

Telephone (720) 833-1000

The Law Offices of Carleen Clark, LLC

2696 S. Colorado Blvd., Suite #380
Denver, Colorado 80222

Email: carleentclark@comcast.net

April 8, 2021

VIA EMAIL cdalby@auroragov.org

City of Aurora
Attn: Ms. Claire Dalby,
Planner II
Planning & Development Services
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

**Re: 1400 Yosemite St. Aurora, Colorado (the “Property”) - CSDCPC Vega, LLC (“CSDC”) as owner of the Property, and Vega Collegiate Academy, a Colorado nonprofit corporation and charter public school, as tenant of the Property (“Vega”).
Advisory Site Plan. Application Number: DA-2255-00
Case Number: 1992-6017-06**

Ladies and Gentlemen:

Set forth below are the responses of CSDC on behalf of Vega (hereinafter, together referred to as “Vega”) regarding the City staff’s comments to the Advisory Site Plan submitted pursuant to Colorado law, CRS §22-32-124 (1.5) (the “Statute”). As requested, to the extent possible, all comments set forth in full below, are being responded to. The are noted in a different color font.

First, in Ms. Dalby’s cover letter dated February 23, 2021, she stated: “Since several important issues still remain, you will need to make a technical submission. Please review your previous work and send us a new technical submission after your Advisory Hearing presentation with the Planning Commission.” *As noted, and previously communicated with Ms. Dalby and the City’s legal counsel, Vega as a charter public school, is authorized by Aurora Public Schools (“APS”). However, it is a separate legal entity that is not operated by APS; nor is Vega subject to the terms of the MOU between the City, APS and Cherry Creek School District (the “MOU”), modifying the Statute process, that requires a technical submission. So, no additional technical submission is being made.*

Initial Submission Review

KEY COMMENTS FROM ALL DEPARTMENTS

- Please make all formatting/editing changes as requested by all departments.
As noted in the specific comments below, only some of the formatting and editing changes are being made.
- Delete sheets as dictated within the redlined document (see Item 2).
As Vega originally indicated, the set of plans it was submitting and did submit to City for the Advisory Site Plan were civil drawings, which were the package of all plans submitted to the State of Colorado Dept of Public Safety, Division of Fire Prevention and Control, School Construction Section (the “State”) for its permitting process. Vega indicating it would not be creating a separate set of plans for the City as everything needed to be submitted or shown was contained in the package, and making two sets of plans was duplicative effort and additional costs not needed to be expended. Some of the sheets originally submitted to the State were provided to Aurora as a courtesy, as part of the submission package. Regardless of whether the City considers them a requirement for the Advisory

Site Plan, they are not being deleted. The time and cost for the same is excessive, and the Statute does not require this.

- Provide more information on the functionality of the parent pick-up / drop-off loop (see Item 4).
See response in Item 4 below.
- Address all remaining comments/concerns as required by all reviewing departments.
The comments that Vega can and is willing to address are described in detail in the specific sections below.

PLANNING DEPARTMENT COMMENTS

Claire Dalby cdalby@auroragov.org / 303-739-7266

1. Community Questions Comments and Concerns

1A. Notification requirements are the responsibility of Aurora Public Schools.

*Again, as noted above, Vega, as a charter school authorized through APS, is a separate legal entity, and operates separately from APS, so any notification requirements are **NOT** the responsibility of Aurora Public Schools. The Statute does not have specific notice requirements at all; and inquiries with City staff appeared to indicate confusion. Vega submitted a list of neighboring property owners at the City's request; however, they subsequently said they were not notifying adjacent owners. In an effort to be a community-oriented neighbor, Vega would be willing to notify adjacent owners and hold a community informational meeting at its convenience.*

2. Completeness and Clarity of the Application

2A. Please flatten the site plan documents and ensure there are no AutoCAD SHX Text files in the comments pane. *This has been done.*

2B. Include the title block on all sheets. Use the formatting similar to the site plan shown in the graphic provided here.

One of the biggest pieces of confusion from the outset has been the fact that after the initial informational meeting with the City, Vega indicated to City staff that since it was submitting its plans to the State for permitting, that it was simply going to submit those to the City as its Site Development Plan (as that term is used and not defined in the Statute), in the format submitted to the State, in order to avoid having to do overlapping and duplicative efforts. Additionally, a number of sheets that were provided to the City solely as a courtesy and only for information purposes. However, since the plans were submitted as a package whole (as they were submitted to the State), it is too difficult and time consuming to create a separate set of drawings of the Advisory Site Plan and to remove the sheets that are informational only. So, comments 2.B-H have not been made.

2C. Please change "Construction Plans" to "Advisory Site Plan" on the cover sheet and all sheets.
See comment above.

2D. Include an amendment block on the cover sheet (attached).
See comment above.

2E. Include the data block on the cover sheet.

See comment above.

2F. Remove the notes on Sheet CO.01 and replace with the standard school site plan notes (attached).

See comment above.

2F. Incorporate the Landscape sheets into the overall Site Plan document.

See comment above. Vega is submitting to the City separately, as a courtesy the landscape construction drawings.

2G. Remove the sheets from the document as dictated by Engineering and Landscaping comments.

See comment above.

2H. On the Site Plan sheet, include a legend for items not identified by a number (property lines fencing, building, etc.)

See comment above.

3. Zoning and Land Use Comments

3A. No issues.

4. Traffic and Street Layout Issues

4A. On the Site Plan sheet, provide more information on the functionality of both the parent pick-up and drop off area by including directional arrows. If possible, provide detail on how parent pick-up and drop-off is managed by the school administration as part of your response to comments with the next submittal.

Directional arrows showing traffic flow are being added. Attached is a draft traffic management plan by Vega. It will very likely be modified before opening, and hereafter after opening to address any traffic flow issues. However, Vega at its current location does not have a condensed drop-off and pick-up schedule as most charter schools because it has extended school hours, and a number of before and after school programs that extend that school day, and most students will be transported by bus and a significant number will also be either walking or biking to school.

5. Access and Connectivity

5A. Please include a photometric plan in the Site Plan submittal (see comment 10E from the Building Department).

The photometric plan has been provided with the electrical construction drawings.

5B. Please include the ADA accessible route on the Site Plan sheet as a bold, dashed line.

Addressed on revised construction drawings.

5C. On the Site Plan sheet, please indicate the main entry points into the building for the students.

Addressed on revised construction drawings.

6. Parking

6A. Off-street parking is required by Section 4.6.3 of the UDO. Additional information regarding number of classrooms and seating capacity in the largest assembly area of the school is needed in order to issue further comments on parking compliance. Code requires 1 space per classroom plus 1 space per 10 seating capacity in the largest assembly area. Please include this information in a revised letter of introduction and/or addendum.

Construction plans submitted show the number of classrooms. Additionally, Vega submitted a description of the classrooms and assembly area, in the document titled School Program and Capacity Plan to the City as early as September 2020. However, it is important to note, that pursuant to the Statute, Vega is not required to comply with the UDO, and the ratio of parking per classroom. There are existing parking spaces on the Property, that Vega believes is sufficient based upon the Traffic Study and its planned use of transportation vehicles. No new parking spaces will be added, except as may be necessary to comply with ADA requirements.

7. Open Space and Recreational Amenities

7A. On the Site Plan sheet, please provide the location of all proposed play areas for students.
The play area(s) will be identified on the plans.

7B. On the Site Plan sheet, provide the location of all proposed fencing and/or netting on the site.
Fencing will be shown and labelled on the plans.

8. Architectural and Urban Design Issues

8A. Please include the building elevations (that were submitted separately to staff) with the overall site plan ~~drawn~~
Building elevations were submitted as a courtesy to the City, as all building construction permitting is being done through the State. They will not be added to the Site Plan.

8B. Identify all existing and proposed building materials on the building elevation sheet.
As noted above, all building elevations were submitted as a courtesy to the City, and are not being reviewed by the City Building Department. These changes will not be made.

9. Landscape Design Issues

9. Kelly Bish / kbish@auroragov.org / 303.739.7189 / PDF comments highlighted in teal.

SHEET L1.1

9A: Text mask all text to make it more legible. All text where applicable the whole sheet.
The landscaping plans were submitted as a courtesy. No changes are being made.

SHEET L2.2

9B. The city does not review or approve landscape construction drawings and therefore this sheet needs to be omitted from the plan set.

As indicated above, sheets originally submitted to Aurora are not being removed, in order to avoid redundant work, and keep the package of construction plans consistent with what was submitted to the State.

SHEET I1.1

9C. The irrigation plans are a separate submittal to Aurora Water, Water Conservation Division and include a separate application and fee. They do not get included with the overall Site Plan Submittal. Please remove the irrigation sheets.

As indicated above, sheets originally submitted to Aurora are not being removed, in order to avoid redundant work, and keep the package of construction plans consistent with what was submitted to the State. These have been submitted separately to Aurora Water, Water Conservation Division.

SHEET I1.2

9D. Remove. Separate submittal to Aurora Water

As indicated above, sheets originally submitted to Aurora are not being removed, in order to avoid redundant work, and keep the package of construction plans consistent with what was submitted to the State. These have been submitted separately to Aurora Water, Water Conservation Division.

SHEET I1.3

9E. The city does not review or approve landscape construction drawings and therefore this sheet needs to be omitted from the plan set.

As indicated above, sheets originally submitted to Aurora are not being removed, in order to avoid redundant work, and keep the package of construction plans consistent with what was submitted to the State. These have been submitted separately to Aurora Water, Water Conservation Division.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Building Department

Mark Apodaca / mapodaca@auroragov.org / 303.739.7656 / Comments in blue

SHEET C0.00

10A. Provide a Site Data Block - Include: 2015 IBC Construction type of each building(s), number of building(s), square footage of building(s), gross square footage of building(s), height of building(s), if sprinklered or not sprinklered, regular parking, accessible parking, van accessible parking & 2015 IBC occupancy type.

No changes

SHEET C0.01

10B. Add these notes:

While Vega acknowledges that it must comply with applicable ADA requirements, Fire Codes, and that it will be granting certain easements and licenses to the City pursuant to separate documents for drainage and fire access, all of the language below does not need to be placed on the Site Plan. None of the notes will be added to the Site Plan. This is not a document that will be recorded; nor does Vega need to comply with the typical notes and formatting for the UDO and planning process, which it is not subject to.

-ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH CITY CODE OF THE CITY OF AURORA -VOLUME II - CHAPTER 126 - ARTICLE VII - SECTIONS 126-271 THROUGH 126-282.

-THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).

-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 BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE ICC A117.1-2009.

-THE 2015 INTERNATIONAL FIRE CODE, SECTION 510, REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RDPARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPER'S EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.

-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. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.

-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.

SHEET C3.10

10C. Will this building have 2 FDC? Please clarify.

FDC will be noted.

10D. Provide a concrete walking surface in front of FDC.

A concrete walking surface will be included in front of FDC.

10E. Provide a photometric plan that Identify exterior accessible route with a heavy dashed line to verify 1-ft candle minimum lighting; route shall be continuous to public way and all site amenities

Photo

The photometric plan has been provided with the electrical construction drawings.

10F. Replace Handicap with Accessible. (TYP.)

This will be done.

10G. Label the FDC: FDC with approved Knox Caps. (Typical for Site, Utility, Grading, Landscaping and Photometric Plans.)

This will be done.

10H. Provide knox box at both main entrances. Label knox box with: "Knox Box with approved hardware." (Typical for Site, Utility, Grading, Landscaping and Photometric Plans.)

Existing Knox Box is remaining and will be labelled. Any additional Knox box will be installed.

10I. Provide a bold dashed line to show exterior accessible route throughout site to required accessible entrances (60%), site amenities (Mail, Trash & similar) and transportation stops (or to edge of site near public transportation stops) *Shaded dotted line is reflecting this route so as not to intrusive.*

- Maintain minimum 1 ft candle to all exterior accessible routes. (Typical for Site, Utility, Grading, Landscaping and Photometric Plans.) *This is addressed in the photometric plans included with the electrical construction drawings.*

SHEET 3.90

10J. Include the tow-away sign with the accessible parking signage.

This will be done.

10K. Updated signage for this site. *This will be done.*

10L. Remove Handicap and replace with Accessible.

This will be done.

SHEET C4.10

10M. Label the type of gating or barricade system being installed on the site plan using one of the following examples: (2) 12.5' Manual Swinging Gate

(2) 12.5' Manual Sliding Gate

(2) 12.5' Electrical Sliding Gate

There are no plans for gates at this time.

10N. Gating and barricade systems must be located a minimum of 35 ft. back or the longest vehicle from the adjacent street flow line. There must be a 6" minimum clearance across the full width of the gating

system, from the bottom of the gating system to the road surface.
Show this requirement on the gate details
There are no plans for gates at this time.

10O. Provide gate details.
See above.

SHEET C4.11
10P. Provide gate details.
See above.

10Q. Label the type of gating or barricade system being installed on the site plan using one of the following examples:

- (2) 12.5' Manual Swinging Gate
- (2) 12.5' Manual Sliding Gate
- (2) 12.5' Electrical Sliding Gate

See above.

SHEET C6.10
10R. Label the FDC: FDC with approved Knox Caps. (Typical for Site, Utility, Grading, Landscaping and Photometric Plans.
This will be done on the civil Site Plan.

10S. Identify the Fire Service Line using the following example: 8" Fire Line DIP (Private).
This will be done.

11. Traffic

Brianna Medema / bmedema@auroragov.org / 303.739-7336

Comments from the Traffic division are forthcoming and will be submitted under separate cover.
No additional traffic comments were ever received.

12. Civil Engineering

Kristin Tanabe / 303.739.7306 / ktanabe@auroragov.org / 303.739.7306 / Comments in green

SHEET CO.00

12A. Please remove indicated sheets from the site plan set.

As indicated above, sheets originally submitted to Aurora are not being removed, in order to avoid redundant work, and keep the package of plans consistent with what was submitted to the State.

12B. Advisory note: Civil plans are required to be submitted at 24x36 or 22x34 sheet sizes
This will be done.

12C. Please remove AutoCAD SHX text items in the comment section. Please flatten to reduce selectability of the items.
This will be done.

SHEET CO.01

12D. These all seem to be civil plan related notes. Please include the standard required site plan notes.
This is not a civil plan submittal
As indicated in response 2.B. above, the plans submitted to Aurora were those submitted to the

State. Vega does not have to submit a standard site plan under the UDO.

SHEET C3.10

12E. Curb ramps are required to be updated to current standards
12F. Show/label existing and proposed easements

Vega is not required to comply with UDO. This will not be done at this time.

12G. Per the pre-application notes, the sidewalk improvements on Yosemite, 14th Avenue and Akron street all required an urban section with a 12' hardscape, ped lights, and tree openings.

See comment 12F immediately above. This will not be done.

12H. Gates were shown on the grading plan. If gates are to be included, show and label them on the site plan and provide a dimension from the flowline of the street. Gates must be set back a minimum of 35' from the flowline.

There are no plans for gates.

12I. Please update the site plan to include the detention pond. For the pond show/label the drainage easement, maintenance access, access easement

Plans are being updated to reflect detention pond and drainage plans agreed to. Easements will be shown.

12J. Show/label drainage easement for water quality device

Easement will be shown.

12K. Curb ramps are required to be updated to current standards

See comment above. This will not be done.

2L. Ramps in public ROW must use COA standard details

See comment 12F above. This will not be done.

SHEET C3.11

12M. A jointing plan is not part of the site plan set. Please remove

This sheet will not be removed.

SHEET C3.20

12N. A horizontal control plan is not required as part of the site plan set. Relevant dimensions are provided on the site plan sheet. The site plan document is not used for construction.

This sheet will not be removed.

SHEET C3.91

12O. Do not include COA standard details but refer to the detail number where applicable in the plans
This is being left as is, and changes is not being made. We find these details helpful for the contractor in the field. As noted, the Site Plan and civil plans are the same in this instance, serving two purposes.

SHEET C4.10

12P. Add a note indicating if the storm sewer system is public or private and who will maintain it.

Easement will be shown.

12Q. Show/label all existing and proposed easements

This will be done

SHEET C4.11

12R. Show/label 100-year floodplain. Include FIRM panel and effective date

This will be done

12S. Add a note indicating if the storm sewer system is public or private and who will maintain it. 12T. Show/label existing storm sewer

This will be done

12U. Show/label all existing and proposed easements

This will be done

12V. Please update the site plan to include the detention pond. For the pond show/label the drainage easement, maintenance access, access easement, direction of emergency overflow, 100-year water surface elevation

Plans are being updated to reflect detention pond and drainage plans agreed to.

SHEET C5.10

12W. SWMP plans are not part of the site plan set. Please remove

As indicated in response 2.B. above, the plans submitted to Aurora were those submitted to the State. A separate set of plans are not being created. This sheet will not be removed.

SHEET C5.20

12X. SWMP plans are not part of the site plan set. Please remove

See above. This sheet will not be removed.

SHEET C5.30

12Y. SWMP plans are not part of the site plan set. Please remove

See above. This sheet will not be removed.

SHEET C9.10

12Z. Plan and profile sheets are not part of the site plan set. Please remove

See above. This sheet will not be removed.

SHEET C9.20

12AA. This information is not required in the site plan set

See above. This sheet will not be removed.

SHEET C9.50

12BB. The drainage plan is not part of the site plan set. Please remove

See above. This sheet will not be removed.

SHEET L1.1

12CC: Update the plan to reflect the detention pond

Plans are being updated to reflect detention pond and drainage plans agreed to.

13.Real Property

Maurice Brooks / mbrooks@auroragov.org/ 303-739-7294/ Comments in magenta

There are some easement issues and some License Agreement issues. See the comments on the document(s). Contact Andy Niquette (aniquett@auroragov.org) for the easement concerns and Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

Vega is not subject to the UDO, and this is not a formal development plan, and under the Statute it does not need to be recorded. Accordingly, the above statements are not accurate, and these notes will not be added.

SHEET CO.01

13A. Add these notes:

- 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.

- 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.

These notes are not appropriate here as this document is not being recorded. and will be covered in any separate License Agreement or Easement Agreement.

SHEET C2.10

13B. Add Reception number

Reception number being added

SHEET C3.10

13C. Dedicate this easement by separate document. Contact Andy Niquette (aniquett@auroragov.org) for the easement concerns

Mr. Niquette is being contacted.

13D. Cover this item in the License Agreement located or encroaching into the easement. Contact Grace Gray (ggray@auroragov.org) to start the processes

Ms. Gray is being contacted.

13E. Cover these items in the License Agreement located or encroaching into the easement. Contact Grace Gray (ggray@auroragov.org) to start the processes

See above.

13F. Add and label the 10' Utility easement
This will be done.

13G. Add and label the 10' Utility easement
This will be done.

13H. Cover these items in the License Agreement located or encroaching into the easement. Contact Grace Gray(ggray@auroragov.org) to start the processes
See 13.D above.

13I. Gate? (2)
There is no gate.

13J. Add and label the 10' Utility easement (3)
This will be done.

13K. Dedicate this easement by separate document. Contact Andy Niquette (aniquett@auroragov.org) for the easement concerns
See 13.C above.

SHEET C4.10
13L. Gate?
There is no gate.

14.Aurora Water

Ryan Tigera / rtigera@auroragov.org / 303.739.8867 /

SHEET CO.01
14A. This project is located in Zone 1 with an HGL of 5,540 ft.
This will be noted.

SHEET C5.10
14B. Erosion Control plans to be submitted with civil plan submittal and can be removed from the site plan submittal. *This will not be removed.*

A stormwater permit is required with the demolition of the building. *Acknowledged.*

Please provide a stormwater management report along with the civil plan submittal. *Will do.*

Comments are based on the plans provided. More comments may be provided during civil plan review.

SHEET C6.10
14C. Label as Denver Water main.
This will be done.

14D. Show line work in plan view.
This will be done.

14E. License agreement required for private infrastructure crossing easement (typ).

Understood.

14F. Please confirm this is not a structural encroachment into existing sanitary sewer utility easement.

This is not a structural encroachment.

14G. This water main ends west of the intersection of 14th and Akron. See GIS screenshot below.

Understood, the plans have been updated.

14H. Existing fire service appears to be under footprint of proposed pond. Will this fire line be used for project? Per demo plan, only the FDC is to be removed.

The fire line is planned to be lowered below the detention pond and is shown in profile in the civil plans.

14I. The civil plans show the 2 monitoring wells as be adjusted to finish grade. Will the water monitoring wells remain?

We do not know the status of the wells at this time and whether or not they can be abandoned or need to be active. Water dept or other City personnel will be notified upon a determination.

14J. Label sanitary main and show/dedicate easement for public utility.

This will be noted.

14K. Water main has 6 inch diameter.

This will be noted.

14L. Update site plan to show detention pond and new alignment for storm outfall per City of Aurora meetings

Plans are being updated to reflect detention pond and drainage plans agreed to.

14M. Label which meter will be used for domestic service and if the other meter will be removed.

This will be noted.

14N. Provide note stating all storm sewer is private unless otherwise notes. The manhole in E 14th Ave should be public.

This will be noted.