



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250

September 14, 2018 Susan Martini  
Aurora Public Schools  
1369 Airport Boulevard  
Aurora, CO 80011

**Re: Initial Submission Advisory Site Plan Review – APS P8 School at Harmony-  
Advisory Site Plan**

Application Number: **DA-1925-07**  
Case Number(s): **2018-6039-00** Dear Ms.Martini

Thank you for your initial submission, which we started to process on Monday, August 20, 2018. 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, September 21, 2018.

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.

Due to the magnitude of revisions requested, your estimated advisory Planning Commission hearing date is now tentatively set for October 10, 2018.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303)

739-7266. Sincerely,

Brenden Paradies, Planner I  
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department  
Ragan Ferrara-Hord Coplan Macht, 1331 19<sup>th</sup> Street, Denver,  
CO 80202 80206 Susan Barkman, Neighborhood Liaison  
Mark Geyer, ODA  
Filed: K:\\$DA\1925-07rev1.rtf



## *Initial Submission Contextual Site Plan and Plat Review*

**Please review and coordinate with the team to provide complete drawings and responses by 3 PM Thursday, September 20<sup>th</sup>. Please refer to your highlighted sections.**

### **PLANNING DEPARTMENT COMMENTS**

Reviewed by: Brenden Paradies/ [bparadie@auroragov.org](mailto:bparadie@auroragov.org)/ 303-739-7266/ PDF comment color is teal.

#### **1. Community Questions Comments and Concerns**

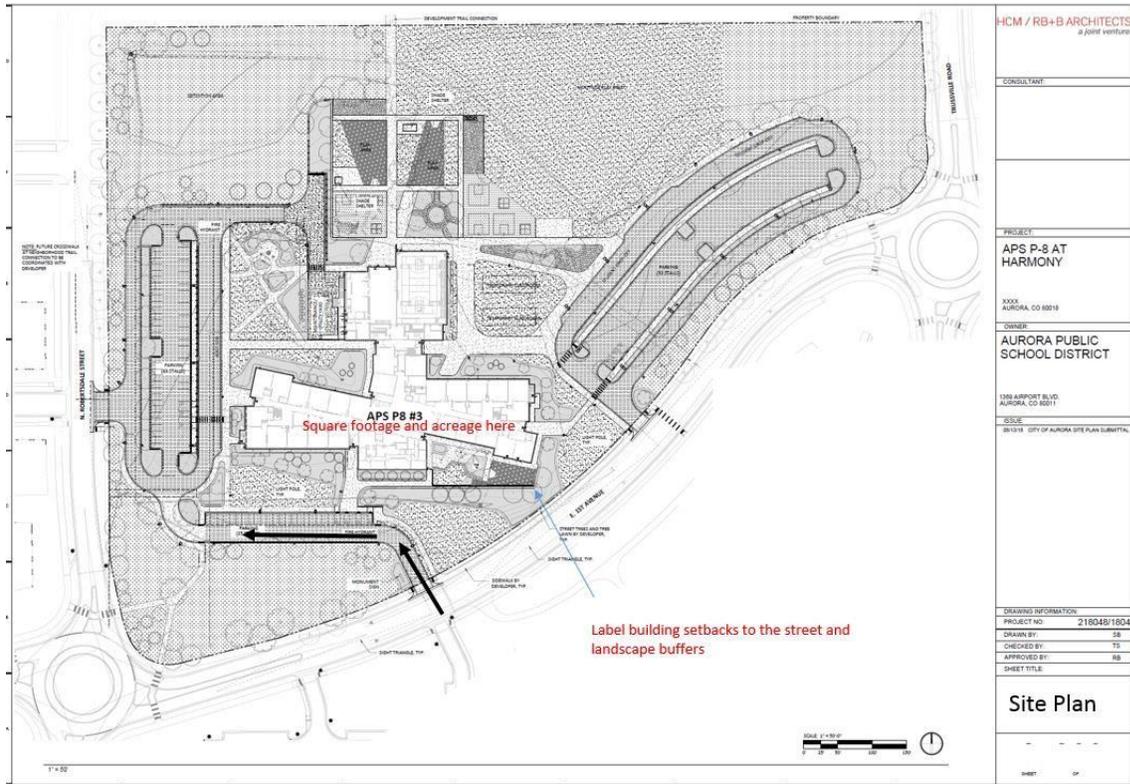
1A. Referrals were sent to several abutting property owners as well as outside referral agencies. See comments received from Xcel Energy and CenturyLink included at the end of this letter. Be sure to respond to each of these comments in your comment response to be uploaded with the next submittal.

**Response: Noted.**

#### **2. Completeness and Clarity of the Application**

2A. Please include a “ Site Plan” page in the Site Plan set to show the information called out in the image below. Please turn off the landscape layers on the “ Site Plan” page and be sure to call out building setbacks and landscape buffers on this sheet.

**Response: The Site Plan has been incorporated into the Horizontal Control Plan (sheet C3). Per the “Public School Development Process Agreement with the Aurora and Cherry Creek School Districts” (IGA) building setbacks and landscape buffers are not required, and therefore are not included on the plan.**



HCM / RB+B ARCHITECTS a joint venture	
CONSULTANT	
PROJECT	
APS P-8 AT HARMONY	
XXXX AURORA, CO 80018	
OWNER	
AURORA PUBLIC SCHOOL DISTRICT	
108 AIRPORT BLVD. AURORA, CO 80011	
ISSUE	
08/18/18 CITY OF AURORA SITE PLAN SUBMITTAL	
DRAWING INFORMATION	
PROJECT NO.	218048/1804
DRAWN BY	SB
CHECKED BY	TS
APPROVED BY	RB
SHEET TITLE	
Site Plan	
SHEET	01

2B. Signature block needs to be included on the site plan cover sheet. See the last page of notes in this document for details.

**Response:** Per the IGA building signature blocks are not required, and therefore are not included.

2C. Make sure the Sheet Index is revised to include the new site plan page being requested to include.

**Response:** The Sheet Index has been revised to reflect the modified name for C3: "Horizontal Control and Site Plan".

2D. Include the legal subdivision description, related to the Plat, underneath the title on the Cover sheet. It should be in a similar format to what is depicted below.



the surrounding street and sidewalk system. Use dark black arrows to show vehicular circulation and dark black lines to show pedestrian circulation routes.

**Response: Vehicular and pedestrian routes have been added to sheet C3: Horizontal Control and Site Plan.**

#### **6. Landscape Design Issues**

Reviewed by: Kelly K. Bish, PLA, LEED AP/ [Kbish@auroragov.org](mailto:Kbish@auroragov.org)/ (3030 739-7189/ PDF comments in teal.

#### **Sheet L-200 Landscape Plan**

- Because no plant schedule was provided to review tree species, please note that Ash trees are prohibited from planting in the city.

**Response: Noted. Ash trees are not included in the plant schedule.**

## **7. Addressing**

Reviewed by: Cathryn Day/ [cday@auroragov.org](mailto:cday@auroragov.org)/ 303-739-7357

Cathryn Day, Planner II/GIS Addresser, [cday@auroragov.org](mailto:cday@auroragov.org) , 303-739-7357

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. Please e-mail these files to me.

**Response: JVA (Civil) has emailed the requested file to Cathryn Day.**

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

- Please see numerous comments and edits to Site Plan. - Civil Engineering

**Response: Noted. Updates have been made to both the Landscape Plan and Horizontal Control and Site Plan.**

- Please see edits requested for labeling. -Life Safety

**Response: Noted. Updates have been made to both Landscape Plan and Horizontal Control and Site Plan.**

- Numerous edits requested to Site Plan. Begin License Agreement Process and Easement Dedication process- Real Property

**Response: Noted. Updates have been made to both the Landscape Plan and Horizontal Control and Site Plan.**

**Easement and license agreement process will be completed upon approval per APS agreement with the City of Aurora.**

- Numerous edits requested-Water

**Response: Noted. Updates have been made to the utility plan.**

- Traffic Impact Report must be uploaded with next submittal- Traffic

**Response: Noted. The traffic study is included with this submission.**

## **8. Civil Engineering**

Reviewed by: Kristin Tanabe/ [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org)/ 303-739-7306/ PDF comment color is green for redlines. 8A. See redline comments on the Site Plan in regards to:

- This tree will impact the proposed storm sewer. Please relocate the tree.

**Response: Tree/storm sewer conflicts have been resolved and are reflected on the plans.**

- Ensure adequate clearance between storm drain and proposed trees.

**Response: Adequate clearances between trees/storm sewer have been provided are reflected on the plans.**

- Show/label pond maintenance access.

**Response: Pond will be maintained by APS under their MS4. Access is provided to the pond from the site.**

- Show/label 100-yr water surface elevation.

**Response: The 100-yr water surface has been added and labeled on the plan**

- Show/label drainage easement for detention pond.

**Response: The detention pond will be maintained by APS under their MS4. A drainage easement is not applicable.**

- Storm drain should not run under structures.

**Response: Noted. Updates have been made to the drainage and grading plan.**

- This inlet needs to connect to the storm system.

**Response: Noted. Updates have been made to the drainage and grading plan.**

- Show/label 100-yr water surface elevation.

**Response: See above response.**

- Show/label pond maintenance access.

Response: See above response.

- Show/label drainage easement for detention pond.

Response: See above response.

- Label side slopes of pond. 4:1 max.

Response: Pond slopes have been labelled.

- Min. 2% slope in swale.

Response: Noted. Updates have been made to the drainage and grading plan.

- Storm drain should not run under proposed structures.

Response: Noted. Updates have been made to the drainage and grading plan.

- Minimum pavement slopes: 1% for asphalt, 0.5% for concrete.

Response: Noted. Updates have been made to the drainage and grading plan.

- Minimum slope away from the building is 5% for 10' for landscape areas, minimum 2% for impervious areas.

Response: Noted. Updates have been made to the drainage and grading plan.

- Show/label drainage easement for detention pond.

Response: See response above

- Please add legend for hatch patterns.

Response: A hatch legend has been added to the horizontal control plan.

## **9. Parks and Open Space**

Reviewed by: Chris Riccardiello/ [cricciar@auroragov.org](mailto:cricciar@auroragov.org)/ 303-739-7154. Comment color is purple for redlines. 9A. Approved. No comments submitted.



## **10. Life Safety**

Reviewed by: Ted Caviness / [tcavines@auroragov.org](mailto:tcavines@auroragov.org) / 303-739-7628 / PDF comment color is blue.

10A. See redline comments on the Site Plan in regards to:

- Change descriptor to: “2015-IBC INFORMATION”.

**Response: The descriptor has been revised.**

- Change label to: “FIRE LANE SIGN” TYP ALL SHEETS.

**Response: Fire lane signage labels have been changed to read “FIRE LANE SIGN”**

- Sign numbering to remain. TYP ALL SHEETS.

**Response: Noted.**

- Provide Fire Lane Signage along ALL fire lanes: At an angle of not less than 30 degrees and not more than 45 degrees with the curb or line of traffic flow. Signs shall be spaced 50-feet on alternating sides. Signs shall be installed 2-feet behind curb or sidewalk.

**Response: Noted. Updated have been made to the horizontal control plan.**

- Provide curb stops where accessible lane approaches a walking surface.

**Response: Curb stops have been provided in these instances.**

- Do not place gating system within fire lane easement. No license agreement will be needed in this manner.

**Response: Noted. Gates have been removed from the fire lane.**

- Label gate as: "Manual Gate with Knox Hardware". Verify that it is not a motorized gate. Provide a detail of the gating system to show it does not encroach into the fire lane easement.

**Response: Gates were removed at owner request. Updates have been made to both the Landscape Plan and Horizontal Control and Site Plan.**

- Provide exterior accessible route using a heavy dashed delineation. Showing interconnection with accessible parking spaces to 60% of the required entrances and to the public way.

**Response: The school is accessible per APS technical specifications, and accessible route is shown.**

- Label and show FDC.

**Response: FDC has been shown and labeled.**

## **11. Real Property**

Reviewed by: Darren Akrie / [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / 303-739-7331/ and Maurice Brooks / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / 303-739-7294/ PDF comment color is magenta for redlines.

11A. See the red line comments on the Site Plan for requested edits.

11B. Begin the easement dedications by separate documents process.

Easement and R.O.W. Dedication: All easements and additional rights of way shown on the site plan will have to be dedicated by separate document. Contact Andy Niquette in Real Property at 303-739-7300 for submittal requirements. Once Andy has received what he needs, it usually takes 4-6 weeks to complete the process. The site plan will not be recorded until these documents are complete and ready to record. Andy needs to have received your packet by the time I receive your next submittal

from Planning or you may not have your project approved by the proposed date given on your timeline.

**Response: Easement dedications and license agreements will be completed upon approval per APS agreement with the City of Aurora.**

11C. Begin the License Agreement process for the fences and gate encroachments into easements. License Agreement: The items identified on your site plan that are encroaching within easements dedicated to the City will have to be covered with a license agreement, please Contact Grace Gray in Real Property at 303-739-7300 or [ggray@auroragov.org](mailto:ggray@auroragov.org) for submittal requirements. Once Grace receives what she needs, it usually takes 4-6 weeks to complete the process. The License must be complete and ready to record before we will record the site plan.

Grace needs to have received your packet by the time I receive your next submittal from Planning or you may not have your project approved by the proposed date given on your timeline.

Please refer to this link for document requirements.

[https://www.auroragov.org/business\\_services/development\\_center/tools\\_and\\_resources/real\\_property/](https://www.auroragov.org/business_services/development_center/tools_and_resources/real_property/)

**Response: See response above.**

## **12. Traffic Engineering**

Reviewed by: Brianna Medema / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / 303-739-7336 / PDF comment color is gold for redlines.

12A. See redline comments on the Site Plan in regards to:

- Submitting the Traffic Impact Study with next submittal.

**Response: The traffic study is included with this submission.**

- Adding a walk from the crosswalk locations to the school.

**Response: Updates have been made to both the Landscape Plan and Horizontal Control and Site Plan.**

- Updating the site area on the cover sheet to match the other sheets.

**Response: The site area boundary on the Vicinity Map has been updated to match the other sheets.**



### **13. Utilities/Aurora Water Department**

Reviewed by: Casey Ballard / [cballard@auroragov.org](mailto:cballard@auroragov.org) / 303-739-7382 – PDF comment color is red for redlines. 13A. See redline comments on the Site Plan in regards to:

- Water meter easement shall be 18-feet wide and extend 5-feet behind the edge of the meter vault. See section 5.04.

**Response: Noted. The utility plan and easements have been updated.**

- A license agreement is required for permanent structures, such as this fence, in the utility easement.

**Response: Noted. Updates have been made to the utility plan.**

- A fixture table will be required with the civil plan set.

**Response: Acknowledged.**

- A jurisdictional letter is required with the civil plan set addressing MS4 responsibility.

**Response: Acknowledged.**

- Dimension easement extension beyond hydrant, 5-feet beyond required. See Section 5.04 for distance requirements. typ. all hydrant easements.

**Response: Noted. The utility plan and easements have been updated.**

- Length is 456-feet. Sanitary Sewer lines cannot exceed 400-feet without a manhole. Section 5.06.

**Response: Noted. The utility plan has been updated and a manhole has been added.**

- This hydrant, while proposed to be constructed by others, is in the middle of the proposed sidewalk.

**Response: Noted. The school design will be coordinated with the subdivision developer to address this conflict.**

### **14. Xcel Energy**

Reviewed by: Donna George/ [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com) / 303-571-3306

**Re: APS P8 School at Harmony, Case # DA-1925-07**

Please see the attached letter.

**Response: Letter noted.**

### **15. CenturyLink**

Reviewed by: Karen Caime, [Karen.caime@centurylink.com](mailto:Karen.caime@centurylink.com),

602-630-1428 Please see the attached letter.

**Response: Letter noted.**

**Signature Block**

Site Plan \*

\_\_\_\_\_  
(Official Project Name)

Legal Description: \_\_\_\_\_

This Site Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefore, their successors and assigns. This plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction, location, use, occupancy and operation of all land and structures within this plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this plan may be permitted only upon approval of the City of Aurora.

In witness thereof, \_\_\_\_\_ has caused these  
(Corporation, Company, or Individual)  
presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_ AD. \_\_\_\_\_.

By: \_\_\_\_\_ Corporate  
(Principals or Owners) Seal

State of Colorado )ss  
County of \_\_\_\_\_)

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ AD, \_\_\_\_\_ by  
\_\_\_\_\_  
(Principals or Owners)

Witness my hand and official seal  
\_\_\_\_\_  
(Notary Public) Seal Notary

My commission expires \_\_\_\_\_ Notary Business Address: \_\_\_\_\_  
\_\_\_\_\_

\* To be placed at the top of the document in large letters.

CITY OF AURORA APPROVALS

City Attorney: \_\_\_\_\_ Date: \_\_\_\_\_

Planning Director: \_\_\_\_\_ Date: \_\_\_\_\_

Planning Commission: \_\_\_\_\_ Date: \_\_\_\_\_  
(Chairperson)

City Council: \_\_\_\_\_ Date: \_\_\_\_\_  
(Mayor)

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
(City Clerk) Database

Approval Date \_\_\_\_\_

RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of \_\_\_\_\_ Colorado at \_\_\_\_\_  
\_\_\_\_\_ o'clock \_\_\_\_\_ M, this \_\_\_\_\_ day of \_\_\_\_\_ AD, \_\_\_\_\_.

Clerk and Recorder: \_\_\_\_\_ Deputy: \_\_\_\_\_



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue Denver,  
Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571. 3284  
donna.l.george@xcelenergy.com

September 7, 2018

City of Aurora Planning and Development Services 15151 E.  
Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Brenden Paradies

**Re: APS P8 School at Harmony, Case # DA-1925-07**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the advisory site plan for **APS P8 School at Harmony**. The property owner/developer/contractor must complete the **application process** for any new natural gas or electric service via FastApp-Fax-Email-USPS (go to:

[https://www.xcelenergy.com/start\\_stop\\_transfer/new\\_construction\\_service\\_activation\\_for\\_builders](https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders)).

It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-922-1987 to have all utilities located prior to any construction.

If you have any questions about this referral response, please contact me at (303) 571- 3306.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado



Network Real Estate 5025 N.  
Black Canyon Hwy Phoenix, AZ 85015

September 5, 2018

**APPROVED**

Brenden Paradies City of  
Aurora 303-739-7266

**SUBJECT: Project Number 1310443, APS P8 School at Harmony - Advisory Site Plan, 1st Ave & Robertsdale St, City of Aurora, County Of Arapahoe, State Of Colorado**

To Whom It May Concern:

CenturyLink has reviewed the proposed Plat as requested. Our approval is hereby given to continue the site approval process with the City of Aurora.

If CenturyLink facilities are found to restrict development within the area as described, the Applicant will relocate the facilities at Applicant's expense and within guidelines set by CenturyLink and all regulating entities. All relocations will be done under the supervision of a CenturyLink Inspector.

Sincerely,

*Karen Caime*

Karen Caime  
Right of Way Agent  
Qwest Corporation d/b/a CENTURYLINK QC  
602.630.1428 Phone  
602.246.1326 Fax  
Karen.Caime@centurylink.com

P803026