



Planning Division
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February 14, 2019

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

Re: Second 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 initial submission, which we started to process on Monday, November 7, 2016. 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 note that staff is requiring the submission of the Mineral Rights Affidavit and photometric plan in association with your second submission. The city's review cannot proceed without these documents. Please revise your previous work and send us a new submission on or before Wednesday, December 28th, 2016 to remain on schedule.

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.

Sincerely,

Dan Osoba, Planner I
City of Aurora Planning Department

cc: Troy Campbell – Coffey Engineering
Scott Campbell, Neighborhood Liaison
Mark Geyer, ODA
Filed: K:\\$DA\2004-00rev2.rtf



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.

2. Completeness and Clarity of the Application

- Please correct the title as shown on the redlines.
- Remove January 2019 from the cover sheet.
- The legend is not necessary or applicable to the cover sheet.
- Make the corrections on the Site Plan notes.
- Make the corrections on the Site Plan 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.

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.
- 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.
- Parking cannot be located in the landscape buffer. Please modify the future parking area to meet buffer requirements.
- Please note that all parking lots must comply with the screening requirements set forth in Section 146-1440.

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.



- Please provide a materials board in PDF to illustrate the material and color choices.
- EIFS is not particularly durable material. While it is permitted, staff suggests utilizing stucco or cement-fiber siding instead.
- Any rooftop or mechanical equipment and vents greater than eight inches in diameter must be screened.
- 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.
- 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.

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.
- Add labels for all the proposed plant materials and quantities.
- The coverage areas for impervious surface, building coverage, and landscaping should include existing (to remain) pavement.
- Please clarify 125678D in the Plant Schedule.
- Correct Sheet L2.0 to LP-2 in the Plant Schedule.
- Locating trees within the seeing areas is not advisable. Trees should be surrounded with mulch to facilitate maintenance.
- Show and label the property line, typical for all sheets.
- The City of Aurora notes are not the standard notes. Please correct.
- Add a table to identify coverage for the building, landscaping and surface coverage. Summarize all the existing and proposed conditions.
- Remove the note “No High Water Use or Cool Season Turf is Proposed”.

Sheet LP2

- Delete all the contractor notes from this plan sheet.
- The tree lawn should be accounted for in the buffer behind the sidewalk.
- Parking may not be located within the buffer.
- Make the corrections in the General Notes section per the redlines.
- Installation notes should not be included. Please remove.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. 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.

Sheet SP-SP1

- Please indicate the material type of the proposed retaining walls.
- Detention and water quality are required for this site.



Sheet SP-UT1

- Please show the outlet structure for the pond and identify the pond maintenance access.
- Add a note indicating if the storm sewer system is public or private and who will maintain it.

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.
- Please show the outlet structure for the pond and identify the pond maintenance access.
- Please show and label the 100-year water surface elevation.
- Add a note indicating if the storm sewer system is public or private and who will maintain it.
- The drainage basin call outs are not required, typical for all sheets.

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.
- Please show the outlet structure for the pond and identify pond maintenance access.
- Please show and label the 100-year water surface elevation.
- Add a note indicating if the storm sewer system is public or private and who will maintain it.

Sheet SP-DR1

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

Sheet SP-DT1

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

Sheet SP-DT2

- Please note that any wall greater than 30-inches in height will require pedestrian railings.
- Please remove the standard details and reference the detail number in the call out in the plans.
- Erosion control and utility details are not required for the Site Plan submittal. Please remove.

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.
- Please add the eave height of 25' 8".
- 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.
- Please show all Van Accessible Spaces Required/Van Accessible Spaces Provided.
- Please label "Accessible" Parking Required/Accessible Spaces Provided.

CSP Sheet 3:

- Please label the Accessible Route.



- Please label the Knox Box.
- Please individually label Regular and Van accessible spaces (Note: Van Accessible spaces require an 8' aisle width).
- Note: Fire Lane signs are shown on the Civil Plans.
- 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.
- Please add the Knox Box and FDC with Knox Hardware (if required) to all Legends. Typical 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.
- A 10-foot wide pocket easement is required for the fire hydrant and lateral.

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.

Sheet SP-SP1

- Check the size and names of the easements, typical for all sheets.
- Change this to the word “Delta” or use the symbol, typical for all sheets. A “Delta” symbol is preferred.
- There should be a separate water meter for the proposed building, typical for all sheets.
- 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.
- 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.
- The pocket utility easement for the hydrant must be dedicated.

Sheet SP-UT1

- Add the record angle at the corner of Greenwood Drive and Winston Street.
- Add the 5' Utility Easement as shown.

Sheet SP-GR1



- Dedicate the Fire Lane easement by separate document. Typical for all sheets.

13. Xcel Energy



Siting and Land Rights

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

February 8, 2019

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Daniel Osoba

Re: New Gate Church Youth Center - 2nd referral, Case # DA-2004-00

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the second referral site plans for **New Gate Church Youth Center**, acknowledges the electric utilities shown on the plans, and requests that the natural gas main that is stubbed out in the southeast corner of the lot along East Greenwood Drive is also shown on the plans.

The property owner/developer/contractor is reminded to complete the **application process** for any new gas or electric service, or modification to existing facilities via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders).

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-922-1987 to have all utilities located prior to any construction.

Please contact me at donna.l.george@xcelenergy.com or 303-571-3306 if there are any questions about this referral response.

Donna George
Right of Way and Permits
Public Service Company of Colorado