



April 5, 2021
Attn: Claire Dalby
Planner II
City of Aurora Planning and Development Services
Planning Divisions
15151 E. Alameda Parkway, Ste. 2300
Aurora, CO 80012

RE: **Initial Submission Review** – Cherry Creek Elementary School #45- Advisory Site Plan
Application Number: **DA-1617-16**
Case Number: **2021-6002-00**

Dear Ms. Dalby,

Please accept the following responses to the items raised in the Initial Submission Review of the Advisory Site Plan dated February 9, 2021. The responses listed below are numbered corresponding to the original Advisory Site Plan Review comments.

Thank-you for the time necessary to review these responses.

PLANNING DEPARTMENT COMMENTS (Attn: Claire Darby)

1. Community Questions and Concerns
 - 1A. Noted

2. Completeness and Clarity of the Application
 - 2A. Cover sheet will be formatted based on example
 - 2B. Document flattened
 - 2C. Title centered and “at High Plains Country Club” added
 - 2D. Legal Description has been added to cover sheet
 - 2E. Amendment Block has been added
 - 2F. Code Data Block has been changed to “Data Block”
 - 2G. Dimensions have been added to SDP-1
 - 2H. Title block will be provided on all sheets. Architectural Site Plan has been removed and any pertinent data has been transferred to “Site Plan”

3. Zoning and Land Use Comments (no responses)

4. Traffic and Street Layout Issues (Please refer to Section 12 for traffic and street layout responses)

5. Access and Connectivity

- 5A. Accessible route has been added to SDP-1
- 5B. Legend has been fixed
- 6. Parking (no responses)
- 7. Open Space and Recreational Amenities
 - 7A. Callouts added for Bike Parking and added to legend on SDP-1
- 8. Architectural and Urban Design Issues
 - 8A. Exterior lighting locations have been noted on elevations
- 9. Landscape Design Issues (Attn: Kelly Bish)
 - 9A. Standard Landscape Note number 5 has been modified per drawing redlines.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES (Attn: Mark Apodaca)

- 10. Building Department
 - 10A. Note has been added to cover sheet
 - 10B. Accessible route has been added to SDP-1
 - 10C. Easement label has been updated
 - 10D. Turnaround label has been updated
 - 10E. Additional signage has been added to plans
 - 10F. Detail has been added to SDP-1
 - 10G. The fire lane has mountable curb at access point from north drive and has signage at ends of fire lane.
 - 10H. Easement radii meet or allow for more room for turning for this
 - 10I. Easement label has been updated
 - 10J. FDC Label has been added
 - 10K. Know box callouts have been added to plans
 - 10L. Sign Added to plans
 - 10M. Easement radii meet or allow for more room for turning for this requirement
 - 10N. Easement label has been updated
 - 10O. Grading has been revised
 - 10P. Signage details have been added to SDP-1
 - 10Q. Signage details have been added to SDP-1
 - 10R. Fire Service labels have been updated
 - 10S. Hydrants have been removed from plans
 - 10T. Exterior accessible route marked with bold dashed line
 - 10U. Easement boundaries have been marked on photometric plan
 - 10V. FDC, Knox hardware and Water Entry/Riser room marked on Exterior Elevations
- 11. Traffic (**Include Responses to Traffic Impact Study here**, Attn: Brianna Medema, Kyle Morris)
- 12. Civil Engineering (Attn: Kristin Tanabe)
 - 12A. Noted
 - 12B. Copyright has been removed
 - 12C. Note has been added

- 12D. Information for wall types and heights has been added to SDP-1 and SDP-2
- 12E. Callout to retrofit ramps per City of Aurora standards at school crossing has been added
- 12F. Dimensions have been added
- 12G. Easement label has been updated
- 12H. Information for wall types and heights has been added to SDP-1 and SDP-2
- 12I. Noted
- 12J. Grading has been revised so that approach drives going down toward street do not exceed 4%. The one-way portion of the drive going up, away from the road at the main entry does not exceed the 6% requirement on Figure 4.05.4.1 and is approximately 5%.
- 12K. Note added to plans
- 12L. Additional slope labels have been added, no areas exceed 3:1 slope
- 12M. Information for wall types and heights has been added to SDP-1 and SDP-2
- 12N. Grading has been revised
- 12O. Noted slopes have been added
- 12P. Note added to plans
- 12Q. Tree locations have been adjusted to maintain 10' separation between proposed storm sewer.
- 12R. Tree locations have been adjusted to maintain 10' separation between proposed storm sewer.
- 12S. Tree locations have been adjusted outside of swale section.

13. Real Property (Attn: Maurice Brooks & Andy Niquette)

- 13A. Legal Description has been added
- 13B. Notes have been added to cover sheet
- 13C. Noted
- 13D. Note added to plans
- 13E. Note added to plans
- 13F. Easement added to plans

14. Aurora Water (Attn: Nina Khanzad)

- 14A. Meter has been placed in landscape area
- 14B. Noted, sign has been moved further away
- 14C. Water main has been shifted so it is not under hillside slope on the west side for easier access
- 14D. Noted
- 14E. Fixture unit table has been added to plans
- 14F. Easement per City of Aurora standards has been added to plans
- 14G. Noted, a larger setback is now shown
- 14H. External drop manhole not anticipated, connection in has been lowered
- 14I. Easements and Water Meter have been labeled
- 14J. Easements and Water Meter have been labeled

If you have any questions regarding these documents, please do not hesitate to call me at 719-867-7018.

Sincerely,

Wilson Day | NCARB
Project Architect