

Chris K. Greenwald AIA Architect

2060 South Joliet St.
Aurora, CO 80014

Cell: 303.378.4465 ph./ 303.369.2060
cgreenwald@hotmail.com

Aurora Planning and Development Services
Planning Division
15151 East Alameda Parkway, Ste. 2300
Aurora, CO 80012
303.739.7250

RE: Cherry Creek Athletic Club – Site Plan Amendment
Case Number: 1988-6053-12

This is response to the letter provided by Claire Dalby, Planner II, with input from Kristin Tanabe. **Responses are Highlighted in red.**

Initial Submission Review

1. Planning (Claire Dalby / 303-739-7266 / cdalby@auroragov.org)

1A. In addition to the new submitted sheet showing the proposed changes, please also amend the original approved site plan sheet (attached, Cherry Creek Athletic Club) to show the proposed amendment. Use red text/bubbling to indicate the amendment areas (building addition and parking spaces) as well as an overall corresponding note with the date describing the proposed amendment. I am happy to go over examples of what we're looking for if there is confusion.

See enclosed site plan A-1, titled Proposed Addition to Cherry Creek Athletic Club.

1B. Indicate on the original data table (at the middle-bottom of the original site plan) the new overall floor area that will be increased with the building addition.

The existing building is 19,710 sq. ft. The addition is 1,464 sq. ft. If this information needs to go on the A-1 Cherry Creek Athletic Club site plan, we will add this information.

1C. The new site plan references details for ADA parking, wheel stop, and bollards but a detail sheet was not included with the submittal. Please include with the next review or delete references from the site plan document.

See sheet C-1 and C-2 showing the revised parking spaces, which includes ADA spaces.

1D. Dimension both existing and proposed sidewalks.

See sheet C-1 for sidewalk information

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

2A. If the only proposed improvements are to expand the building into the existing patio area and there aren't significant increases to the impervious area, a drainage letter will not be required. However if more than 500 sf of new impervious area is proposed, a drainage letter will be required.

There is no increase in the area outside the existing roof line and thus a drainage letter is not required.

2B. Clearly identify existing vs proposed improvements

See C-1 calling out existing vs. proposed improvements

2C. Clearly identify proposed changes with clouding

See C-1 showing revisions as clouded

2D. Curb ramps are required to be updated to meet current standards

See C-1 and C-2 for locations of improved curb cuts.

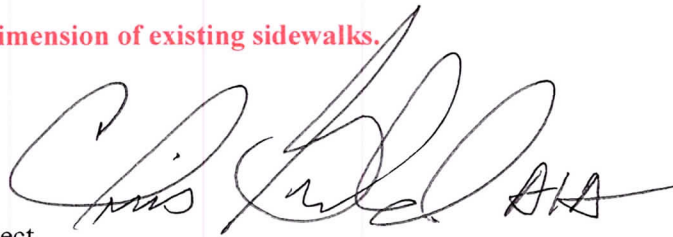
2E. Existing curb cut needs to be replaced with curb returns and curb ramps

See sheet C-1 and C-2 indicating locations of upgraded curb cuts.

2F. Label/dimension existing sidewalk

See sheet C-1 calling out the dimension of existing sidewalks.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Chris K. Greenwald AIA', with a stylized flourish at the end.

Chris K. Greenwald AIA Architect

303.378.4465

cgreenwald@hotmail.com