



Second Submission Review- RESPONSE TO CITY COMMENTS-04/11/2020

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

RESPONSE: Note added

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Civil Engineering (Kristin Tanabe / 303-739-7306 / 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.

RESPONSE: Understood. The preliminary drainage letter/report was submitted previously. Included again with this submittal for your review and approval

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

RESPONSE: Understood.

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

RESPONSE: Curb ramps are shown to be updated along the ROW that is adjacent to our property as requested per email from Public Works. Attached. The ramps in question that have been continuously commented on by Public Works are not along the ROW adjacent to our property. Plans have been updated to better clarify these sections of the public accessible route.

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

RESPONSE: Understood.

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

3A. Comments will be provided under separate cover.

RESPONSE: No separate comment letter has been provided.

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.

RESPONSE: Note added

mike@tbgroup.us

From: Tanabe, Kristin <ktanabe@auroragov.org>
Sent: Tuesday, February 18, 2020 11:10 AM
To: mike@tbgroup.us
Subject: RE: Colorado Early Colleges - DA 1986-6004-15 - 1400 S Abilene

Mike,

I previously discussed this with the City Engineer and the Engineering supervisor. The public improvements were identified in the pre-application notes. My comments are consistent with those requirements. Redevelopment or change in use of a site requires adjacent public improvements to be brought up to current standards. There are no exceptions. I am not sure that a meeting will be beneficial as the requirement for the site improvements has been identified from the beginning.

Let me know if you have any further questions.

Thanks,

Kristin Tanabe, PE, MPA
Project Engineer | City of Aurora | Public Works
office 303-739-7306



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From: mike@tbgroup.us <mike@tbgroup.us>
Sent: Monday, February 17, 2020 1:57 PM
To: Tanabe, Kristin <ktanabe@auroragov.org>
Subject: FW: Colorado Early Colleges - DA 1986-6004-15 - 1400 S Abilene

Hey Kristin,

Hope you had a good President's Weekend. Per m voice mails. When you get caught up can you call me to discuss the following. Michelle Fisher would like to sit down and go over with these comments in person. We are available Friday or next Monday.

Thanks
Mike

Mike Walker, PLA
Partner

TB | Group
landscape architecture | planning

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