

2018-05-23

Brandon Cammarata, AICP, Senior Planner
Senior Planner
Planning and Development Service
15151 East Alameda Parkway Suite 5200
Aurora, Colorado 80012

RE: Post-Secondary Building On APS Community Campus
Case No.: 1249894
Application No: DA-1711-08

Dear Brandon:

Thank you for review of the APS Post-Secondary Building on the Community Campus.

Please see response to the comments, updated drawings, and the markups from the civil engineering addressing the comments (which have been provided as a courtesy to aid in the review). This information has been uploaded to the City of Aurora website. If you have any questions please contact me at 303-623-7323.

Because the school district submits a site plan for an advisory review and the IGA does not require them, the district has requested to not include the signature blocks and any standard notes that would make the site plan binding to the district, its successors and assigns. The following notes requested by the City of Aurora are **NOT** included on the drawings in this submittal:

TS1.1

- SIGNATURE BLOCK
- NOTE: AIRCRAFT NOISE REDUCTION (LDN): ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 60 (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
- NOTE: 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.

L-1

- NOTE: 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.

Sincerely,

Katie Anderson, Senior Associate
Bennett Wagner Grody Architects / CannonDesign

POST SECONDARY BUILDING ON APS COMMUNITY CAMPUS

Application Number: **DA-1711-08**

Case Number(s): **2014-6014-01**

RESPONSES TO TECHNICAL SUBMITTAL REVIEW COMMENTS:

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

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

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. **ANSWER: They are separate**

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. **ANSWER: Cover sheet has been added and updated . See cover letter for info on notes that are not being included.**

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.

ANSWER: Per the agreed upon solution between APS and the COA, the platting process has been started and will be platted prior issuance of Certificate of Occupancy

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. **ANSWER: The sidewalk connection and alignment are revised.**

3B. Given the drainage structure (south of E. 6th Ave.), you will likely need handrails on the sidewalk. **ANSWER: The existing handrail at the drainage headwall will be reinstalled. The existing handrail meets the fall protection height of 42-inches.**

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.

ANSWER: Per meeting with Vern Adam and Howard McHenry (JVA) the base and the

alternate option are both acceptable.

4B. The private fire suppression line should be located outside of the pocket utility easement for the meter and fire hydrant. **ANSWER: The easement limits are revised.**

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. **ANSWER: The fire hydrant location is revised.**

The loading and unloading areas must not encroach into the dedicated fire lane easement.

ANSWER: The fire lane is revised, the loading zone no longer encroaches into the 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. **ANSWER: This is an exit door from the electrical room and not a public entrance so it is not required to have access to 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. **ANSWER: There is only one public entrance, therefore 100% of the public entrances are accessible. The accessible route is indicated on Sheet C3.0 of the Site Plan.**

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. **ANSWER: JVA is moving the fire hydrant**

Fire hydrants shall be placed between 3'6" and 8'0" from the edge of the fire lane easement.

ANSWER: JVA is moving the fire hydrant

The loading and unloading areas must not encroach into the dedicated fire lane easement.

ANSWER: JVA is moving the fire hydrant

As previously mentioned, is the crusher fine intended to be utilized as a sidewalk? **ANSWER: No**

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).

ANSWER: NA- This note was already on the drawing

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.

ANSWER: Aurora Public Schools will utilize their MS-4 program for the requirements and maintenance of the onsite pond. A maintenance path route has been shown however will be constructed by APS as needed. Additionally, no easement will be dedicated for this pond as entities with an MS-4 do not need to dedicate an easement to the City of Aurora.

6B. Light pole foundation may conflict with storm sewer. – **ANSWER: The lights were relocated during construction documents and no longer conflict**

6C. Please keep the comments/responses in a separate plan. **ANSWER: OK**