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June 18, 2019

Kyong Kim
Citi Design and Construction
6439 S Walden Way
Aurora, CO 80016

Re: Third Submission Review – New Gate Church Youth Center – Site Plan
Application Number: DA-2004-00
Case Number: 2016-6039-00

Dear Mr. Kim:

Thank you for your third submission, which we started to process on Monday, May 17, 2019. 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.

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 Tuesday, July 9, 2019. Your Planning Commission hearing date is tentatively set for Wednesday, August 14, 2019 if all submissions are made on time and all staff comments are sufficiently addressed.

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 303-739-7121 or dosoba@auroragov.org.

Sincerely,

Dan Osoba, Planner I
City of Aurora Planning Department

cc: Troy Campbell, Coffey Engineering and Surveying
Susan Barkman, Neighborhood Liaison
Mark Geyer, ODA
Filed: K:\SDA\2004-00rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- A parking waiver will be required (see Items 3 and 6)

A parking waiver has been requested with this submittal.

- Pond maintenance access must be within the drainage easement. The drainage easement also needs to include the entire area of the detention pond, including ponding that occurs in the parking lot (see Item 7)

Pond maintenance access is located within the pond easement and the drainage easement now includes the parking lot detention.

- Include a water fixture unit table with the civil plans to verify the proposed water meter will meet demands (see Item 8)

Acknowledged.

- 2nd Request: Previous Site Plan had building description as 2432 SF on second floor what occupancy is this? This might make the building be required to be sprinklered. Please clarify. Please add to this Site Plan the proposed building total square footage. If it is only a 1 story at 9400SF please add that to this detail. See sheet 12 (sheet 6). Please add the Knox Box and FDC with Knox Hardware (if required) to all Legends. Typical All Legends (see Item 9).

Knox box has been added and the square footage stated on plans. The usage for the second floor will be classrooms.

- Begin the easement dedication process with Andy Niquette. The Site Plan will not be approved until the easements are ready to record. You can contact Andy at 303.739.7325 or aniquett@auroragov.org (see Item 10).

Acknowledged.

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.

1B. Please provide an updated Letter of Introduction to include waiver requests (see Item 7).

An updated letter of introduction with a parking waiver request has been included with this submittal.

1C. A physical materials board will be required for your Planning and Zoning Commission public hearing. Please be prepared to create a materials board prior to this hearing.

Acknowledged.

2. Completeness and Clarity of the Application



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

2A. The file locations and titles are ok for review; however they should not appear on the final mylar set.

Acknowledged.

2B. Please provide dimensions for the existing and proposed buildings.

Dimensions for the proposed and existing buildings have been included with this submittal.

2C. Provide a reference sheet next to Proposed 6.0' CMU as shown in the redlines.

Call-out added for the CMU wall.

3. Parking Issues

3A. The parking provided as shown in the data table is incorrect; only 45 parking spaces are provided. Future parking shown on the plan cannot be counted in this total until that parking is built. A parking waiver will be required, please see Item 7 below for details.

Parking count has been updated with this submittal.

3B. Each inverted-U bicycle rack provided counts as 2 spaces. Please revise the Data Block.

Data block has been updated to show proper bicycle parking count.

4. Architectural and Urban Design Issues

4A. Unpainted galvanized metal is not permitted. Please select a finish and include it in the applicable notes shown on the redlines.

“All galvanized metal must be painted to match main building color” note has been added.

4B. The paint or color of the CMU on the trash enclosure must match the building. Please add this note.

Note has been added.

4C. Include the paint colors in a Finish Schedule. If materials on the façade are not painted or finished, please remove the note: Paint All Sides as Selected.

“Paint all sides as selected” note has been removed.

4D. Are the materials highlighted in red for a specific reason? If it is a different color or material, please add a label.

Layer has been updated.

4E. Please verify the stucco system: hard face stucco, EIFS, etc.

Hard faced stucco notes have been added.



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

4F. Synthetic frame windows are not prohibited, but not recommended as a durable material. Please consider utilizing a different window frame material.

All window frames have been changed to black anodized aluminum.

5. Signage

5A. Please include the proposed total sign area in the Data Block.

No sign is being proposed.

5B. 80 square feet is the maximum sign area. Please revise the total in the Data Block.

Data block has been revised with this submittal.



Parking waiver request has been listed in the plan set and the letter of introduction.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

7A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

Acknowledged.

7B. Please review Sections 3.62 and 6.39 of the Storm Drainage Criteria Manual for pond maintenance requirements.

Pond maintenance has been revised to reflect the Storm Drainage Criteria Manual with this submittal.

7C. Pond maintenance access must be within the drainage easement. The drainage easement also needs to include the entire area of the detention pond, including ponding that occurs in the parking lot.

Easement has been revised with this submittal to include parking lot detention and encompass the pond maintenance access.

7D. All concrete retaining walls require separate structural calculations with the civil plan submittal.

Acknowledged.

7E. If existing walls are over 30", pedestrian railings or barriers are required.

Existing walls do not exceed 30".

7F. How do the flows get from the outlet structure to the sidewalk chase?

A through channel has been added to the plan set for this submittal.

7G. Provide additional contour labels.

Additional contour labels have been included with this submittal.

7H. Use a different linetype to identify the 100-yr WSE.

A different linetype has been used to designate the 100-yr WSE.

7I. The maximum slope is 4% for 65' when sloping down to a public street.

Plans have been revised.

7J. The minimum slope in a swale is 2% or provide an underdrain.

Slope has been revised to the minimum 2% with this submittal.



7K. The maximum retaining wall height is 8’.

Retaining wall has been reduced to under 8’ for this submittal.

8. Aurora Water (Steven Dekoski / 303-739-7490 / sdeksoski@auroragov.org / Comments in red)

8A. The tap connection and service lines to the main must be the same size as the proposed water meter. Please revise.

Tap connection and service lines have been revised with this submittal.

8B. The hydrant lateral connection is to be a 6x6 wet tap with tapping saddle and valve. Remove the cut in the valve on the main, it will not be required.

Cut in TEE has been replaced with a 6 X 6 tapping saddle with this submittal.

8C. Saddle tee connection is required on the main.

Revised.

8D. Include a water fixture unit table with the civil plans to verify the proposed water meter will meet demands.

Acknowledged.

8E. No trees are permitted over the water service line and meter pit.

Revised with this submittal.

9. Fire / Life Safety (John Van Essen / 303-739-7489 / jvanesse@auroragov.org / Comments in blue)

CSP Sheet 1:

9A. Please clarify what the construction type is? Type III-B?

Construction type has been clarified with this submittal.

CSP Sheet 3:

9B. Accessible routes shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to 60% of the accessible building entrance they serve. Is this an accessible entrance?

Accessible route has been updated in this submittal.

9C. Please delete Fire Lane sign symbol.

Removed with this submittal.



9D. 2nd Request: Previous Site Plan had building description as 2432 SF on second floor what occupancy is this? This might make the building be required to be sprinklered. Please clarify. Please add to this Site Plan the proposed building total square footage. If it is only a 1 story at 9400SF please add that to this detail. See sheet 12 (sheet 6). Please add the Knox Box and FDC with Knox Hardware (if required) to all Legends. Typical All Legends.

Details added to plans, the proposed upstairs level will be for Sunday school classes.

CSP Sheet ES-1:

9E. 2nd Request; Please add the Accessible route to the photometric plan so we can verify the required 1 ft./candle minimum of lighting along the entire route.

Accessible route has been added to the plans.

9F. Please add the Accessible Route Legend.

Accessible route has been added to the legend.

9G. There are no values for the lighting on the Photometric Plan.
CSP Sheet 12 (Sheet 6):

Values have been added with this submittal.

9H. What does this door go to on the second floor? What occupancy is this? Occupant load? Please see comment on Sheet 3.

The second floor will consist of classrooms details have been added to the plan sheets.



10. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

10A. Please make the correction to Site Plan Note 6 as shown on the redlines.

Note has been revised.

10B. Begin the easement dedication process with Andy Niquette. The Site Plan will not be approved until the easements are ready to record. You can contact Andy at 303.739.7325 or aniquett@auroragov.org.

The easement dedication process has been started.

10C. Add, "To be dedicated by separate document" after the Proposed 10' Utility Easement, typical for all applicable sheets.

Notes have been added with this submittal.