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September 23, 2021

Allison Pearlman
Aurora Public Schools
1369 Airport Blvd
Aurora, CO 80011

Re: **Initial Submission Review:** APS P-8 at The Aurora Highlands
Application Number: DA-2062-24
Case Number: 2021-6038-00

Dear Allison:

Thank you for your initial submission, which we started to process on September 2, 2021. We reviewed it and have 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.

Per the Public School Development Process Agreement (Agreement), the attached Planning Comments are advisory. Engineering comments should be considered for the civil plan drawing submittal and review required in Step C of the Agreement. After you have had an opportunity to review the comments, please coordinate with staff to schedule a Comment Review Meeting so that we can be informed about your plans to revise the site plan document for a final set and/or for the upcoming Planning Commission review (additional details below). A planning resubmittal will not be required, but you may choose to revise the documents for Planning Commission.

Your Planning Commission advisory hearing date is on Wednesday, October 13, 2021. Per the MOU, this will not be a public hearing so city staff will not be providing notice to abutting property owners or interested neighborhood groups. You are still strongly encouraged to coordinate the proposal with interested persons or groups in the community.

As always, if you have any comments or concerns, please feel free to email or call me. I may be reached at abenton@auroragov.org or 303-739-7209. Please contact me at your convenience to schedule the Comment Review Meeting.

Sincerely,

Antonnio Benton II

Antonnio Benton II, Planner I
City of Aurora Planning and Development Services

cc: Terry Stone – Hord Coplan Macht 1800 Wazee Street Ste 450 Denver, CO 90202
Ragan Ferrara - Hord Coplan Macht 1800 Wazee Street Ste 450 Denver, CO 80202
Antonnio Benton, Case Manager
Scott Campbell, Neighborhood Services
Laura Rickhoff, ODA
Filed: K:\\$DA\2062-24rev1.rtf



Initial Submittal Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Add bicycle parking up equal to 10% the number vehicle parking spots. (Planning)
- Remove reference to previous city code. (Landscaping)
- Submit digital addressing. (Addressing)
- Address streetlight and pedestrian along the public right of way. (Civil Engineering)
- Show sight triangle on landscaping and site plans. (Traffic)
- Addressing issues related to gating of the site. (Life Safety)
- Sanitary sewer service should go under water main with minimum two vertical clearance. Provide elevations on civil plan submittal. (Aurora Water)
- APS should work with the developer to collect this water, so it does not drain onto the sports field. (Parks)
- Contact Andy Niquette to address easement concerns. (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Recommend adding a clean site plan sheet to the site plan package. Currently, the site plan package only shows the site plan with overlay layers such as landscaping, grading, etc.

1B. Recommend adding an additional human scale element to the east and west elevations. It can be in the form of building mounted light fixtures, wall art, building corner enhancements, or a landscape wall or decorative screen for vines.

1C. Recommend adding bicycle parking equal to 10% or more of the number of vehicle parking spots provided on site. Highly recommend providing bicycle parking locations to the north and south of the school main school building.

2. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in teal)

2A. Remove the reference to the previous city code. Update the additional notes on the cover sheet to remove the reference to the previous landscape code.

3. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

3A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: tinyurl.com/3xe6ds46 or by contacting CADGIS@auroragov.org

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Sheet 1

4A. The site plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

4B. Please add the following note:

The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Streetlight and/or pedestrian photometrics plans



shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line and grounding details shall be submitting to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the streetlights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.

Sheet 2

4C. Please show site triangles on the landscape sheet.

4D. Maintain 10' between trees and storm.

Sheet 3

4E. Maximum 2% slope in any direction at handicap parking spaces.

4F. Label access drive slopes. (typ.)

4G. Please indicate emergency overflow path for sump inlets. (typ.)

4H. Please provide the DA/RSN numbers for plan sets that are constructing the adjacent improvements while they under review.

4I. Please indicate slope - maximum slope is 2% in any direction at HC parking spaces.

4J. Please label slope - minimum 2.0% slope in unpaved areas.

4K. Please indicate pavement types on this sheet - concrete, asphalt, and landscaping/unpaved.

4L. Show slopes away from the building:

4M. Minimum 5% for 10' in landscape area and minimum 2% for 10' for impervious area.

4N. Label/dimension the existing sidewalk.

4O. Add a note indicating if the storm sewer system is public or private and who will maintain it.

4P. Are there steps shown on the north side of the building?

Sheet 5

4Q. Label/dimension easement.

4R. Dimension/label existing sidewalks. (typ.)

4S. Please label and dimension ROW. (typ.)

5. Traffic Engineering (Brianna Medema / 303-739-7336 / charline@auroragov.org / Comments in amber)

5A. Show sight triangles on the site plan and landscaping plan at all access points in accordance with City of Aurora Standard Traffic Detail TE-13. In addition, street trees shall be set back from Stop signs and other Regulatory signs as detailed in City of Aurora Standard Traffic Detail TE-13.3. **Add the following note landscape plans:** All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'

5B. Replace note with below: The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards and shown on the signing and striping plan for the development.

5C. Replace note with below: The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards and shown on the signing and striping plan for the development.

5D. Move STOP bar south.

5E. Does there need to be a DO NOT ENTER sign?

5F. Callout all pavement markings.

5G. Label all signs, typ.

5H. Provide directional ped ramps.

5I. 24' width pavement markings required for two lanes.

5J. Provide directional ramp.

5K. Add parking/fire lane signs for this parking area.



5L. Can continuous radius be provided?

5M. Show traffic signal easement.

6. **Fire / Life Safety** (William Polk/ 303-739-7371 / wpolk@auroragov.org / Comments in blue)

Sheet 1

6A. Add standard cover notes shown on sheet 1

6B. Add "van" accessible spaces to the data block.

6C. Provide a photometric plan show the accessible route.

Sheet 2

6D. Show fire lane signs.

6E. Show and label the FDC and fire riser room.

Sheet 4

6F. Revise the label for the fire service water line supporting the interior automatic fire sprinkler system. Example for fire service line label: 6" Fire Line DIP (Private).

Sheet 5

6G. Will there be any gating systems? If so, encroachment is prohibited within a fire lane easement, which means that a license agreement will be required through Real Property. The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. For assistance please call 303-739-7420 and ask for a Life Safety Plans Examiner.

6H. Provide sections for any automatic and manual gates proposed.

6I. Please see comments about the gating of the fire lane easement that runs behind the school. Also, address the comments that speaks to the rolled/mountable curb.

6J. Please provide a curb stop on all stalls that have signage/post directly adjacent to the vertical curb.

Sheet 6

6K. Provide the location of the FDC, Knox Boxes, and the Exterior Fire Riser Room Door. Identify the FDC with a "Y" and label it as "FDC with approved Knox Hardware". TYP of Utility, Landscape, Elevations and Photometric sheets.

7. **Aurora Water** (Ryan Tigera / 303-326-8867/ rtigera@auroragov.org / Comments in red)

7A. Show easements for meter pits and service lines on landscape plan. Confirm trees are planted outside of these easements. (typ.)

7B. Provide note stating all storm sewer is private.

7C. FYI: Storm system to be initially accepted prior to connection.

7D. Sanitary service line connection to occur after public sanitary main in future roadway is initially accepted by Aurora Water.

7E. FYI water main infrastructure in Fultondale shall be constructed and initially accepted prior to this point of connection.

7F. Fire line requires 6-inch gate valve at point of connection within utility easement.

7G. Show easement for water meter and public portion of service line.

7H. Fire line to be outside public utility easement.

7I. Sanitary sewer service should go under water main with minimum two vertical clearance. Provide elevations on civil plan submittal.

7J. Show irrigation meter with easement. Meter should be located in a landscaped area.

7K. Remove meter size in case fixture unit table states otherwise so the site plan does not have to be revised.

7L. FYI, the domestic meter will require a fixture unit table to size the meter at time of civil plan submittal. Both meters will require a domestic service allocation agreement prior to meter set.

7M. Show grease interceptor location for cafeteria if applicable.

7N. Material type to be determined by resistivity results required at civil plan submittal. Please remove from site plan(typical).



7O. FYI As-Builts show this as a 12-inch water stub.

7P. Label existing 12-inch water main.

7Q. Meter pits will require horizontal controls at time of civil plan submittal.

8. Forestry (Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org)

8A. Approved, no comments.

9. PROS (Doug Hintzman / 303-739-7145 / dhintzma@auroragov.org / Comments in purple)

9A. This is a large area that is draining on to the sports field; APS should work with the developer to collect this water so it does not make the sports field wet and unusable at times; can there be a swale along the property line that collects the water and takes it north around the field?

9B. Any reason why park connection doesn't show on this plan? It shows on previous sheet.

10. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

10A. See the comments on the document(s). Contact Andy Niquette dedicationproperty@auroragov.org for the easement concerns.

10B. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record. Send in the separate documents still needed.

11. Xcel Energy (Donna George / donna.l.george@xcelenergy.com)

11A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plans for **APS P-8 at The Aurora Highlands**. The property owner/developer/contractor must complete the application process for any new natural gas or electric service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformer) – be sure to have the Designer contact a Right-of-Way and Permits Agent.

No resubmittals necessary.

12. Adams County Community and Economic Development (Layla Bajelan / LBajelan@adcogov.org)

12A. Thank you for including Adams County in this review. We have no comment on the subject application.

13. Adams County Engineering (Jen Rutter / jrutter@adcogov.org)

13A. Thank you for including Adams County in the review for APS P-8 at The Aurora Highlands - Site Plan. We have no comments on the subject referral.

14. Mile High Flood District (Mark Schutte / 303-455-6277 / mschutte@mhfd.org)

14A. This letter is in response to the request for our comments concerning the referenced project. We have reviewed this referral only as it relates to an MHFD drainageway and for maintenance eligibility of storm drainage features, in this case:

- Tributary to First Creek Tributary T

This is in response to the request for our comments concerning the referenced project. We appreciate the opportunity to review this proposal and have no comment, as this project does not include any major drainage features. We do not need to receive any future submittals on this project.

We appreciate the opportunity to review this proposal. Please feel free to reach out to me with any questions or concerns.