



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

Worth Discovering • auroragov.org

December 10, 2017

Aurora Public Schools
1085 Peoria Street
Denver, CO 80011

Re: Second Submission Review – SIDE CREEK ELEMENTARY – MINOR SITE PLAN AMDT
Case Number: 2004-6033-01

Thank you for your second submission, which we started to process on November 27, 2017. We reviewed it and attached our comments along with this review 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.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before December 26, 2017.

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, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7857.

Sincerely,

Sara Ullman, Planner I
City of Aurora Planning Department

cc: Margee Cannon, Neighborhood Liaison
Filed: K:\\$MA\2017 MAs\2004-6033-01SideCreekElementary\Rev2



Second Submission Review

SUMMARY OF COMMENTS

- Upon completion of the Minor Amendment, the applicant must submit a 24 inch by 36 inch Mylar Cover Sheet with the signed signature block to be routed for signature by the Director of Planning and filed with the rest of the amended site plan package.
- A minimum radius of 15' is required for all access drives off of East Iliff Place.
- Please address all Life Safety comments regarding the fire lane and fire lane signage.
- Please address Traffic comments regarding traffic signage, landscape notes, and sight triangles.
- Please begin the easement dedication process for the new Fire Lane easement.

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- As a reminder, the current site plan on file for Side Creek Elementary (CN 2004-6033-01) was recorded without a Signature Block or City of Aurora Approvals. When your minor amendment review is complete, please send a printed 24 inch by 36 inch Cover Sheet with the signature block signed. We will route this for signature by the Director of Planning and the Cover Sheet will be scanned in and filed with the rest of your minor amendment site plan package.
- Please remove "Not for Construction" on all sheets EXCEPT for Sheets 4, 5, and 6.

Cover Sheet

- The title on the Cover Sheet must read "Side Creek Elementary School Site Plan".

Sheet 2

- Please label the notes as "General Landscape Notes".

Sheet 3

- In the keynotes, please include the sheet number for all items.
- Please ensure the title of Sheet 3 reads "Overall Site Plan". As shown, this is inconsistent because the Landscape Plan is shown on Sheet 5.

Sheet 5

- Please remove the text fragment from the sheet.

Sheet 8 & 10

- Please label East Iliff Place.

2. Landscaping (David Barrett/ wbarrett@auroragov.org/ 303-739-7133)

No additional comments at this time.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Sheets 7 and 8

- A minimum radius of 15' is required for all access drives off of East Iliff Place.

4. Life Safety

Life Safety (William Polk/ 303-739-7371 / wpolk@auroragov.org) See blue comments

Site Plan Comments

Sheet 1

- Please provide a label that identifies the mountable curbs located within the fire lane easement.
- Relocate the fire lane signage to a position outside the fire lane easement.
- Please provide fire lane sign details. The details must show the post attachment. Fire Lane signs shall be permanently labeled as NO PARKING—FIRE LANE complying with IFC Figure D103.6.



5. Real Property (Darren Akrie / (303) 739-7331 / dakrie@auroragov.org)

Please begin the easement dedication process for the new Fire Lane easement. See additional comments on the Site Plan.

6. Traffic (Victor Rachael / (303) 739-7309 / vrachael@auroragov.org)

- Include revisions associated with the CP submittal in the next site plan submittal.

Sheet 4

- Add note: 'All proposed landscaping within the site triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'.

Sheet 7

- Revise to sign 5 and 8.

Sheet 8

- Change "Pedestrian Crossing" sign to "School Crossing Sign".

7. Utilities (Edward Francis / (303) 739-7382 / efrancis@auroragov.org)

No additional comments at this time.