



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

Worth Discovering • auroragov.org

May 13, 2020

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

Re: Third Technical Corrections Review – APS 6-12 at Fitzsimons – Advisory Site Plan
Application Number: **DA-1233-39**
Case Number: **2019-6008-00**

Dear Ms. Spatz:

Thank you for your technical submission, which we started to process on March 30, 2020. 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 remain, you will need to make another submission. Since most of the comments are related to one reviewer, please submit one final PDF directly to me for one final review. Please revise your previous work and send us a new submission on or before Friday, May 22, 2020.

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) 739-7184.

Sincerely,

Heather Lamboy, Planning Supervisor
City of Aurora Planning Department

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



Third Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ **Repeat Comment:** Please update the site plan to comply with the City of Aurora format for the cover sheet. The site plan notes, approvals, and project data table should be illustrated on the cover sheet. Elevations should be the last sheet in the Site Plan set.
- ✓ The Site Plan will not be approved by Public Works until the Preliminary Drainage Report/Letter is approved.
- ✓ Please ensure easements are released and the license agreement is approved. The Site Plan cannot be finalized until these items are approved and recorded.

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. **Repeat Comment:**

The formatting of the Site Plan does not comply with City of Aurora standards. Please include a cover sheet with the agreed-upon Site Plan notes, data table, legal description, amendment box, and signature approval blocks. *This is important and must be completed so that approval signatures can be obtained.*

- B. **Repeat comment:**

Elevations should be moved to the end of the Site Plan set – the elevation sheet is the last sheet of the set.

LEGAL DESCRIPTION		HIGHLINE VISION AT EAGLES NEST VILLAGE CSP NO.8									
LOT 1, BLOCK 1, EAGLES NEST VILLAGE CENTER SUBDIVISION FILING NO. 1		LOT 1, BLOCK 1, EAGLES NEST VILLAGE CENTER SUBDIVISION FILING NO. 1 SITUATED IN THE SE 1/4 OF SECTION 19, T.5S., R.65W., OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO. (AMENDMENT TO THE EXISTING LOT 1 CSP)									
REQUIRED SITE PLAN NOTES		SHEET INDEX									
1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL THE LAND SIGNS AS REQUIRED BY THE CITY OF AURORA.		SHEET 1 OF 6 COVER SHEET SHEET 2 OF 6 SITE PLAN SHEET 3 OF 6 GRADING AND UTILITY SCHEMATIC SHEET 4 OF 6 PRELIMINARY LANDSCAPE PLAN SHEET 5 OF 6 BUILDING ELEVATIONS SHEET 6 OF 6 SITE SECTIONS AND DETAILS									
2. 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 HERETOFORE 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."		OWNER'S SIGNATURES HIGHLINE VISION CONTEXTUAL SITE PLAN LEGAL DESCRIPTION: SEE ABOVE									
3. 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.		THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. AMENDMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.									
4. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS INCLUDING LANDSCAPING AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.		IN WITNESS WHEREOF, RESPECTIVE REAL ESTATE HOLDINGS HAS CAUSED THESE PRESIDENTS TO BE EXECUTED THIS _____ DAY OF _____ AD. BY: _____ AD. (PRINCIPALS OR OWNERS) CORPORATE SEAL									
5. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXISTING ROAD SURFACE ON THE PREMISES.		STATE OF COLORADO YES COUNTY OF _____ YES THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD. (PRINCIPALS OR OWNERS)									
6. ALL INTERESTED PARTIES ARE HEREBY ADVISED 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.		WITNESS MY HAND AND OFFICIAL SEAL (NOTARY PUBLIC) NOTARY SEAL MY COMMISSION EXPIRES: _____ NOTARY BUSINESS ADDRESS: _____ CITY OF AURORA APPROVALS									
7. 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.		PLANNING DIRECTOR: _____ DATE: _____ PLANNING COMMISSION: _____ DATE: _____ (CHAIRPERSON)									
8. 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.		CITY COUNCIL: _____ DATE: _____ (MAYOR)									
9. SITE SPECIFIC NOTES <TO BE DETERMINED>		ATTTEST: _____ DATE: _____ (CITY CLERK)									
CIVIL ENGINEER PERCEPTION DESIGN GROUP, INC. 200 WEST BOWLING GREEN, SUITE 410 AURORA, CO 80010 TEL: 737-3300 FAX: 737-3301 CONTACT: JERRY M. DANFORTH		ARCHITECT FALDI ARCHITECTS 200 WEST BOWLING GREEN, SUITE 410 AURORA, CO 80010 TEL: 737-3300 FAX: 737-3301 CONTACT: KEITH GROSS									
LANDSCAPE ARCHITECT DRINKWATER DESIGN GROUP, INC. 200 WEST BOWLING GREEN, SUITE 410 AURORA, CO 80010 TEL: 737-3300 FAX: 737-3301 CONTACT: WYNNE DRINKWATER		DEVELOPER HIGHLINE VISION 200 WEST BOWLING GREEN, SUITE 410 AURORA, CO 80010 TEL: 737-3300 FAX: 737-3301 CONTACT: SHANE BROWN									
RECORDER'S CERTIFICATE		AMENDMENTS									
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____ COLORADO AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____ AD. CLERK AND RECORDER: _____ DEPUTY: _____		COVER SHEET SHEET 1 OF 6 OCTOBER 28, 2019 Perception Design Group, Inc. 200 West Bowling Green, Suite 410 Aurora, CO 80010									
EXAMPLE SITE PLAN		PARKING CALCULATION									
		<table border="1"> <thead> <tr> <th>BUILDING</th> <th>AREA</th> <th>SPOTS</th> <th>TOTAL SPOTS PROVIDED</th> </tr> </thead> <tbody> <tr> <td>MEDICAL CLINIC</td> <td>10,393 SF / 1,225 SF</td> <td>47</td> <td>57</td> </tr> </tbody> </table>		BUILDING	AREA	SPOTS	TOTAL SPOTS PROVIDED	MEDICAL CLINIC	10,393 SF / 1,225 SF	47	57
BUILDING	AREA	SPOTS	TOTAL SPOTS PROVIDED								
MEDICAL CLINIC	10,393 SF / 1,225 SF	47	57								

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- A. While the preliminary drainage report has not been approved, the civil plans and final drainage report have been approved, and thus will not hold up the site plan submittal. Future projects will not be given such consideration. Please remove AutoCad SHX text items in the comment section. Please flatten to reduce the select-ability of the items.
- B. The guard rail callout does not have any leaders. Please add the guardrail note to the retaining wall call out.
- C. The previous comment was to add the guard rail call out to the retaining wall label. The final label would be "Retaining wall with guardrail" as it is called out in the civil plans.



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

- A. Changes are still needed, please see the red line comments on the site plan. \
- B. *Update this Site Plan Note:* All crossings or encroachments into easements and rights-of-way owned by the City of Aurora (“City”) identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City’s use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.
- C. *Add this Site Plan Note:* Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.
- D. These portions of the existing easements are needing to be released (vacated) in the envelope of the building structure or they will be in violation of City Code and this Site Plan will not be approved.
- E. Continue working with Andy Niquette on the dedication of this easement. Please confirm that the easement along the north side of the building has been dedicated.
- F. Continue working with Andy Niquette on the dedication of the fire lane easement. Please confirm that the easement has been dedicated.
- G. Continue working with Grace Gray on this raised concrete encroaching into the Fire Lane and Access easement. License Agreement needed. Please confirm that the license agreement has been completed.