



Planning Division
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September 6, 2017

Aurora Public Schools
1085 Peoria Street
Denver, CO 80011

Re: Initial Submission Review – SIDE CREEK ELEMENTARY – MINOR SITE PLAN AMDT
Case Number: 2004-6033-01

Thank you for your initial submission, which we started to process on August 17, 2017. We reviewed it and attached our comments along with this review 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.

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 Wednesday September 20, 2017.

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, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7857.

Sincerely,

A handwritten signature in black ink, appearing to read "Sara Ullman", written over a light gray grid background.

Sara Ullman, Planner I
City of Aurora Planning Department

cc: Margee Cannon, Neighborhood Liaison
Filed: K:\\$MA\2017 MAs\2004-6033-01SideCreekElementary\Rev1



Initial Submission Review

SUMMARY OF COMMENTS

- A grading plan is required.
- Please dimension proposed parking spaces and drive aisles. City Code Section 146-1509 requires 90 degree parking stalls to be 19' by 9'.
- Colored concrete is not permitted in ROW.
- You must release the existing fire lane easement and dedicate the proposed fire lane easement.
- According to Colorado State Statutes, public schools are exempt from the city's landscape requirements, however we ask that you consider the implementation of a few landscaping suggestions in an effort to be more environmentally responsible and to blend the new school building into the existing surrounding community.

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- Please ensure all sheets include a sheet count. See redline comment on the cover sheet.

SHEET A0.1

- The current site plan on file for Side Creek Elementary (CN 2004-6033-01) was recorded without a Signature Block or City of Aurora Approvals. When your minor amendment review is complete, please send a printed 24 inch by 36 inch Cover Sheet with the signature block signed. We will route this for signature by the Director of Planning and the Cover Sheet will be scanned in and filed with the rest of your minor amendment site plan package.
- Please update your Sheet Index to include the required Grading Plan.
- The title on your Cover Sheet must read "SIDE CREEK ELEMENTARY SCHOOL – SITE PLAN".

SHEET L-100

- The "General Notes" you are showing should be relabeled as "LANDSCAPE NOTES".
- Please include the Required Site Plan notes on this sheet. A complete list is provided in this review letter.

SHEET L-200

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

2. Landscaping (Chad Giron / (303) 739-7185 / cgiron@auroragov.org)

General Landscape Plan Comments. According to Colorado State Statutes, public schools are exempt from the city's landscape requirements, however we ask that you consider the implementation of the following in an effort to be more environmentally responsible and to blend the new school building into the existing surrounding community.

Sheet L-400

- Add plant symbols to the Plant Schedule.
- Deciduous shade trees must be a minimum 2.5" caliper in size. Add this size to the Plan Schedule.
- Add or modify the Planting Notes as described on the PDF.
- Add "Not For Construction" to this sheet.

Sheet L-401

- Add a continuous landscape hedge of shrubs around all parking lots where adjacent to public ROW or residential neighborhoods.
- Add deciduous shade trees to every landscaped parking lot island.
- Add additional street trees wherever possible.
- Add the elevations of the existing and proposed contours.
- Add "Not For Construction" to this sheet.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

SHEET A0.1

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

SHEET L-200

- Label cross pans, proposed curb returns.
- Label and dimension the existing and proposed sidewalks. Identifying concrete pavement is not sufficient.
- A grading plan also needs to be submitted.
- What Civil are you referring to on the Keynotes?
- Colored concrete is not permitted in ROW.

4. Building and Life Safety (William Polk/ 303-739-7371 / wpolk@auroragov.org) See blue comments

Site Plan Comments (from landscape plan file)

Sheet 1

- Provide the required and provided van accessible spaces in the Data Block.

Sheet 3

- An existing fire lane easement has been built over. No portion of any structure is allowed to encroach into an easement or fire lane. You must release the existing fire lane easement and dedicate a new proposed fire lane easement.
- Provide a note that states the existing fire lanes will be vacated to match the proposed site plan.
- Identify if fire lane easement has a mountable curb.

Sheet 4

- 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.”

5. Real Property (Darren Akrie / (303) 739-7331 / dakrie@auroragov.org)

SHEET L-200

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

Also, see Life Safety comments regarding a new Fire Lane Easement which must be dedicated.

6. Traffic (Victor Rachael / (303) 739-7309 / vrachael@auroragov.org)

SHEET L-200

- Add pavement arrows to indicate one way traffic flow.
- Show and label any existing pedestrian crossing signage, this may need to be adjusted due to the new crosswalk location.
- Add / label stop sign (existing?). See redline comment.
- Show / label existing stop sign. See redline comment.
- Add sign details and specific MUTCD labels.
- Show and label all existing / proposed signage adjacent to the school (pedestrian crossing, school zone, stop signs, etc.)



SHEET L-401

- 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'

7. Utilities (Edward Francis / (303) 739-7382 / efrancis@auroragov.org)

SHEET L-200

- Ensure the concrete ramp is not less than 2' from the existing meter MH.



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).*

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.