



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250

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April 22, 2021

Wilson Day, RTA Inc  
19 S Tejon St Ste 300  
Colorado Springs, CO 80903

**Re: Technical Submission Review – Cherry Creek Elementary School #45 - Advisory Site Plan**  
Application Number: **DA-1617-16**  
Case Number: **2021-6002-00**

Dear Mr. Day,

Thank you for your technical submission, which we started to process on April 9, 2021. We reviewed it and attached our comments along with this cover letter. Since several important issues still remain with various departments, you will need to make another technical submission if you are planning to record final Site Plan Mylars. Please review your previous work and send us a new submission.

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.

As always, I am available to discuss any issues or concerns with you at 303-739-7266 or [cdalby@auroragov.org](mailto:cdalby@auroragov.org).

Sincerely,

Claire Dalby, Planner II  
City of Aurora Planning Department

Cc: Meg Allen, Neighborhood Services  
Laura Rickoff, ODA  
K:\\$DA\1617-16tech1



## *Technical Submission Review*

### **1. Building Department**

Mark Apodaca / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / 303.739.7656 / Comments in blue

SHEET SDP-1

1A. Position at not less than 30 degrees and not more than 45 degrees with the curb or line of traffic flow.

1B. Fire line sign here.

SHEET SDP-5

1C. Lights and light poles cannot encroach into the fire lane easements. Please relocate the lights and poles so they do not encroach into the fire lane easements.

SHEET SDP-6

1D. Update the fire hydrant symbol.

1E. Please show these fire hydrants.

SHEET SDP-9

1F. Show symbols and labels for the Knox Boxes.

### **2. Traffic** (Carl Harline / 303-739-7300 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in gold)

Comments from the Traffic Division are forthcoming and will be submitted under separate cover.

### **3. Civil Engineering** (Kristin Tanabe / 303.739.7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

SHEET SDP-00

3A: This site plan will not be approved by Public Works until the Preliminary Drainage letter/report is approved.

SHEET SDP-2

3B. Pedestrian railing is required for sidewalks adjacent to 3:1 slopes

3C. Max 4% slope for 65' for access drives when sloping towards ROW

3D. "65.12 ft"

SHEET SDP-3

3E. Add a note indicating if the storm sewer system is public or private and who will maintain it.

### **4. Real Property** Maurice Brooks & Andy Niquette / 303-739-7294, 303-739-7325 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org), [aniquett@auroragov.org](mailto:aniquett@auroragov.org) / Comments in magenta

There are some easement issues. See the comments on the document(s). Contact Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) for the easement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

VARIOUS SHEETS

4A. Add this note: Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

4B. Add: "to be dedicated by separate document" (typ.) (various locations)

4C. "&" (various locations)

4D. Change to sidewalk easement (various locations)

4E. Is this easement needed?

4F. Add the scale ratio (various locations)

4G. Dedicate these Fire Lane and Access easements by separate documents (various locations)

### **5. Aurora Water**

Nina Khanzad / [nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org) / 303-883-2060 / Comments in red

SHEET SDP-2

5A. Please see comment on utility page regarding storm drain



SHEET SDP-3

5B. Note that backflow preventers are required for all water service lines and fire suppression lines on CPs

5C. Appears as though this hydrant is not in a landscaped area, but partially over concrete?

5D. Note that private storm drains require to be within a private utility easement. Please include, and contact Nina if you have questions @ [nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org)

SHEET SDP-6

5E. Please also include pocket utility easements in landscape plans