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January 19, 2022

Katie Van Kooten
Cherry Creek Schools
9301 E. Union Ave.
Greenwood Village CO 80111

Re: Re-Submission (Second) Review – CCSD Day Treatment Center Advisory Site Plan
Application Number: **DA-2291-00**
Case Number(s): 2021-6045-00

Dear Ms. Van Kooten:

Thank you for your recent submission, which we started to process on December 28, 2021. We have reviewed it and attached our comments along with this cover letter. Although the intent of this review was to address changes made to the building design (and resulting site changes), some additional, unrelated site plan changes/updates were also submitted within the plan that may have removed or modified the original comments. The comments attached may incorporate those results, but do not necessarily replace or negate the comments received on your initial review.

Per the Public School Development Process Agreement (Agreement), the attached Planning Comments are advisory. Engineering Comments should be considered for the civil plan drawing submittal and review required in Step C of the Agreement. Your Planning Commission review was completed on Wednesday, January 12th. The Planning Commission did not find a reason to request a meeting with the school board and has agreed to allow the application to proceed with the review process per the Agreement. You should receive a Planning Commission results summary with this information later this week.

As always, if you have any comments or concerns, please feel free to email or call me. I may be reached at atibbs@auroragov.org or 303-739-7227.

Sincerely,

Aja Tibbs, Planner II
City of Aurora Planning Department

cc: Kasia Bulkowski, MOA Architecture, 414 14th St., Suite 300, Denver, CO 80202
Scott Campbell, Neighborhood Liaison
Laura Rickoff, ODA
Filed: k:\\$DA\2291-00rev1.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Very little (if any) comments provided are a result of the proposed changes. Thank you for the resubmittal, and please use the provided comments to move forward with your civil plan review submittal.

PLANNING DEPARTMENT COMMENTS

1. General Planning (Aja Tibbs / atibbs@auroragov.org / 303-739-7227 / Comments in dark teal)

- 1A. Thank you for adding the site changes proposed to the Joliet Learning Center. When you are ready to submit a final site plan, please delineate parking spaces that will be striped in the new parking areas included with the Joliet Learning Center site.
- 1B. As a reminder, this area should still be platted into one lot. Staff recommends submitting the plat as soon as possible to prevent application processing or construction delays.
- 1C. Please note that the existing chain link fence that borders the property may need to be removed or relocated at the time that Kenton Street is improved. Once Kenton Street is constructed, this property line will be considered a “front yard”. Front yard fences cannot exceed 42” in height, and must be setback at least 18” from the sidewalk (that will be installed with Kenton).

2. Landscaping Design Issues (Chad Giron / cgiron@auroragov.org / 303-739-7185 / PDF comment in teal/black)

No comments received – please refer to any original review comments that still apply.

3. Addressing (Phil Turner / pturner@auroragov.org / 303-739-7271)

No changes – the original request still applies:

- 3A. 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. More information can be found at:

tinyurl.com/3xe6ds46 or by contacting CADGIS@auroragov.org

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Public Works / Julie Bingham / jbingham@auroragov.org / 720-587-2668 / comments in green)

Cover Sheet:

- 4A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
- 4B. Please add all of the required site plans notes plus the following notes:
 - o 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 the City Engineer.
 - o The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the



approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line and grounding details shall be submitting to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the street lights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.

Sheet 2, Site Plan:

- 4C. Show/call out proposed street lights. Lighting is required along Joliet St. Additional lighting may be required.
- 4D. Please also add the note:
 - o Street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal.
- 4E. Please dedicate sidewalk easements at least 0.5' behind the back of walk for the curb ramps/sidewalk not contained within the ROW, typical.
- 4F. Show/label proposed curb ramps at accesses. Curb ramps are required to be directional and out of the path of the cross pans. Sidewalk easements are required for sidewalk outside of the public ROW.
- 4G. Show/label proposed sidewalks.
- 4H. Is this sign label correct?
- 4I. Call out connection to existing sidewalk.
- 4J. Label all fire lane radii.
- 4K. Please show the required improvements for Kenton Street including:
 - o The 5.5' detached sidewalk, 8' curbside landscaping, a minimum of 24' of street pavement, and transitions back to existing roadways.
- 4L. Please dedicate sidewalk easements for the section of sidewalk that is not contained within the ROW.
- 4M. Show/label the drainage easement and access easement for the pond.
- 4N. Show/label maintenance path to the bottom of the pond and to the top of the outlet structure.

Sheet 3, Grading and Drainage Plan:

- 4O. This area was not included as part of the drainage plan. Please ensure that the changes proposed with this new impervious area are addressed in the plan and report.
- 4P. Minimum slope for asphalt is 1%.
- 4Q. Please add slope labels or a note indicating that the slope in the ADA spaces cannot exceed 2% in any direction.
- 4R. Label/dimension all existing and proposed easements on this sheet.
- 4S. Access is required to the top of the outlet structure out of the pond and to the bottom of the pond. Please show/label/dimension these accesses.
- 4T. Please dimension/label the proposed path - it looks very similar to the proposed contours.
- 4U. Label/show the 100-yr WSEL for the pond.
- 4V. Ensure emergency overflow is not directed toward the existing houses.
- 4W. Please include the max height or height range for the retaining wall. Walls over 30" require railing. Walls over 4' require structural cales.
- 4X. Show/label the drainage easement and access easement for the pond.
- 4Y. Show grading and drainage design for Kenton Street.
- 4Z. Minimum 2% slope away from the building is 5% for 10' for landscape areas, minimum 2% for impervious areas.
- 4AA. Minimum 2% slope in unpaved areas, typical.
- 4BB. Please indicate the max height or height range of the retaining wall. Provide a section detail of the wall.

Sheet 4, Utility Plan:

- 4CC. Add a note indicating if the storm sewer system is public or private and who will maintain it.
- 4DD. Label detention pond. Show the drainage and access easements for the pond.
- 4EE. Storm drainage design is required for Kenton Street.



Sheet 7, Landscape Enlargement Plan:

- 4FF. Trees are not allowed within drainage easements.
- 4GG. Show/label the 100-year WSEL.

Sheet 10, Lighting Photometrics:

- 4HH. Street lights are required. Please show the proposed street light locations and ensure they meet COA standards.

5. Utilities Dpt. /Aurora Water (Ryan Tigera / rtigera@auroragov.org / 303-739- / comnts. in red)

Sheet 3, Grading and Drainage Plan:

- 5A. Does the outlet require any end treatment to reduce erosion?

Sheet 4, Utility Plan

- 5B. Label proposed sanitary sewer manhole as public as redlined.
- 5C. Service line from main to meter pit is public. Downstream of meter is private.
- 5D. Per Section 17.02, water service lines are to be constructed on shortest and straightest route possible. Please revise.
- 5E. Irrigation service from water main to meter must match meter size. Aurora Water does not offer a 1.25 inch meter. A 1 inch or 1.5 inch may be appropriate here however irrigation meter size is approved from landscape plan submittal.
- 5F. Easement should be in accordance with Section 5.04. Please expand on why a section of the easement is blocked out to accommodate the bend in the fire line.
- 5G. Street light to be located outside of utility easement.
- 5H. Per first review comment, access to be provided via a paved path or located in a paved area to within 5 ft of all public manholes. This manhole appears to be located in the field. Please address.
- 5I. Fire line can be PVC if resistivity levels are below 1000 ohm - cm. This is a civil plan requirement and can be addressed during that submittal. Please remove material type from site plan.
- 5J. Show and label existing inlet in this area. Provide note on site plan if 12 inch outfall will connect to existing pipe or inlet. A 12 x 18 connection will require a manhole if existing inlet is not adequate for connection.
- 5K. Utility conflict elevations to be provided at time of civil plan submittal.
- 5L. Aurora Water GIS shows existing 1.5 inch meter for the building in this general location. Please show on the plans. If it will not be used, provide note stating it should be cut and capped at the main. Aurora Water will review service scenario and may issue a credit for the 1.5 inch meter. Please include on civil plan submittal.
- 5M. This is not legible on plan set. Also, Aurora Water only requires this fixture unit table to be provided in it's entirety on the civil plan submittal.
- 5N. Clarify how flows from outlets will be conveyed to outlet structure.
- 5O. Show existing 6-inch cast iron main in Kenton St.
- 5P. Per first review comment, show access to bottom of pond and top of outlet structure.

Sheet 8, Landscape Enlargement Plan:

- 5H. Confirm there are no trees planted in the proposed utility easement.

6. Traffic Engineering (Steven Gomez / sgomez@auroragov.org / 720-739-7336 / Comments in gold)

Cover Sheet:

- 6A. 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.



Sheet 2, Site Plan:

- 6B. See plan redlines for labeling requirements.
- 6C. Replace R1-1 with R6-1R and move closer to entrance.
- 6D. Revise plan to callout striping and dimensions in missing locations as redlined.
- 6E. Label access entrance only
- 6F. Callout width of drop-off lane and access drive.
- 6G. Label access exit only. Add sight triangle per COA TE-13
- 6H. Callout pavement marking

Sheet 6, Overall Landscape Plan (L200):

- 6J. Sight triangles are not requested where existing conditions remain.
- 6K. Move sight triangle to center of NB lane (see redlines)
- 6L. Provide plat code for all landscaping, especially within sight triangles. Verify plant height within sight triangles meet COA spec 4.04.2.10

7. Real Property (Maurice Brooks / mbrooks@auroragov.org / 303-739-7294 / comments in magenta)

Most of the comments were repeated from the last review. See the red line comments. Contact Andy Niquette at dedicationproperty@auroragov.org and releas easements@auroragov.org for the easements. Contact Grace Gray at ggray@auroragov.org for the License Agreement issue. Add the two required notes on the first page of the plat.

Cover Sheet:

- 7A. Provide written property description.
- 7B. Add the following notes:
 - 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.
 - Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

Sheet 2, Site Plan:

- 7C. Label B&D as redlined
- 7D. Label license agreement and easement areas as redlined in the site plan.
- 7E. Begin vacation process indicated for the 16' utility easement internal to the site.
- 7F. Add plat and recording information as redlined.
- 7D. Do the sidewalks on private property need to be covered by a sidewalk easement? Confirm with Engineering Dept.

8. Life Safety (Mark Apodaca / mapodaca@auroragov.org / 303-739-7656 / comments in blue)

Cover Sheet:

- 8A. See comment to add notes.
- 8B. Please provide site data block information.



Sheet 2, Site Plan

- 8C. See comments for fire lane sign locations.
- 8D. See note for labeling and showing the location of knox box
- 8E. Please show the accessible route.
- 8F. See comment for fire lane turning radii.
- 8G. See comments to update signage.

Sheet 3, Grading and Drainage Plan:

- 8H. See comment to provide spot elevations for accessible parking spaces.
- 8I. See comment for maximum cross slope in accessible route.

Sheet 4, Utility Plan:

- 8J. See comment for labeling fire service line.

Sheet 11, Photometric Lighting Plan

- 8K. Please show the accessible route.

Sheet 13, Building Elevations:

- 8L. See notes for FDC, knox box, & Riser room door.