



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Show street connections and access to the western portion of the site.
- Provide a photometric plan showing illuminance levels on the site ten feet beyond all property lines. Refer to [Code Section 146-1509\(H\)](#) for parking lot lighting requirements.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Referrals were sent to 17 registered neighborhood organizations and 23 adjacent property owners. No public comments have been received thus far.

[Acknowledged.](#)

2. Completeness and Clarity of the Application

- Please correct the title as shown on the redlines.

[Title has been revised.](#)

- Remove January 2019 from the cover sheet.

[January 2019 has been removed from the cover sheet.](#)

- The legend is not necessary or applicable to the cover sheet.

[The legend has been removed from the cover sheet.](#)

- Make the corrections on the Site Plan notes.

[Site plan notes have been revised as shown on the redlines.](#)

- Make the corrections on the Site Plan Data Block.

[Corrections have been made to the site data block.](#)

- The Site Plan detail sheet should include details for new fences, retaining walls (with pedestrian railings), exterior stairs bike racks, trash enclosures and any other features or furnishings on site. Dimensions, materials and colors will be required.
- A lighting detail sheet must be provided to provide details to the various luminaires shown on the photometric plan. This should be a separate sheet from the Site Details sheet as well. Refer to [Code Section 146-1509\(H\)](#) for parking lot lighting requirements.

3. Zoning and Land Use Comments

- Please clarify whether outdoor storage is present at the rear of the building. If so, outdoor storage is not permitted in this zone and a note will be required on the site plan stating that outdoor storage cannot be present on this lot.

[There is no outdoor storage being proposed with this submittal.](#)



4. Parking Issues

- Two bicycle parking spaces will not be adequate for this location to support youth activities. Please increase this to accommodate the various uses on this lot.

5 bicycle parking spaces have been proposed with this submittal.

- Only operable vehicles are permitted on-site and all vehicles must be kept in designated parking spaces. Please move any vehicles that are currently stored at the rear of the building per Section 146-1501.

Acknowledged.

- Parking cannot be located in the landscape buffer. Please modify the future parking area to meet buffer requirements.

Future parking has been moved so as not to encroach on the landscaping buffer.

- Please note that all parking lots must comply with the screening requirements set forth in Section 146-1440.

Acknowledged.

5. Architectural and Urban Design Issues

- The architecture needs upgrades because the current building elevations do not exhibit four-side architecture as required by Code. Incorporate architectural features to break up the building façade so that it is not flat and one-dimensional and to reduce the overall appearance of mass. This is especially true for the west and north elevations given that they are along public streets. Provide variation utilizing changes in depth, overhangs, extended parapets, pilasters, etc. The building entrance should be a more prominent feature to be proportional with the mass of the building. Please address these issues in your next submittal.

The Architecture has been upgraded with brick on all four East, West, North and South walls to break up the building façade. The building entrance has been upgraded with overhangs, extended parapets and pilaster w/ brick base.



Please provide a materials board in PDF to illustrate the material and color choices.

[PDF material board has been attached.](#)

- EIFS is not particularly durable material. While it is permitted, staff suggests utilizing stucco or cement-fiber siding instead.

[EIFS material has been changed to stucco.](#)

- Any rooftop or mechanical equipment and vents greater than eight inches in diameter must be screened.

[Acknowledged.](#)

- Please indicate where existing trash containers are located on the site plan. In addition, all proposed and existing trash containers must be screened by a trash enclosure that is compatible with the proposed building and can include berms and landscaping or any combination of these treatments. Please note that trash must be located at least 100 feet from abutting single-family residential and this should be reflected on the site plan as well.

[New trash enclosure has been shown on site plan.](#)

- Please note that all existing and proposed ground units (HVAC, etc.) must be screened and painted to match building. Provide a note stating that the proposed project will adhere to this requirement on the site plan.

[Notes have been provided on the building elevation and site plan.](#)

6. Landscaping

Debbie Bickmire | 303-739-7261 | dbickmir@auroragov.org | comments in teal, black text

Sheet LP1

- Parking may not be located within the landscape buffer. See the redlined area highlighted on the plan sheet.

[Acknowledged.](#)

- Add labels for all the proposed plant materials and quantities.

[Labels have been included with this submittal.](#)

- The coverage areas for impervious surface, building coverage, and landscaping should include existing (to remain) pavement.

[Coverage has been updated.](#)

- Please clarify 125678D in the Plant Schedule.

[125678D has been clarified.](#)

- Correct Sheet L2.0 to LP-2 in the Plant Schedule.

[Sheet L.2.0 has been updated to LP-2.](#)



- Locating trees within the seeing areas is not advisable. Trees should be surrounded with mulch to facilitate maintenance.

[Revisions have been made for this submittal.](#)

- Show and label the property line, typical for all sheets.

[Property line has been shown and labeled.](#)

- The City of Aurora notes are not the standard notes. Please correct.

[Notes have been corrected.](#)

- Add a table to identify coverage for the building, landscaping and surface coverage. Summarize all the existing and proposed conditions.

[A table has been included with this submittal.](#)

- Remove the note “No High Water Use or Cool Season Turf is Proposed”.

[Note has been removed.](#)

Sheet LP2

- Delete all the contractor notes from this plan sheet.

[Contractor notes have been removed.](#)

- The tree lawn should be accounted for in the buffer behind the sidewalk.

[Acknowledged.](#)

- Parking may not be located within the buffer.

[Acknowledged.](#)

- Make the corrections in the General Notes section per the redlines.

[Corrections have been made per redlines.](#)

- Installation notes should not be included. Please remove.

[Installation notes have been removed.](#)

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

Z. Civil Engineering

Kristin Tanabe | 303-739-7852 | ktanabe@auroragov.org | comments in green

Sheet SP-CV1

- The Site Plan will not be approved by Public Works until the preliminary drainage report is approved.



Acknowledged.

Sheet SP-SP1

- Please indicate the material type of the proposed retaining walls.

The retaining walls will be concrete.

- Detention and water quality are required for this site.

Detention and water quality have been proposed with this submittal.



Sheet SP-UT1

- Please show the outlet structure for the pond and identify the pond maintenance access.

Outlet structure and maintenance access have been shown on this submittal.

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

Notes indicating private maintenance have been added to the sheet set.

Sheet SP-GR1

- The minimum slope away from the building is 5 percent for 10 feet for landscape areas. The minimum is 2 percent for impervious areas.

The slopes from the building have been revised to meet minimum criteria.

- Please show the outlet structure for the pond and identify the pond maintenance access.

The outlet structure and maintenance access have been added with this submittal.

- Please show and label the 100-year water surface elevation.

The 100-year water elevation has been shown and labeled with this submittal.

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

A note stating that the storm sewer system will be privately maintained has been added.

- The drainage basin call outs are not required, typical for all sheets.

Acknowledged.

Sheet SP-GR2

- 8 feet is the maximum height for retaining walls. Walls greater than 4 feet in height require structural calculations with the civil plan submittal. All walls greater than 30-inches require pedestrian railings. Please indicate the railing on the plans where needed.

Railing call-outs have been added to the plan set.

- Please show the outlet structure for the pond and identify pond maintenance access.

The outlet structure and pond maintenance access have been called out on the plan set.

- Please show and label the 100-year water surface elevation.

The 100-year water surface elevation has been shown and labeled with this submittal.

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

A note has been added stating that the storm sewer system will be privately maintained.



Sheet SP-DR1

- This sheet is not required as part of the Site Plan submittal. Please remove.

[This sheet will be removed for this submittal.](#)

Sheet SP-DT1

- Please remove the standard details and reference the detail number in the call out in the plans.

[Removed with this submittal.](#)

Sheet SP-DT2

- Please note that any wall greater than 30-inches in height will require pedestrian railings.

[Acknowledged.](#)

- Please remove the standard details and reference the detail number in the call out in the plans.

[Removed with this submittal.](#)

- Erosion control and utility details are not required for the Site Plan submittal. Please remove.

[Removed with this submittal.](#)

8. Traffic Engineering

Brianna Medema | 303-739-7336 / bmedema@auroragov.org / comments in orange

- All Traffic comments and issues have been addressed.

9. Life Safety/Building

John J. Van Essen | 303-739-7489 | jvanessen@auroragov.org / comments in blue

CSP Sheet 1:

- Please delete this repeated note. See Note 22.

[Note has been deleted.](#)

- Please add the eave height of 25' 8".

[Eave height has been added.](#)

- Please add the 2015 IBC construction type; for example, "2015 IBC Type V-B".
- Note: If the gymnasium is going to have spectator seating, it is an A-4 occupancy; please specify whether it will be designed with or without spectator seating.

[There is no spectator seating proposed with this gymnasium.](#)

- Please show all Van Accessible Spaces Required/Van Accessible Spaces Provided.

[Van accessible required/provided section has been added to the site data table.](#)

- Please label "Accessible" Parking Required/Accessible Spaces Provided.



ADA has been revised to accessible throughout the plan set.

CSP Sheet 3:

- Please label the Accessible Route.

Accessible route has been labeled.



- Please label the Knox Box.

[Knox Box has been labeled.](#)

- Please individually label Regular and Van accessible spaces (Note: Van Accessible spaces require an 8' aisle width).

[Regular and van accessible parking spaces have been individually called out.](#)

- Note: Fire Lane signs are shown on the Civil Plans.

[Acknowledged.](#)

- The previous Site Plan had a building description as 2,432 SF on second floor. What occupancy is this? This might make the building be required to be sprinklered. Please clarify.

[The second floor will be classrooms.](#)

- Please add the Knox Box and FDC with Knox Hardware (if required) to all Legends. Typical All Legends.

[Knox Box has been added to all legends.](#)

CSP Sheet ES-1:

- Please add the Accessible route to the photometric plan (which needs to be provided as part of the next submittal) so we can verify the required 1 ft./candle minimum of lighting along the entire route.

10. Aurora Water

Steven Dekoski | 303-739-7490 | sdekoski@auroragov.org | comments in red

Sheet SP-UT1

- The new proposed building will be required to be individually served by water and sewer. Water meters are required to be in a landscaped area, at least 2 feet from any concrete. If the water meter is not located in the right-of-way, then a 10-foot pocket easement is required. Include a fixture unit table to determine the size of the water meter to serve the proposed new building.

[New sanitary sewer and potable water taps have been proposed for the new building with this submittal.](#)

- A 10-foot wide pocket easement is required for the fire hydrant and lateral.

[A 10-foot wide pocket easement has been included with this submittal.](#)

11. Forestry

Jacque Chomiak | 303-739-7178 | jchomiak@auroragov.org | comments in purple

- The protection notes have been shown on the plan, and there will be trees planted on the site for tree mitigation. Tree mitigation is in compliance. All Forestry comments and issues have been resolved.

12. Real Property

Maurice Brooks | 303-739-7294 | mbrooks@auroragov.org / comments in magenta

Sheet SP-CV1



- Please revise note number 6 based on the redlined comment.

Note has been revised.

Sheet SP-SP1

- Check the size and names of the easements, typical for all sheets.

The names and sizes of easements has been revised with this submittal.

- Change this to the word “Delta” or use the symbol, typical for all sheets. A “Delta” symbol is preferred.

Delta has been added to the curve data.

- There should be a separate water meter for the proposed building, typical for all sheets.

A separate water meter for the proposed building has been included in this submittal.

- A License Agreement is needed for this sidewalk chase in the right-of-way. Please contact Grace Gray in Real Property at ggray@auroragov.org for further information on starting that process. Please note that this agreement must be complete prior to final approval of this Site Plan.

Acknowledged.

- Add a note: To be dedicated by separate document. All easement dedications must also be completed prior to final approval of the Site Plan. Please contact Andy Niquette at a niquett@auroragov.org for more information on that process.

To be dedicated by separate document note has been added.

- The pocket utility easement for the hydrant must be dedicated.

Acknowledged.

Sheet SP-UT1

- Add the record angle at the corner of Greenwood Drive and Winston Street.

Acknowledged.

- Add the 5' Utility Easement as shown.

5' Utility easement has been added.

Sheet SP-GR1