

USR20-002 External Referral Comments

Company	Referral Comment
ARAPAHOE COUNTY/R&B REFERRALS	No comments.
UACED- UNINCORPORATED ARAPAHOE COUNTY ECONOMIC DEVELOPMENT	No comments.
SOUTH METRO FIRE-REFERRALS	See letter dated 11/23/2020 and respond to each concern.
MILE HIGH FLOOD DISTRICT	We have no comments on the referenced project as it is not eligible for maintenance. The site is not adjacent to a major drainageway or mapped floodplain and does not include any proposed MHFD master plan improvements. We do not need to review future submittals.
TRI COUNTY HEALTH DEPARTMENT-REFERRALS	Applicant must send plans to TCHD for review and approval prior to construction. Applicant must obtain required license. Applicant shall provide shade structures for outdoor play areas. Applicant shall provide a bike rack.
ARAPAHOE LIBRARY DISTRICT- REFERRALS	No comment.
AURORA PLANNING - REFERRALS	No comments.
CHERRY CREEK SCHOOL DISTRICT 5-REFERRALS	No comments.
ARAPAHOE COUNTY/SHERIFF/#760 COCEM	No comment.
ARAPAHOE COUNTY/SHERIFF/PATROL REFERRALS	No comment.
COLORADO GEOLOGICAL SURVEY - STATE OF COLORADO	No objection. CGS would appreciate receiving a copy of the geotechnical report.
RTD	No comments.
CENTURYLINK NETWORK REAL ESTATE DEPARTMENT	No reservations.
XCEL ENERGY - PSCO	See letter dated 12/9/2020. Show electrical switch cabinet on plans. Applicant must complete application process for any new natural gas or electric service, or modification to existing facilities.
ECCV WATER & SANITATION DISTRICT	See letter dated 12/7/2020. Provide a response to each concern.
DIVISION OF WATER RESOURCES-STATE ENGINEER/GROUNDWATER	See letter dated 11/23/2020 and provide a response.



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January 8, 2021

RE: Use by Special Review – External Referral Comments
New Horizon Academy – Arapahoe County, CO
SEH No.: NHOAC 155937
Case No.: USR20-002

Kat Hammer
Arapahoe County CO; Public Works and Land Development
6924 South Lima Street
Centennial, CO 80112
Ph: 720.874.6666
khammerr@arapahoegov.com

Dear Kat:

Please find below a list of our written responses to each of the external referral comments or further clarifications to the Plan Set Documents for the New Horizon Academy Daycare Facility located in Arapahoe County, Colorado. Additionally requested documents are attached.

1. South Metro Fire Rescue – Jeff Scelli:

1. Comment is noted.
2. Building access will be resolved and addressed with South Metro Fire Rescue prior to building permit application.

2. East Cherry Creek Valley Water and Sanitation District (ECCV) – Kennedy Jenks:

General

1. AutoCad 2018 files will be provided with final plans submittal.
2. Licensed Engineer will sign final plans which will be submitted after addressing all comments.
3. Final Irrigation Plan and Specifications to be supplied by Irrigation Contractor. Irrigation meter located on Landscape Plan.
4. Plumbing plan for this structure has not been completed at this time as the applicant's workflow is to obtain site approval prior to purchasing the lot and then finalizing structure plans. Applicant has constructed several similar structures and does not anticipate deviations from previously constructed designs. Final building plans will be submitted to obtain building permit.
5. Worksheet is filled out and attached.
6. Worksheet is filled out and attached.
7. Grease interceptor has been added to plans, final grease interceptor design will be completed during building design.
8. One-Call information was added to plan sheets.
9. Water and Sanitary plans were combined.

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 3535 Vadnais Center Drive, St. Paul, MN 55110-5196

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Water Construction Plans

10. Updated contact per comment.
11. Added fire flow information as received from South Metro.
12. Updated legal description per recorded plat.
13. Deleted notes per comment.
14. Added note per comment.
15. Updated base file with new pipe stubs.
16. Added elevation notes
17. Added elevation notes
18. Added irrigation meter
19. Added notes to plan sheet per comment.

Sanitary Sewer Construction Plan

20. Updated contact per comment.
21. Updated legal description per recorded plat.
22. Deleted notes per comment.
23. Added elevation notes.
24. Added FFE to plan.
25. Added elevation notes.
26. Added pipe notes.
27. Added elevation notes.
28. Added notes to plan sheet.
29. Removed detail per comment.

3. Tri-County Health Department

4. Site plans previously showed 2 bike racks near the front entrance, this appears to comply with the County requirements.

4. Colorado Geological Surevy – Jill Carlson:

1. Geotech report is provided with this submittal

5. Xcel Energy – Donna George:

1. Photometric Site Plan updated to show general location of existing electrical switch.

If you need further information or have any questions, please feel free to contact me at 240.682.4860 or email dswartzwelder@sehinc.com.

Sincerely,
SHORT ELLIOTT HENDRICKSON INC.



David Swartzwelder
Lead Technician