



Planning Division  
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March 18, 2020

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

**Re: Second Submission Review – Colorado Early Colleges – Minor Site Plan Amendment**  
Case Number: **1986-6004-15**

Dear Ms. Fisher:

Thank you for your recent submission, which we started to process on March 3, 2020. 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.

There are few remaining issues that will need to be addressed before the Site Plan can be finalized. Please revise your previous work and send us a new submission on or before March 25, 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.

Due to the current health Pandemic, our office will be working to keep projects in line with scheduled timelines. We ask for your patience and consideration in this regard. 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  
Mark Geyer, ODA  
Filed: K:\\$DA\rtf



## *Second Submission Review*

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

- Preliminary Drainage (Public Works)
- Add Note (Fire and Life Safety)
- Curb Ramps/Current Standards (Public Works)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Planning**

1A. See comments from Public Works and Fire/Life Safety

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

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

2A. The Site Plan will not be approved by public works until the preliminary drainage letter/report is approved.

2B. Please remove AutoCAD SHX text items in the comment section. Please flatten to reduce select-ability of the items.

2C. Curb ramps along the accessible route and at each access shall be updated to meet current standards.

2D. Please do not include standard details in the plan. Reference the detail number on the plan.

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

3A. Comments will be provided under separate cover.

#### **4. Fire / Life Safety** (Mark Apodaca / 303-739-7\*\*\* / Email / Comments in blue)

4A. Add this note: THE 2015 INTERNATIONAL FIRE CODE, SECTION 510, REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPER'S EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.