

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



June 22, 2021

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

**Re: Initial Submission Review – CCSD Community Health Clinics @ Horizon Elementary**

Site Plan Amendment

Application Number: **DA-2273-00**

Case Numbers: **1990-6035-02**

Dear Ms. Van Kooten,

Thank you for your initial submission, which we started to process on June 2, 2021. 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. Since several important issues still remain, you will need to make another submission. Please review your previous work and send us a new submission.

Note that all of 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.

As always, if you have any comments or concerns, please call me at 303-739-7266 or send me an email at [cdalby@auroragov.org](mailto:cdalby@auroragov.org).

Sincerely,

A handwritten signature in cursive script that reads "Claire Dalby".

Claire Dalby, Planner II  
City of Aurora Planning Department

cc: Ben Murphy, Calibre Engineering  
Claire Dalby, Case Manager  
Scott Campbell, Neighborhood Services  
Laura Rickhoff, ODA  
Filed: K:\SDA\2273-00rev1.rtf



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Review and address any formatting and correctness comments from all departments.
- Submit preliminary digital addressing file for the new health clinic location (see Item 1)
- Address all comments from Civil Engineering, Traffic, Fire/Life Safety, Aurora Water, and Forestry.

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Addressing** (Phil Turner / 303-739-7271 / [pturner@auroragov.org](mailto:pturner@auroragov.org))

1A. 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 files 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: <http://tinyurl.com/AuroraCAD> or by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org).

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

#### **2. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org))

##### Sheet 1A

2A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

2B. This will be a public document and must be able to be duplicated. Please remove this statement, typical

##### Sheet 2A

2C. Label/dimension existing sidewalks

2D. Update existing curb ramps to meet current standards

2E. Show/label drainage easement and maintenance access for the pond

2F. Advisory note: COA Benchmark ID will be required for civil plans

##### Sheet 3A

2G. Min 2% slope in swale or provide concrete pan

2H. Concentrated flows are not permitted to cross sidewalk

2I. Min 2% slope in pond bottom

2J. Show/label drainage easement and maintenance access for the pond. Show/label the 100-year water surface elevation

2K. Riprap protection required

2L. Add a note indicating if the storm sewer system is public or private and who will maintain it.

#### **3. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org))

##### Sheet 2A

3A. Is this relocation a stop sign? Please clarify in label.

3B. Please label – Existing full movement access (2 locations)

#### **4. Fire / Life Safety** (Ted Caviness / 303-739-7628 / [tcavines@auroragov.org](mailto:tcavines@auroragov.org))

##### Sheet 2A:

4B. See comment related to accessible parking.

4C. See comment related to accessible route.

4D. See comment related to Knox Box.



**5. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) and Andy Niquette / 303-739-7325 / [aniquett@auroragov.org](mailto:aniquett@auroragov.org))

5A. See notes on Site Plan. Be aware of any new easement that may be requested. Apply by sending application to [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org). If a license agreement is needed, please contact Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) to begin this process.

5B. Change the note required on the site plan.

**6. Aurora Water** (Nina Khanzadeh / 303-883-2060 / [nkhandzad@auroragov.org](mailto:nkhandzad@auroragov.org))

Sheet 2A

6A. Confirm this sanitary line is existing- Aurora Water only has information on the sanitary stub located in Reservoir Rd located at the NE corner of the middle school parking lot. Include drawing number if sanitary line has been extended- Indicate line is private

6B. This need to be revised to say private

6C. Proposing any sanitary cleanouts?

6D. Will this facility house a cafe or other food service kitchen? If so, grease interceptor required

6E. Please have WL connection upstream of fire hydrant valve and to decrease water service lateral. Include WM

6F. Identify as private

6G. List as private

6H. Will this area be irrigated? If so, show location of irrigation meter in landscaped area

6I. Where will the water meter be housed in this area. Note should be within a pocket utility easement in a landscaped area. Show and label. Downstream of WM, waterline to be labeled as private

6J. Show existing utility easement

6K. Appears this proposed storm may encroach into existing fire lane easement- confirm with Real Property division if license agreement is required

6L. List storm as private

6M. Private

6N. Note all fire suppression systems, water services require backflow preventers- include on Civil Plans

6O. Confirm whether is storm line requires a license agreement since crossing existing easement

**7. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

Please see attached comment letter.

**8. Tri-County Health** (Pang Moua / 720-200-1537 / [pmoua@tchd.org](mailto:pmoua@tchd.org))

Please see attached comment letter.



**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

June 16, 2021

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

Attn: Claire Dalby

**Re: Community Health Clinics at Horizon Elementary, Case # DA-2273-00**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **Community Health Clinics at Horizon Elementary**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along South Reservoir Road. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). 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 (i.e. transformers) – be sure to ask the Designer to contact a Right-of-Way & Permits Agent in this event.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado / Xcel Energy  
Office: 303-571-3306 – Email: [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)



June 18, 2021

Claire Dalby  
City of Aurora Planning and Development Services  
15151 E. Alameda Parkway  
Aurora, CO 80012

RE: Community Health Clinics at Horizon Elementary – Site Plan Amdt, DA-2273-00  
TCHD Case No. 7029

Dear Ms. Dalby,

Thank you for the opportunity to review and comment on the Site Plan Amendment for the addition of a new school-based health center at Horizon Elementary School in the form of a custom-built prefabricated modular clinic located on the northeast corner of East Quincy Avenue and South Reservoir Road. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has no comments.

Please feel free to contact me at 720-200-1537 or [pmoua@tchd.org](mailto:pmoua@tchd.org) if you have any questions on TCHD's comments.

Sincerely,

A handwritten signature in black ink, appearing to be "Pang Moua", with a stylized flourish at the end.

Pang Moua, MPP  
Land Use and Built Environment Specialist

cc: Sheila Lynch, Dylan Garrison, TCHD



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
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June 16, 2021

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