility lines placed within the easement. By submitting these site or construction plans for approval, the landowner recognizes and accepts the terms, conditions and requirements of this note.
12. Final grade shall be at least six (6) inches below any exterior wood siding on the premises.
13. All interested parties are hereby alerted that this Site Plan is subject to administrative changes and as shown on the original Site Plan on file in the Aurora City Planning Office at the Municipal Building. A copy of the official current plan may be purchased there. Likewise, Site Plans are required to agree with the approved subdivision plat of record at the time of a building permit; and if not, must be amended to agree with the plat as needed, or vice versa.
14. Errors in approved Site Plans resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum Code requirements will apply at the time of building permit. Please be sure that all plan computations are correct.
15. All representations and commitments made by applicants and property owners at public hearings regarding this plan are binding upon the applicant, property owner, and its heirs, successors, and assigns.

16. Architectural features, such as bay windows, fireplaces, roof overhangs, gutters, eaves, foundations, footings, cantilevered walls, etc, are not allowed to encroach into any easement or fire lane.

*Response: Most notes are not applicable based on the Intergovernmental Agreement (IGA) that is in place between Aurora Public Schools and the City of Aurora. Notes will be updated as per discussion with Aurora Public Schools.*

### **Sheet L-200 – OVERALL SITE PLAN**

Comment: Construction Notes

*Response: Text has been revised.*

Comment: Please dimension proposed parking spaces and drive aisles. City Code Section 146-1509 requires 90 degree parking stalls to be 19' by 9'.

*Response: Dimensions have been provided within Civil drawings.*

Comment: Please dimension proposed parking spaces and drive aisles. City Code Section 146-1509 requires 90 degree parking stalls to be 19' by 9'.

*Response: Dimensions have been provided within Civil drawings.*

Victor Rachael / [vrachael@auroragov.org](mailto:vrachael@auroragov.org) / 303-739-7309 / Comment color is tangerine

### **Sheet L-200 – OVERALL SITE PLAN**

Comment: Add sign details and specific MUTCD labels.

*Response: Sign details have been provided.*

Comment: Add pavement arrows to indicate one way traffic flow.

*Response: Traffic arrows have been provided on Civil drawings.*

Comment: Add / label stop sign (existing?).

*Response: All signs have been labeled.*

Comment: Show and label any existing ped crossing signage, may need to be adjust due to new crosswalk location.

*Response: Existing pedestrian crossing has been noted on Civil drawings.*

Comment: Show and label all existing / proposed signage adjacent to the school (ped crossing, school zone, stop signs, etc.)

*Response: All signs have been labeled on Civil drawings.*

### **Sheet L-401 – OVERALL LANDSCAPE PLAN**

Comment: Show sight triangles per COA STD TE-13.1 - Applies to all driveways. Any proposed plants in the triangle must comply with City required vertical requirements. Up size / revise plants as necessary. Add note: 'All proposed landscaping within the site triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'

*Response: Sight triangles have been provided and note has been added.*

William Polk / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / 303-739-7371 / Comment color is purple

**Sheet A0.1 – COVER SHEET**

Comment: Provide the required and provided van accessible spaces.

*Response: Data block has been updated.*

**Sheet L-200 – OVERALL SITE PLAN**

Comment: Provide a note that states the existing fire lanes will be vacated to match the proposed site plan.

*Response: Note has been provided.*

Comment: An existing fire lane easement has been built over. No portion of any structure is allowed to encroach into an easement or fire lane. A property release will need to be obtain followed by a dedication for a new fire lane easement.

*Response: Both the easement and the building are original. The release of the existing easement and the dedication of the new fire access easement are currently being processed by separate document.*

Comment: Is the intent to provide a mountable curb?

*Response: Yes, that is the design intent.*

**Sheet L-400 – PLANTING DETAILS, NOTES & SCHEDULE**

Comment: Add the following note: The landscape plan must reflect the location of all fire hydrants and fire department connections to ensure that these devices are not physically or visually obstructed from responding fire crews. The separation requirements from fire department connections and fire hydrants must meet both life safety (typically 5 feet and no material greater than 2 feet in height) and landscaping requirements. 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.

*Response: Note has been added to the drawings.*