



Planning Division
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April 13, 2018

Cindy Sauls
Aurora Public Schools
1369 Airport Blvd
Aurora, CO 80011

Re: Technical Corrections Review - Post-Secondary Building on APS Community Campus
Advisory Site Plan
Application Number: **DA-1711-08**
Case Number(s): **2014-6014-01**

Dear Ms. Sauls:

Thank you for your technical corrections, which we received on Friday, March 30, 2018. We reviewed it and attached our comments along with this cover letter.

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, April 27, 2018 or if you will be submitting later please advise me of the situation.

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 303-739-7251 or bcammara@auroragov.org.

Sincerely,

Brandon Cammarata, Senior Planner
City of Aurora Planning Department

cc: Katie Anderson - Bennett Wagner Grody/Cannon Design 1301 Wazee St, Ste 100 Denver, CO 80204
Brandon Cammarata, Case Manager
Susan Barkman, Neighborhood Services
Mark Geyer, ODA
Filed: K:\\$DA\1711-08tech1.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ Update the coversheet to include signature blocks, data block and standard site plan notes.
- ✓ Clarify the water line as requested.
- ✓ Address comments relating to detention pond maintenance access.

PLANNING DEPARTMENT COMMENTS

Reviewed by: Brandon Cammarata / bcammarata@auroragov.org / 303-739-7251

1. Completeness and Clarity of the Application

1A. Please separate the redline comments from the submittal.

1B. Please update site plan cover sheet per the checklist. Important items needed include signatures blocks, data block and standard site plan notes. An email was sent to Katie Anderson on April 13, 2018, with additional detail on this requirement.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Real Property

Reviewed by: Darren Akrie / dakrie@auroragov.org / 303-739-7331

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

2A. **This parcel needs to be platted.** See red line comments on the site plan. Begin the easement dedication process.

3. Traffic

Victor Rachael / 303-739-7309 / vrachael@auroragov.org,

3A. This plan shows an ADA ramp directing pedestrians to the north, towards 6th Ave. Revise to show sidewalk connection, not a handicap ramp.

3B. Given the drainage structure (south of E. 6th Ave.), you will likely need handrails on the sidewalk.

4. Aurora Water

Vern Adam / 303-739-4324 / vadam@auroragov.org

4A. This connection does not provide a looped water service and extends the single feed to beyond what is allowable. The "Alternate 1" scenario is the only acceptable extension of water service that should be shown and this proposed utility work can be deleted from the site plan.

4B. The private fire suppression line should be located outside of the pocket utility easement for the meter and fire hydrant.

5. Life Safety

William Polk / 303-739-7371 / wpolk@auroragov.org / See blue comments

5A. Sheet 4

- As previously mentioned, this fire hydrant needs to be relocated to a position closer to the fire lane easement. Modify all sheets reflecting the fire hydrant relocation, and the sidewalk area for the FDC.
- The loading and unloading areas must not encroach into the dedicated fire lane easement.

5B. Sheet 6

- Will this door be used for a means of egress? If so, please show how the exit discharge provides a direct and unobstructed access to a public way.
- Please identify all public and private entrances. If multiple public entrances are identified, 60 % of the entrances will be required to be accessible public entrances.



- This fire hydrant needs to be relocated to a position closer to the fire lane easement. Modify all sheets reflecting the fire hydrant relocation, and the sidewalk area for the FDC.
- Fire hydrants shall be placed between 3'6" and 8'0" from the edge of the fire lane easement.
- The loading and unloading areas must not encroach into the dedicated fire lane easement.
- As previously mentioned, is the crusher fine intended to be utilized as a sidewalk?

5C. Sheet 7

- Add the following note: LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

6. Civil Engineering

Kristin Tanabe / 303-739-7431 / ktanabe@auroragov.org,

6A. Please review sections 3.62 and 6.39 of the Storm Drainage Criteria for the requirements for pond maintenance access.

6B. Light pole foundation may conflict with storm sewer.

6C. Please keep the comments/responses in a separate plan.