



Planning Division  
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May 1, 2019

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

**Re:                    Second 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 second submission, which we started to process on Monday, April 8, 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, May 17, 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



## *Second Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- ✓ Repeat Comment: Please update the site plan to comply with the City of Aurora format.
- ✓ 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.
- ✓ 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.
- ✓ 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. Please keep in mind that license agreements take approximately 4-6 weeks to process, and the Site Plan cannot get final approval until the agreements are complete.

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

#### **3. Landscape Design Issues**

Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto: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?
- Please remove the signature and seal of the landscape architect as the city does not review landscape construction drawings.
- Please add "Not for Construction" to all landscape sheets.
- 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.



## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### **4. Civil Engineering** Kristin Tanabe / (303) 739-7306 / [ktanabe@auroragov.org](mailto: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.
- B. Add “with pedestrian railing” on the indicated note on the Grading and Drainage Plan.
- C. Structural calculations are required for all concrete retaining walls and shall be 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.

### **5. Life Safety**

John Van Essen, Plans Examiner III / 303-739-7489 / [jvanesse@auroragov.org](mailto: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.

#### **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.

#### **Sheet C3:**

- Please add the FDC Sign above the FDC.

#### **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.

### **6. Real Property** Maurice Brooks / (303) 739-7294 / [mbrooks@auroragov.org](mailto: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. 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.
- D. Make sure street names match the platted street names.
- E. Begin the easement release and dedication process with Andy Niquette.
- 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.



**7. Traffic Engineering** Brianna Medema & Carlie Campuzano / (303) 739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) or [ccampuza@auroragov.org](mailto: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.
- C. Add note: "All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.10."
- D. On the sight triangle on sheet L2-102, use a at 290', b at 335' (see redline).

**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.

### **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 American 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.

17. *(This note is required only when applicable)--*

Attention Building Department: An acoustic analysis, prepared by an acoustic expert, and prepared according to the Planning Application Guidebook instructions, will identify building design features necessary to accomplish exterior noise reduction to achieve interior noise levels not exceeding Ldn \_\_\_\_ (Ldn value to be determined for each project) under worse-case noise conditions.

18. *(This note is required only when applicable)--*

The vendor of any future sale of the real property shall provide the required notice per City Code Section 146-1587(c) to be recorded with the County Clerk and Recorder and shall provide such notice to each prospective purchaser of any and all said property. See Exhibit C4 under the Airport Related Land Use Restrictions section of this Guidebook.

19. *(This note is required only when applicable) --*

State any requested waivers of development standards and the applicable terms and conditions pursuant thereto.

20. *For proposed auto repair/service uses, add the following note:*

- There will be no outside, overnight storage of vehicles on the site.

21. *For proposed auto sales lots, add the following notes:*

- No loading and unloading of vehicles will be allowed in the public rights-of-way.
- No parking or sale of display vehicles will occur in the public rights-of-way.
- No vehicle shall be parked, stored or displayed for purpose of sale in the designated display spaces that shows evidence of having flat tires or has exterior body damage that is obviously visible from public rights-of-way.
- No vehicle ramp display equipment will be allowed on the site and no vehicle(s) for display or sale shall be mounted on vehicle ramp display equipment.

BASED ON THE 2009 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2003.

**Note:** This form is also available online:

<https://www.auroragov.org/CityHall/FormsAndApplications/Development/index.htm>