

Re: APS East Middle School ASP Review Comments Response

Application Number: DA-2230-00

Case Number: 2020-6022-00

GENERAL NOTE:

The 2009 IGA between the City of Aurora and the school districts within its boundaries acknowledges that state statute 22-32-124 allows that planning and zoning requirements can be requested from school districts but that ultimately, the school district can decide whether or not it is feasible within each project to follow any of those requests. Where feasible, the school district will make a good faith effort to accomplish the planning requirements but, if not feasible, an explanation will be given in the description below.

KEY COMMENTS FROM ALL DEPARTMENTS

- Please rename the “Horizontal Control Plan” sheet to “Site Plan”.
RESPONSE: Sheet has been renamed as requested and renumbered.

- Your initial application did not include a Demolition Plan with the overall Site Plan submittal. Please upload this as a technical submission after your Advisory Hearing before Planning Commission.
RESPONSE: The Demolition Plan will be included as part of the Engineering Submittal.

- Better labeling of parent pick-up and drop off area(s) is needed (see Building & Traffic comments for more details on location and signage requirements).
RESPONSE: Aurora Public Schools reserves the right to alter the use of the bus and parent drop off and pick up areas after drop-off lane have been used and therefore cannot commit to labeling parent pick-up and drop-off on the site plan.

- More information on pedestrian circulation on the site and required parking is needed.
RESPONSE: Notes have been added to clearly identify the accessible route previously shown on the plans. A parking count has been provided on the cover sheet.

Planning Department Comments

1. Community Questions, Comments and Concerns

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

RESPONSE: No response is required at this time

2. Completeness and Clarity of the Application

2A. As noted above, please identify the Site Plan sheet by relabeling Sheet 4.

RESPONSE: Horizontal Control Plan has been renamed as Site Plan and renumbered.

2B. Please include a legend on the Site Plan sheet.

RESPONSE: Legend has been added to Site Plan

2C. Please include title blocks on each page. Please use the formatting similar to the site plan shown in the graphic provided here.

RESPONSE: Each sheet has the design team’s standard 24x36 titleblock as submitted.

3. Zoning and Land Use Comments

3A. No issues.

RESPONSE: No Response required

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 and the staff parking 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.

RESPONSE: The district adapts its management of drop-off in real time any information provided with a site plan would be non-binding.

4B. See comments from Traffic for signage requirements for parent pick-up/drop-off.

RESPONSE: Signage and striping plan will be provided in forthcoming engineering submittal and construction document submittal.

5. Access and Connectivity

5A. Please provide detached sidewalks on 12th Ave, Fraser St, 13th Ave, and Eagle St. in order to facilitate safe parent drop-off and pick-up on 12th Ave as well as safe student movement to and from the school. Landscaping and Planning will work with you on options for detached sidewalks and landscape buffers. If detached sidewalks are not provided, street trees should still be included in design (see Landscaping comments below for more detail).

RESPONSE: Please see general note and if funds become available, the school district will consider adding this to the scope of work. However, at present there do not appear to be sufficient project funds to meet this request.

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

RESPONSE: Main entry points for students have been added to the plan.

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.

RESPONSE: Parking requirements fall under Planning and Zoning from which the district is technically exempt. Because East Middle School is an existing site, we do not anticipate any major changes to existing off-street parking. On-site parking count is listed on the cover sheet and is in accordance with Aurora Public Schools specifications and standards.

7. Open Space and Recreational Amenities

7A. On the Site Plan sheet, please include the play field location and the pedestrian connections to them.

RESPONSE: Playfields and accessible routes have been annotated on the plans.

7B. On the Site Plan sheet, provide the location of all proposed fencing and/or netting on the site.

RESPONSE: All fencing and/or netting is shown on site plan

8. Architectural and Urban Design Issues

8A. Screening of Roof Top Mechanicals: once final mechanical design is complete, please provide heights of screening materials. Use drawings and notes to explain how screenings will be accomplished and in compliance with Section 4.8.11 of the UDO.

RESPONSE: Careful consideration has been given to the placement of roof top mechanical equipment to minimize visibility from adjacent properties. The school district limits roof

screening under their technical guidelines.

- 8B. Please submit color perspective renderings of the building at least three days prior to your scheduled virtual Planning Commission presentation.
RESPONSE: The Planning Commission presentation was made previously without referenced color renderings. Renderings have been omitted from submittal.
- 8C. Staff supports the high-quality design of the school and the continued architectural details on all four sides of the building.
RESPONSE: Acknowledged, no further response required.

9. Landscape Design Issues

Chad Giron / cgiron@auroragov.org / 303.739.7185 / PDF comments highlighted in teal.

According to Colorado State Statues, public schools are exempt from the city's landscape requirements. However, we ask that you consider the implementation of the following comments in an effort to be more environmentally responsible and to blend the new school building into the existing surrounding community.

RESPONSE: Care has been taken in the design of the landscaping to address the issues listed below. However, please see general note and if funds become available, the school district will consider adding the remaining items to the scope of work. However, at present there do not appear to be sufficient project funds to meet this request in its entirety.

SHEET 5: LANDSCAPE PLAN

- 9A. Building perimeter landscaping is required when building elevations face public rights-of-way, residential neighborhoods, public open space, or whenever an entrance door is present. Landscape each elevation with one tree equivalent per each 40 linear feet of elevation length.
RESPONSE: The landscaping represented in the submitted design documents represents Aurora Public Schools' design standards for student and staff safety as well as the project's current budget.
- 9B. The perimeter of all parking lots shall be screened from public rights-of-way, public open space and adjacent property with one or a combination of methods shown in Section 146-4.7.5 K.
RESPONSE: The landscaping represented in the submitted design documents represents Aurora Public Schools' design standards as well as the project's current budget.
- 9C. No more than an average of 15 parking spaces are permitted in a row without a landscape island.
RESPONSE: The parking configuration represented in the submitted design documents represents Aurora Public Schools' design standards as well as the project's current budget.
- 9D. Street trees shall be provided along all street frontages proposed as part of this pre-application at a ratio of one (1) tree per 40 linear feet
RESPONSE: The landscaping represented in the submitted design documents represents Aurora Public Schools' design standards for student and staff safety as well as the project's current budget.
- 9E. Please add the following drawing elements so a full landscape review can be completed:
- Plant Labels
 - Plant Quantities
 - Plant Schedule
 - Standard Planting Notes
 - Landscape Requirement Tables
 - Landscape Buffer Labels
 - Sheet Labels / Legend

See the Pre-Application notes and the Landscape Reference Manual for more information on submittal requirements.

RESPONSE: Generalized landscaping information is included in submitted documents as required by the City and School District Development Agreement.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Building Department

William Polk / wpolk@auroragov.org / 303.739.7371 / Comments in blue

SHEET 1: COVER SHEET

10A. Please indicate within the data block if this structure is sprinklered or non-sprinklered

RESPONSE: Refer to forthcoming engineering submittal and construction document submittal.

10B. Please indicate the 2015 IBC Construction Type of structure(s) and occupancy classification. Provide the construction type of each building, square footage of each building, total square footage of all buildings, building heights and note if the buildings are sprinklered and not sprinklered.

RESPONSE: Refer to forthcoming engineering submittal and construction document submittal

10C. Provide a site plan sheet.

RESPONSE: Horizontal Control Plan has been renamed as "SITE PLAN" and has been renumbered.

10D. Please replace note 2 with the following note: ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.

RESPONSE: Note has been revised even though this is an existing building that has an assigned address.

10E. Provide a photometric plan.

RESPONSE: Refer to forthcoming engineering submittal.

10F. Please remove note 6.

RESPONSE: Note has been removed

10G. Please add the following note: THE FIRE LANE EASEMENT CANNOT BE OBSTRUCTED BY PARKED VEHICLES AT ANY TIME. THIS SITE HAS BEEN GIVEN APPROVAL TO CONDUCT THE LOADING AND UNLOADING OF STORE MERCHANDISE ONLY DURING THE HOURS THE STORE IS CLOSED AND ONLY IN THE PARKING AREAS LOCATED OUTSIDE OF THE FIRE LANE EASEMENTS WITHIN THIS SITE.

RESPONSE: Note has been added to be similar to above comment. The requested note as written does not apply to a school campus.

10H. This is a photometric sheet note. Please include a photometric plan and show illumination along the entire accessible path.

RESPONSE: Note has been removed, photometric plan will be submitted as part of the forthcoming engineering submittal.

SHEET 2: GRADING & DRAINAGE PLAN

10I. Other than the 90-degree vertical bend in the fire service line at the building riser, the fire service line may have one 90 degree bend, or more than one bend when the sum of all bends does not exceed 90 degrees from the water main tee to the riser.

RESPONSE: 90-degree bends have been replaced with 45 degree bends. Sum of bend do not exceed 90 degrees

- 10J. Provide a new looped water line in this location. Reasoning: You can't have more than one fire appliance, hydrant or fire service line, on a dead-end water line.
RESPONSE: Per coordination with the City after these comments were written, the loop will not be added, and two additional hydrants will be added. One along 13th and another at the southern entrance of the school near 12th
- 10K. New fire hydrant location. This will place the fire hydrant within the 100' reach requirement stated in previous meetings.
RESPONSE: Per coordination after review, hydrant is located as discussed near the south parking lot.
- 10L. Please relocate proposed fire hydrant to this location.
RESPONSE: Per coordination after review, hydrant is located as discussed in the frontage with 13th Ave.
- 10M. Please label water lines.
RESPONSE: Water lines are labeled and detailed on Utility Plan
- 10N. Is this the fire riser room? If so, label accordingly.
RESPONSE: Yes, this is the fire riser room and it is labeled
- 10O. Revise this label to "Fire Lane and Access Easement".
RESPONSE: Revision has been made
- 10P. Provide grading ratios along the fire lane and exterior accessible route.
RESPONSE: Grade slopes have been added along fire lane.

SHEET 3: UTILITY PLAN

- 10Q. Show the location of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.
RESPONSE: Existing and proposed water mains and fire hydrant abutting the site have been shown and labeled.
- 10R. Is this the fire lane delineation? The fire lane easements must be reflected on the Site, Utility, and Landscape sheets.
RESPONSE: Yes, this is the new fire lane easement and it is shown and labeled on all sheets.
- 10S. Those appear to be cars in the fire lane. Please remove the cars and provide signs on each side indicating that no parking is allowed in this area.
RESPONSE: Rectangles/car symbols are removed. Refer to forthcoming engineering submittal and construction document submittal for signage.
- 10T. The fire hydrant cannot be fed by the fire service line.
RESPONSE: Fire hydrant in question is moved to street frontage and will connect to the water main.
- 10U. Fire lane signs pointing towards the middle indicating that no parking is allowed between arrows. TYP.
RESPONSE: Refer to forthcoming engineering submittal and construction document submittal.
- 10V. Identify if this is flush with access drive aisle or is this a ramp.
RESPONSE: This curb is flush with access drive aisle and is labeled accordingly.

10W. Label as Parent Pick-Up, Drop-Off Area.

RESPONSE: Aurora Public Schools reserves the right to alter the use of the bus and parent drop off and pick up areas and therefore cannot commit to labeling parent pick-up and drop-off.

10X. We need some form of demarcation in this area to allow the fire department visual confirmation of this fire lane. Also, fire lane signage will be needed, perhaps on the adjacent exterior walls.

RESPONSE: Fire lane easement has been labeled and signage has been added.

10Y. Is this the fire service line? If so, label to include type of piping of the fire service water line supporting the interior automatic fire sprinkler system. Example for fire service line label: 4" Fire Line DIP (Private).

RESPONSE: Yes, these pipes have been relabeled to be shown as “ 6” Fire Line DIP (PRIVATE) ”

10Z. Show label and symbol for fire department connection in this location.

RESPONSE: The existing FDC is to be removed and a new one installed at the proposed location near the new building entrance on the south side. Refer to forthcoming engineering submittal and construction document submittal.

10AA. Provide a Knox Box at the Fire Riser Room exterior door.

RESPONSE: The Knox Box has been added and labeled

10BB. Provide the location of the FDC. Identify the FDC with a "Y" and label it as "FDC with approved Knox Caps or Plugs". TYP of Utility, Landscape, Elevations and Photometric sheets.

RESPONSE: The FDC has been shown and labeled.

10CC. Please identify the fire riser room. TYP of site, utility, landscape sheets.

RESPONSE: The Riser Room door has been labeled.

10DD. The bottom half needs to be include on this sheet.

RESPONSE: Plan views on this sheet have been expanded as requested and labeled for clarification.

10EE. A phasing plan must be provided with the Planning Departments site plan and Public Works Departments civil plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.

RESPONSE: Refer to forthcoming engineering submittal and construction document submittal.

SHEET 4: HORIZONTAL CONTROL PLAN

10FF. Encroachment into the fire lane is prohibited. Please call out this delineation.

RESPONSE: Fire lane easement has been shifted to avoid encroachment.

10GG. Will this fire lane be gated? Please identify any gating systems. Also, make sure that gating systems are incorporated into the phasing plan.

RESPONSE: Per APS standards, there are no gates blocking the fire lanes on the site.

10HH. The fire lanes shall be designed to support a minimum imposed live load of 85,000 pounds constructed to the COA Roadway Design and Construction Specifications of Chapter 5. Please provide a fire lane section. Also, provide details about the curb ramp/transition to the fire lane.

RESPONSE: Refer to forthcoming engineering submittal and construction document submittal.

- 10II. Identify the front main entrance.
RESPONSE: Label has been added to plan
- 10JJ. Are these steps or a ramp in the fire lane?
RESPONSE: These are ramps. Labels have been added for clarification.
- 10KK. The FDC shall be on the front main entrance side or street side of buildings, within 100 ft. an on-site fire hydrant.
RESPONSE: Per conversation with the City after this review, a new hydrant will be installed near the front of the school but has been approved to be approx. 120' from the FDC so it can be more visible and closer to the access drive.
- 10LL. All fire lane easements must be reflected on the Site, Utility, and landscape sheets. 10MM. Identify as steps or curb ramp.
RESPONSE: Fire lane easements have been noted on all sheets.
- 10NN. Please show the fire lane sign locations to meet the following requirements:
1. Signs shall be located at the right side of the fire lane entrance and at the end of the fire lane. The intermediate signs shall have double headed arrows pointing in both directions.
RESPONSE: Refer to signage and striping plan in forthcoming engineering submittal and construction document submittal.
 2. Typically, the maximum spacing of the fire lane signs is established at 100' on center with signs being placed on both sides of the fire lane easement. Where excessive curvature of the fire lane exists, the spacing of the fire lane signage will be increased as needed.
RESPONSE: Refer to signage and striping plan in forthcoming engineering submittal and construction document submittal.
 3. The signs shall be set at an angle of not less than 30 degrees and not more than 45 degrees with the curb or line of traffic flow.
RESPONSE: Refer to signage and striping plan in forthcoming engineering submittal and construction document submittal.
 4. Fire lane signs should be installed 2' behind curb or sidewalk.
RESPONSE: Refer to signage and striping plan in forthcoming engineering submittal and construction document submittal.
 5. The clearance to the bottom of the sign shall be 7 feet. There shall be not other signs attached to the sign or the sign post.
RESPONSE: Refer to signage and striping plan in forthcoming engineering submittal and construction document submittal.
 6. Placement of these fire lane signs cannot encroach into the 29' inside turning radius of the fire lane easement, obstruct any fire hydrant or fire department connection or encroach into the accessible route of the sidewalk area.
RESPONSE: Refer to signage and striping plan in forthcoming engineering submittal and construction document submittal.
- 10OO. "SIGNAGE AND STRIPING" package shall be included for approval with the Site and Civil Plan, and shall include fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations for all. Sign package shall include all signs as required by other City of Aurora departments.

“SIGNAGE AND STRIPING” package shall include the following:

- a. Handicap accessible parking signs, include post.
- b. Handicap accessible curb ramp detail.
- c. Plan view of detectable warning and well.
- d. Side cross section views of detectable warning, well, curb and gutter.
- e. Front section views of detectable warning, well, curb and gutter.
- f. Dome and detectable warning details. Note: The top diameter of the truncated domes shall be 50% to 65% of the base diameter.
- g. Handicap accessible parking layout. Provide a symbol and label for the location of the handicap accessible sign with this layout. Ensure the sign is back far enough not to be within the curb “roll-over” area.

RESPONSE: Refer to signage and striping plan in forthcoming engineering submittal and construction document submittal.

SHEET 6: OVERALL EXTERIOR ELEVATIONS

10PP. Identify and label the exterior fire riser room door.

RESPONSE: Door has been labeled

10QQ. Provide and label a Knox Box the fire riser room door.

RESPONSE: Knox box has been identified and labeled

11. Traffic

Brianna Medema / bmedema@auroragov.org / 303.739-7336 / Comments in gold

TRIP GENERATION STUDY PAGE 1

11A. 1). Reach out to APS and see if their walking route map matches yours. Please identify any differences and any areas of concern. Evaluate the areas of concern.

RESPONSE: Based on several conversations with District staff, Aurora Public Schools does not have a defined walking route plan for this school. The highlighted area on Figure 2 reflects the District’s walk zone; students outside of this area are eligible for busing. The walk area extends from 6th Avenue north to Montview Boulevard, and from I-225 east to Airport Boulevard. The figure also shows probable walking routes within this area, including available signalized crossings at arterials. These are existing conditions; the proposed addition and remodeling will not change the off-site routes.

The District provided their 2019-2020 Pick-up and Drop-off Procedure, which is provided to parents of students attending the school. It defines existing on-site and curbside parent and bus pick-up and drop-off areas and highlights the fact that parents should not block crosswalks. This document will have to be updated once the anticipated addition and remodeling are completed.

FHU evaluated off-site walking routes for this site in our 2007 School Traffic Control Devices Study. There were no recommendations for signing, striping, or ADA improvements in that study. A comparison of 2007 conditions shown in that study to current conditions (based on available internet resources) indicates that the current signing, striping, and ADA amenities are the same or better than those documented in the 2007 study. Since this is an addition and remodeling, the off-site amenities are not expected to change.

2) See comments throughout (primarily text additions).

RESPONSE: The three comments on Page 1 were included in the comment letter as comments 11A.1, 11A.2, and 11A.3, and have been addressed here. The comment on Figure 1 (page 2) was included in the comment letter as comment 11B and has been addressed below. The Queueing Evaluation comment on page 3 was included in the comment letter as comment 11C and has been addressed below. The first Pedestrian Connectivity comment on page 3 was included in the comment letter as comment 11D and has been addressed below. The second Pedestrian Connectivity comment on page 3 was included in the comment letter as comment 11E and has been addressed below. The comment on Figure 2 (page 4) was

included in the comment letter as comment 11F and has been addressed below. No other comments were made on the report text.

3) Missing from this document, identified in pre-app notes & required:

a. Analysis of pedestrian connectivity, including analysis of a safe and appropriate crossing locations.
RESPONSE: Refer to response for Comment 11A.1.

b. Discussion of the application of elements from the Traffic Calming Toolbox to address any concerns for speeding, pedestrian crossings, etc. Techniques in the Traffic Calming Toolbox may include: Advanced Yield Lines, Enhanced Crosswalk, High-Visibility Signs and Markings, In-Street Pedestrian Crossing Signs, Enhanced Pedestrian Crossing Sign Devices (HAWK or RFB), Mid-Block Lane Narrowing, Curb Extension, Angled Parking, Pedestrian Safety Island, Staggered Pedestrian Safety Island, Lane Narrowing, Mini Roundabout, Speed Cushions and Chicane.
RESPONSE: Refer to response for Comment 11A.1.

TRIP GENERATION STUDY PAGE 2

11B. Please also highlight the areas where ramps or other pedestrian improvements are proposed.
RESPONSE: These have been added to the Site Plan (Figure 1)

TRIP GENERATION STUDY PAGE 3

11C. Add a statement that City Traffic Engineering will continue to work with APS to help mitigate queuing issues with parent pick-up and drop off.
RESPONSE: Appropriate text has been added to the text on Page 3.

11D. The city has walking routes that were established by the school. Please ensure your identified routes match the exiting routes/ evaluate differences.
RESPONSE: See Response to comment 11A.1.

11E. Add: Crossing arterials is appropriate at signalized intersections only based on speed and volumes.
RESPONSE: We concur. See Response to comment 11A.1. In addition, appropriate text has been added to the text on Page 3.

TRIP GENERATION STUDY PAGE 4

11F. Include roadway classifications on this figure (see previous arterial note)
RESPONSE: These have been added to the Desirable Walking Routes (Figure 2).

SITE PLAN SHEET 1: COVER SHEET

11G: Sign & Striping plan is required in Civil Plan set. Civil Plan set will need to include sign dimensions, MUTCD sign codes, post detail, striping dimensions & color, etc.
RESPONSE: Refer to signage and striping plan in forthcoming engineering submittal and construction document submittal.

This Advisory Site Plan needs to include signage to support functionality of drop-off lanes (Do not Enter signage, stop sign locations, clear guidance on 2-way vs 1-way, etc). No sign dimensions are needed for the Advisory Site Plan (or color of striping, etc).

RESPONSE: Refer to signage and striping plan in forthcoming engineering submittal and construction document submittal for additional information

- 11H. Add note: 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.
RESPONSE: Please refer to general note. The scope of this project does not interface with or otherwise affect any existing traffic control, street name, or guide signs on any public streets or private streets approaching any intersection with a public street. Any new street surface to be installed as a result of the scope of this project will be striped in accordance with the City of Aurora specifications and standards.

SITE PLAN SHEET 4: HORIZONTAL CONTROL PLAN

- 11I. Entrance only or add signage (stop)
RESPONSE: Refer to signage and striping plan in forthcoming engineering submittal and construction document submittal
- 11J. Same comments as other loop. Anticipate this loop to fully be 1-way. Add appropriate signage.
RESPONSE: Refer to signage and striping plan in forthcoming engineering submittal and construction document submittal
- 11K. Do ramps include detectable warning? Include.
RESPONSE: Yes, ramps include detectable warning strips.
- 11L. Transition from 2-way to 1-way? Add signage.
RESPONSE: Refer to signage and striping plan in forthcoming engineering submittal and construction document submittal
- 11M. For a drop-off/pick-up loop, I would expect additional signage & striping. Do Not Enter for exit if one-way. If this is two-way, where does it transition to one-way for drop-off loop.
RESPONSE: Refer to signage and striping plan in forthcoming engineering submittal and construction document submittal
- 11N. Sign & Striping Plan is normally required in the Civil Plan set. Horizontal Control Plans normally are submitted in the Civil Plan set.
RESPONSE: Both will be provided in the Engineering Submittal Set.

SITE PLAN SHEET 5: LANDSCAPE PLAN

- 11O. Include sight triangles for all adjacent intersections (from stop location) per COA STD TE-13.1. Trees may be placed in sight triangles as long as they may be appropriately limbed up.
RESPONSE: Sight triangles have been added to Landscape Plan
- 11P. Include sight triangles for the exit of loop. See COA STD TE-13.1. Assume a Design Speed of 35mph for 12th Ave.
RESPONSE: Sight triangles have been added to Landscape Plan

12. Civil Engineering

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

SHEET 1: COVER SHEET

12A. This site plan will not be approved by Public Works until the Preliminary Drainage letter/report is approved.

RESPONSE: Acknowledged, no further response required at this time.

12B. Please add the following note: In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by City Engineer

RESPONSE: Note has been added

SHEET 2: GRADING & DRAINAGE PLAN

12C. For both ponds: Show/label drainage easement for detention pond. An access easement is required from the drainage easement to a public way. Show/label maintenance access. Show/label 100-year water surface elevation. Indicate direction of emergency overflow

RESPONSE: Detention facility easements are not typically granted by APS to local municipalities as APS maintains a non-standard MS4 Permit for school district properties including East Middle School. A letter from Rita Davis, Environmental Compliance Manager at APS, is enclosed for the City's records. 100-year WSE has been noted. Emergency spillway has been noted.

12D. Label slopes. Min 2% for all non paved areas, min 1% for asphalt, min 0.5 for concrete.

RESPONSE: Additional slope labels have been added to the grading sheet.

12F. Min 2% slope in pond bottom

RESPONSE: Additional slope labels have been added within the pond.

12G. Label slopes at access points, typical

RESPONSE: Labels have been added

SHEET 3: UTILITY PLAN

12H. Label the curb return radius and the curb ramps.

RESPONSE: Labels have been added

12I. Label/dimension existing sidewalk typical

RESPONSE: Labels and dimensions have been added

SHEET 4: HORIZONTAL CONTROL PLAN

12K. A drainage easement is required for all detention and water quality facilities. Please show/label the drainage easement as well as the access easement from the drainage easement to public ROW for maintenance access

RESPONSE: Detention facility easements are not typically granted by APS to local municipalities as APS maintains a non-standard MS4 Permit for school district properties including East Middle School.

12L. Show/label existing fence. The fence needs to be moved outside of ROW or identified on this plan as being removed, typical

RESPONSE: Please refer to general note. Existing fencing has been noted on the Site Plan as existing to remain. Any new fencing is indicated as being located outside of the ROW.

- 12M. Label/dimension existing sidewalk, typical
RESPONSE: Labels and dimensions have been added.
- 12N. Which detail?
RESPONSE: Detail numbers have been added for ramps and crosspans
- 12O. Directional ramps are the City standard.
RESPONSE: Detail numbers have been added for ramps and crosspans
- 12P. Include the standard detail, typical
RESPONSE: Detail numbers have been added for ramps and crosspans
- 12Q. Show/label drainage easement for water quality detention basin. Show/label maintenance access, show/label 100-year water surface elevation
RESPONSE: Detention facility easements are not typically granted by APS to local municipalities as APS maintains a non-standard MS4 Permit for school district properties including East Middle School. 100-yr WSE has been noted.
- 12R. Is this typical? Please indicate or label all curb return radii
RESPONSE: Labels and dimensions have been added.

13. Parks Department

Michelle Teller / mteller@auroragov.org / 303.739.7437 13A. No comments

RESPONSE: No response required

14. Real Property

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

SHEET 1: COVER SHEET

- 14A. Insert “City of Aurora”
RESPONSE: Noted change has been made.
- 14B. Pare down this description to encompass only Block 5, Chambers Heights Sub No. 6
RESPONSE: Description has been revised.
- 14C. Add (square feet area)
RESPONSE: Noted change has been made.
- 14D. 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.
RESPONSE: Please refer to general note. As noted above, Aurora Public Schools is not in a position financially at this time to relocate all existing fences.

SHEET 2: GRADING & DRAINAGE PLAN

- 14E. If any easements are needed to be dedicated by separate document, then contact Andy Niquette (aniquett@auroragov.org) for the easement concerns.
RESPONSE: Noted. APS anticipates that any required easements or license agreements will be addressed during Engineering review.
- 14F. Confirm with Engineering that this should be a Drainage easement. If so, then the physical features in the easement will need to be covered by a License Agreement
RESPONSE: Drainage easement not needed. See detailed response to question 12C above.
- 14G. Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns.
RESPONSE: Acknowledged, no further response required at this time.
- 14H. Is a utility easement needed here?
RESPONSE: Proposed utility easements labeled around water meter and hydrant.
- 14I. Confirm with Engineering that this should be a Drainage easement. If so, then the physical features in the easement will need to be covered by a License Agreement
RESPONSE: Drainage easements are not typically provided by APS. See detailed response to comment 12C above.
- 14J. Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns.
RESPONSE: Acknowledged, no further response required at this time.

SHEET 3: UTILITY PLAN

- 14K. If any easements are needed to be dedicated by separate document, then contact Andy Niquette (aniquett@auroragov.org) for the easement concerns.
RESPONSE: Acknowledged, no further response required at this time.
- 14L. Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns.
RESPONSE: Acknowledged, no further response required at this time.
- 14M. Confirm with Engineering that this should be a Drainage easement. If so, then the physical features in the easement will need to be covered by a License Agreement
RESPONSE: Drainage easements are not typically provided by APS. See detailed response to comment 12C above. APS anticipates that any required License Agreements will be addressed during Engineering review.
- 14O. Is a utility easement needed here?
RESPONSE: Yes, proposed utility easements labeled around water meter and hydrant.

SHEET 4: HORIZONTAL CONTROL PLAN

- 14P. Confirm with Engineering that this should be a Drainage easement. If so, then the physical features in the easement will need to be covered by a License Agreement
RESPONSE: Drainage easements are not typically provided by APS. See detailed response to comment 12C above. APS anticipates that any required License Agreements will be addressed during Engineering review.
- 14Q. Add: to be dedicated by separate document (required in 6 places on this sheet)
RESPONSE: Note has been added

- 14R. If any easements are needed to be dedicated by separate document, then contact Andy Niquette (aniquett@auroragov.org) for the easement concerns.
RESPONSE: Acknowledged, APS anticipates that easements and any necessary license agreements will be addressed during Engineering review. No further response required at this time.

15. Utilities Department

Steven Dekoski / sdekoski@auroragov.org / 303-739-7490 / Comments in red

SHEET 3: UTILITY PLAN

- 15A. All abandoned tap connections must be capped at the main (water and sewer).
RESPONSE: Additional notes have been added to cap abandoned services at Main.
- 15B. Manhole connection required on 8" main.
RESPONSE: Sanitary service has been rerouted to manhole.
- 15C. This meter pit located is too far from the main. Install meter behind the sidewalk.
RESPONSE: Meter has been relocated.
- 15D. Use 2 -45° bends, not 90's. A license agreement is needed for the private service line crossing the utility easement
RESPONSE: Bends have been updated. APS anticipates that any required license agreements will be addressed during Engineering review
- 15E. Clean outs required every 100'
RESPONSE: Cleanouts have been added and do not exceed 100' spacing.
- 15F. The fire hydrant lateral and private fire line must be individually serviced from the main. The private fire line must be installed outside of the 10' utility easement for the hydrant lateral. Calcs will be required on civils to show residual water pressures are met under max fire flow scenarios.
RESPONSE: Per subsequent conversations with City Staff, this hydrant has been removed and new layout has been approved. Residual water pressures will be provided with Engineering review set.
- 15G. Clean outs required at all bends.
RESPONSE: Cleanouts have been added at all bends.

16. Forestry

Rebecca Lamphear / rlamphea@auroragov.org / 303.739.7177

- 16A. According to Aurora School District there are no funds available to abide by the Tree Preservation Policy.
RESPONSE: Correct, refer to general note.