



Planning Division
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January 9, 2020

Michelle Fisher
Colorado Early Colleges
4405 N Chestnut Street, Suite E
Colorado Springs, CO 80907

Re: Initial Submission Review – Colorado Early Colleges – Minor Site Plan Amendment

Case Number: **DA-1986-6004-15**

Dear Ms. Fisher:

Thank you for your initial submission, which we started to process on December 19, 2019. 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 and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before January 17, 2020.

Note that all 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. Your estimated Planning Commission study session date is still set for February 12, 2020.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303.739.7541.

Sincerely,

Liz Fuselier, Planner I
City of Aurora Planning Department

cc: Mike Walker, TB Group 444 Mountain Avenue Berthoud CO 80513
Scott Campbell, Neighborhood Liaison
Name, ODA
Filed: K:\\$DA\rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Amendment Notations (Planning)
- Drainage Easements and Letter Required (Public Works)
- Curb Ramps (Public Works)
- Site Plan Notes (Traffic)
- Striping Changes may be Required (Traffic)
- Accessible Route (Fire and Life Safety)
- Signage and Striping (Fire and Life Safety)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. An adjacent property owner called the Planning Desk on January 3, 2020 and inquired about notice requirements for the project. The caller also asked about what was going into the building and what changes (if any) were to be made to the site. The Planner explained the minor amendment process and its notice requirements and provided an overview of the proposed project.

1B. No written comments were received.

2. Completeness and Clarity of the Application

2A. Please use original cover sheet from the existing (ECO-TECH) Site Plan for this parcel. Cloud areas of change and reference what will be modified on which sheet.

2B. Update all Data Block information.

2C. Cross out original site plan notes and create a new sheet with updated note language.

3. Zoning and Land Use Comments

3A. None

4. Streets and Pedestrian Issues

4A. See redline comments from Public Works and Fire and Life Safety.

5. Parking Issues

5A. Please add striping as indicated on site plan.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

6A. 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.

6B. Per the pre-application notes, a drainage letter is required with this site plan. Please contact 303-739-7335 to create a civil folder for the drainage letter. Review fees will apply. The site plan amendment will not be approved by public works until the drainage letter is approved.

6C. There are existing detention areas on site. Please dedicate drainage easements for these detention areas as was addressed in the pre-application notes.

6D. Curb ramps along the accessible route shall be updated to meet current ADA standards.

6E. Per the pre-application notes, curb ramps shall be updated to meet current standards.



6F. The curb ramps at each access of the accessible route need to be updated.

7. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

7A. Add the following note to site plan: 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.

7B. Rotate stop sign icons to face approaching traffic (westbound traffic).

7C. Potential right turn lane or extension of left turn pocket striping will be required pending modifications to TIS.

7D. Crosswalk striping in this area (site entrance) is warranted.

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

8A. Two (2) of the seven (7) accessible parking spaces shall be van accessible per 2015 IBC section 1106.

8B. Indicate the van accessible parking spaces in the data block. Please list van spaces separately in the Data Block.

8C. Show the locations of the fire lane signs and label as existing or proposed. Show in the legend.

8D. Provide a bold dashed line to show exterior accessible route throughout site to required accessible entrances (60%), site amenities (Mail, Trash & similar) and transportation stops (or to edge of site near public transportation stops). Maintain minimum 1 ft candle to all exterior accessible routes.

8E. Provide a photometric sheet to verify that the accessible routes are at a minimum of 1 ft candle.

8F. Indicate and label the signs for the accessible parking spaces. Show in the legend.

8G. Provide Signage and Striping Package to include sign symbol, label, legend and details as applicable:

- i. Fire Lane.
- ii. Fire Sprinkler Riser Room.
- iii. Accessible Parking.
- iv. Accessible Van Parking.
- v. Accessible parking spaces, stalls and ramps.
- vi. Cross-walks.
- vii. No Parking.
- viii. Loading Areas.