



Planning Division
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June 14, 2016

Francisco Gutierrez
Betsda Church
3695 Kalispell St
Aurora CO 80011

Re: Technical Corrections Review - Betsda Church - Site Plan w/ Waiver and Plat Amdt
Application Number: **DA-2026-00**
Case Number(s): **2016-6003-00; 2016-3002-00**

Dear Mr. Gutierrez:

Thank you for your technical submission, which we started the review process on June 1, 2016. We reviewed it and attached our comments along with this cover letter.

Since important issues still remain, you will need to make another technical submission. Please revise your previous work and send us a new submission on or before Friday, July 1, 2016. Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item marked. 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.

I would like to remind you that before construction or building permits can be issued for your project, review and approval of the construction drawing sets must be completed, in addition to completing the Planning review process. Civil plans need to be submitted to the Engineering Division of the Public Works Department and building plans need to be submitted to the Building Division of the Development Services Department. Although you will submit these plan separately, these two review processes may be conducted concurrently. You should also make sure that any necessary utility extension agreements are executed. For assistance with Civil Engineering or Building Department processing or scheduling, please contact your Project Manager, Gary Sandel, at 303-739-7354 in the Office of Development Assistance who will be pleased to assist you.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7266.

Sincerely,

Stephanie Stevens, Planner
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department
Geoffrey Harris, 725 32nd Street, Boulder, CO 80303
Margee Cannon, Neighborhood Liaison
Gary Sandel, ODA
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Technical Corrections Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Easements
- Utility detail
- Detention pond outlet size and drainage flow

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

1. Real Property

Reviewed by: Maurice Brooks / mbrooks@auroragov.org / 303-739-7294 / PDF comment color is magenta.

- 1A. Please make the grammatical and spelling corrections on the cover sheet and title block of the site plan as shown on redlines.
- 1B. Show the distance between the building and the drainage easement on the site plan.
- 1C. The roof overhang is not allowed to encroach into the drainage easement. Either revise the easement in the area around the overhang or remove the overhang. Any easement changes should also be reflected on the plat.
- 1D. The portion of the proposed public sidewalk that is within your property line will need to be covered by a sidewalk easement. Show the sidewalk easement on the site plan and plat. Add the sidewalk easement note to the first page of the plat.
- 1E. Move boundary measurement closer to the boundary line along the south of your property line as shown on site plan redlines.
- 1F. Add date lines for COA approvals on the plat coversheet.
- 1G. Correct grammatical and spelling errors on the plat as shown on redlines.
- 1H. Add date to surveyor's certification information as shown on plat redlines.
- 1I. The title work will need to be updated if mylars are received after June 29th. The note on the plat should be updated to reflect new title work, if relevant.
- 1J. Please upload the state monument records for the aliquot corner shown on the plat.
- 1K. The plat metes and bounds descriptions should match the illustration. Upload the closure sheet for the description.
- 1L. Add sidewalk easement note on plat cover sheet.
- 1M. The closure information is missing a bearing and distance. Also, please delete this information from the plat illustration page and submit a closure sheet separately.
- 1N. Add a description of the monuments found and submit the state monument records.

2. Aurora Water

Reviewed by: Eddie Francis / efrancis@auroragov.org / 303-739-7382 / PDF comment color is red.

- 2A. Show the hydrant lateral and valve symbol on the utility plan sheet.
- 2B. Revise the location of the 30" sanitary sewer shown on the utility plan for accuracy.
- 2C. Revise the location of the 16" water main shown on the utility plan for accuracy.
- 2D. Show the 12" PVC storm connection on the utility plan.
- 2E. If possible, please shift the 3 service line locations outside of the deeper part of the pond.
- 2F. Show the location of the water meter on the landscape plan and ensure that the tree is not less than 5' from it.



3. Civil Engineering

Reviewed by: Steve Gardner / sgardner@auroragov.org / 303-739-7852 / PDF comment color is red text with orange outline.

- 3A. Label outlet structure on the utility plan and show that 1-foot of freeboard is provided.
- 3B. The flow arrows are not consistent with how the contour lines suggest this area will drain; please adjust grading to reflect the drainage concept, and make all flow arrows perpendicular to contours where applicable.
- 3C. Please label the size of the storm pipes on the site plan.
- 3D. The minimum size for a detention pond outlet pipe is 18 inch diameter. Use an orifice plate in the pipe to detain flows.
- 3E. Tie proposed contours into existing contours and show emergency overflow.
- 3F. What do the squares represent on the utility plan? Will this part of the pond be maintained by hand (i.e. without a skid steer or other mechanical equipment?)