



Planning Division  
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July 11, 2019

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

**Re: 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 Tuesday, May 28, 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, July 19, 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.

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



## 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. The City of Aurora and Aurora Public Schools worked to identify the appropriate Site Plan Notes for APS Site Plans, and a copy is attached to this review.
- ✓ 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.
- ✓ Continue working with Andy Niquette to vacate/release portions of the easements indicated on sheets C1-C3 in the envelope of the building structure or they will be in violation of City Code and this Site Plan will not be approved.
- ✓ Continue 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. Please include a cover sheet with the agreed-upon Site Plan notes, data table, legal description, amendment box, and signature approval blocks. Please refer to the previously-referenced Mrachek Middle School Site Plan cover sheet (attached).
- B. Please reorder the pages so that the elevations are at the end of the Site Plan set.

#### 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

- A. Two of the plants identified within the site distance triangle are not found within the plant schedule. Please update.

### 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 a call out for the guard rail per the Civil plans on Sheet L-101 and C-1.
- C. On Sheet C3, please dimension the distance from the back of the tree opening to the back of sidewalk, typical all streets. The minimum is 6 feet.

#### 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:

- A. 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 C3:

- A. Please add the FDC Sign to the Signage Legend.
- B. Please label the 24' Fire Lane, Access, Easement.
- C. Please call-out the correct arrow orientation of the Fire Lane signs.(R7-1L; R7-1R; R7-1B). Typical.
- D. Please add "LANE" to the 26' Fire Lane, Access Easement.

Sheet E-101:

- A. Please show the Accessible Route to 60% of the building openings. See Sheet C3
- B. The lighting in this area doesn't meet the required minimum average of 1 Ft/Candle along the entire accessible route.
- C. Please show the accessible route to/from the accessible parking. See Sheet C3.
- D. The lighting in this area doesn't meet the required minimum average of 1 Ft/Candle along the entire accessible route.
- E. Please show the accessible route to/from the site amenities.

**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. Match the plat name for the N Scranton St right-of-way.
- D. Make sure street names match the platted street names.
- E. Continue working on the easement release and dedication process with Andy Niquette. Easements along the northern property line adjacent to Fitzsimons Parkway need to be released.
- F. Continue working on 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. Label the stop sign at the intersection of 25<sup>th</sup> Avenue and N Scranton St.
- C. Correct the spelling of "Site" with "Sight" adjacent to the landscape beds at the intersection of 25<sup>th</sup> Avenue and N Scranton St.
- D. Show sight triangles per COA STD TE-13.1, review plantings in the area noted on Sheet L-101. Be sure to include the shaded triangle as shown in the redline on sheets L-101 and L-102.

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

- A. No additional comments.