



Date: 04-26-2017

TO:

Planning and Development Services
Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

RE:

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

Dear Michelle,

Thank you for reviewing our initial submission on this project. We have studied all your comments and have compiled the following list of answers for you ([in blue](#)). :

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Show street connections and access to the western portion of the site
[Response: This is done. See plans.](#)
- 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.
[Response: Photometric plan included.](#)

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

2A. Please modify the title of the site plan to “New Gate Church Youth Center Site Plan”

[Response: This is done. See plans.](#)

2B. Fill out the [Mineral Rights Affidavit](#) and supply this document to your Case Manager at the time of next submittal.

[Response: See attachment.](#)

2C. Ensure that sheet numbers are present and consistent on every sheet.

[Response: This is done. See plans.](#)

2D. Provide a photometric plan with your next submittal including lighting fixtures locations and specs. Due to the site’s location in a residential zone, please show the illumination levels on the site 10 feet beyond all property boundaries. Refer to [Code Section 146-1509\(H\)](#) for parking lot lighting requirements.

Response: See attached plans.

2E. Provide details for new fences, retaining walls, the exterior stairs, bike racks and any other features on site. This includes dimensions, building materials and colors.

Response: This is done. See plans.

2F. Include FAR, existing sign area and number of existing signs along with bicycle parking spaces (required and provided) in your data block table. Provide maximum occupancy for each building in your parking calculation along with a bicycle space calculation.

Response: Data block table has been updated to show pertinent use information.

2G. Provide a legend on the site plan with symbols of proposed as well as existing features. This includes bike racks, street lights, curbs and gutters,

Response: This is done. See plans.

2H. Provide a legend of the building materials and corresponding colors that will be utilized for all elevations of the building on the elevation sheets of the site plan. Please note that any exposed metal other than as an accent is prohibited. In addition, note that the building materials of the proposed building must match the existing building.

Response: This is done. See plans.

3.Zoning and Land Use Comments / comments in teal

3A. The maximum building height of this zone is 35 feet, please modify your project to meet this requirement and correct the data block table on the cover sheet.

Response: This is done. See plans.

3B. 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.

Response: There will be no storage at the rear of the building.

4.Streets and Pedestrian Issues

4A. Show accessible route of travel from the handicap parking spaces to building. In addition, walkways should be extended to all exits and entrances of the building. A system of walkways shall enable a pedestrian to make these connections without walking across grass or a landscaped area as stated in Section 146-1107. In addition, please show the width of the walkway all along from the ramp to all access points of the buildings.

Response: This is done. See plans.

5.Parking Issues

5A. Bicycle parking shall be provided on site and calculated by 3% of the total parking spaces required. Location of the bike racks shall be within 100 feet of the primary building entrances and they shall be of the “inverted-U” design. Please indicate the location of the bike rack along with the bike rack detail in your next submittal.

Response: This is done. See plans

5B. 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.

Response: Acknowledged.

5C. Parking lots cannot be located in the landscape buffer. Please modify the future parking area to meet buffer requirements.

Response: This has been corrected. See plans.

5D. Please note that all parking lots must comply with the screening requirements set forth in Section 146-1440.

Response: Screening requirements of Section 146-1440 have been addressed with a continuous hedge

6. Architectural and Urban Design Issues

6A. 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.

Response: This has been corrected. See plans.

6B. All fences and walls must adhere to the building materials, location and dimensions provided in Section 146-1730 and Section 146-1743. Additionally, please provide details for all proposed walls and fences including height to ensure that screening of all outside units is appropriately achieved. All existing walls and fences must be called out on the site plan as well.

Response: This has been added. See plans.

6C. Any rooftop or mechanical equipment and vents greater than eight inches in diameter must be screened.

Response: There are no mechanical equipment and vents on rooftop.

6D. 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, berms, 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.

Response: This has been corrected. See plans.

6E. 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.

Response: Acknowledged.

7. Landscaping Issues [Debbie Bickmire / 303-739-7261 / dbickmir@auroragov.org / comments in teal](#)

7A. Turn off one layer of topo to eliminate ghosting. Make sure all text is black and not screened.

Response: The unneeded layer of topo has been turned off. All text has been changed to black.

7B. Add a bar scale to all the sheets.

Response: A bar scale has been added to all sheets.

7C. Show all existing and proposed easements. Be sure to avoid encroachment.

Response: All existing and proposed easements have been shown, and any encroachment removed. The only easement is the proposed drainage easement

7D. Add more labels to clarify existing and proposed conditions and elements (ie.Fences).

Response: More labels have been added to clarify existing and proposed conditions.

7E. Buffer Table:

- Re-label northeast and west buffers using street names.
Response: Northeast and west buffers have been re-labeled using street names
- Required street buffers are 20 ft. wide, with 1 tree and 10 shrubs per 40 LF
Response: Buffer requirements have been corrected
- Required buffers adjacent to residential uses are 25 ft. side, with 1 tree and 5 shrubs

per 25 LF. Fifty percent of the trees must be evergreen.

Response: [Landscape residential buffer requirements have been corrected](#)

- Revise the quantities of required shrubs.

Response: [The quantities of required shrubs has been corrected](#)

- Show, label and dimension all required buffers.

Response: [All required buffers have been shown, labeled and dimensioned](#)

7F. Reconfigure the “future” parking lot so it does not encroach into the required landscape buffer.

Response: [The future parking lot has been reconfigured so it does not encroach on required landscape buffer](#)

7G. The building perimeter landscape requirement is the same for both the existing and new buildings, 1 tree per 40 LF. Please correct requirement for the gym building.

Response: [The building perimeter landscape requirement has been corrected for the gym building.](#)

7H. Add a note if tree or shrub equivalents are being used to meet a requirement and include the permitted ratios per Code Section 146-1426.

Response: [A note has been added for tree and shrub equivalents used, along with permitted ratios.](#)

7I. Plant List:

- Add plant quality totals.

Response: [plant quantity totals have been added.](#)

- Shade trees must have a 2½” caliper and ornamental trees must have a 2” caliper. Please revise.

Response: [Tree caliper sizes have been revised](#)

- Add a column and identify the water use rating for each plant.

Response: [A column for listing water use rating for each plant has been added](#)

7J. Add a turf Water Usage Table. The use of cool-season grass sod, seed, and seed mixtures that contain cool- season grass species shall be limited to not more than 33 percent site's total landscaped area (Sec. 146-1427).

Response: [The ground covering of the site contains areas of native grass and former sod now taken over by native grass, none of which is irrigated, and is used very little. In the proposed condition, even with the much larger area of the new building, the landscape/open space is still nearly 70% of the site. Given the expense and much larger required water usage to establish new sod or native grass, it is requested this 33 percent requirement be excused for the site](#)

7K. Note 11 on Sheet 4 references Areas A, B, D and F but they do not appear to be noted on the plans. Please add.

Response: [The reference to the areas has been removed](#)

7L. Is the fence shown along the south/southeast boundaries existing or proposed? It does not appear to align with the property line. Please clarify the fence status and location.

Response: [The fence crosses and re-crosses the property line. This has been noted on the plan](#)

7M. Label all existing and proposed hardscape, including retaining walls, fencing, brick walls, etc.. Include details for all new elements.

Response: [Existing and proposed hardscape, including retaining walls, fencing, brick walls, etc.. have been added along with details for all new elements](#)

7N. Show all existing (to remain) and/or proposed signage.

Response: [The existing \(to remain\) and/or proposed signage has been added](#)

7O. Please add plant quantities and leader lines to plan for all proposed landscape.

Response: Plant quantities and leader lines have been added

7P. Eliminate duplicate plant label abbreviations.

Response: Duplicate plant label abbreviations have been added

7Q. Provide shrubs in the large parking lot island (Section 146-1439).

Response: Shrubs have been added in the large parking lot island

7R. Where will trash be located? Trash must be screened by an enclosure or landscape. Please show or label.

Response: Trash enclosure now shown on site plan

7S. Landscape Notes:

- Soil preparation requires 4 CY per 1000 sf area. Please revise note.

Response: The soil preparation note has been revised to 4 cy/100 sf.

- There is no photometric plan showing freestanding light locations or details. Any freestanding lights must be shown on landscape plan.

Response: No free-standing lights are proposed as yet

7T. Include details for any proposed pole or building mounted lights.

Response: See above.

7U. Include details for edging and standard parking lot screening.

Response: Edging detail on landscape plan, parking lot screening on site plan

7V. Please note that a relocation of plants as stated in the note on the landscape plan would require a waiver request. Any waiver request, as suggested by the “non-code-sized landscape islands,” shall have a stated a hardship and justification for the plant relocation. Additionally, please note that oversized evergreens will not be sufficient mitigation if a waiver is needed. Relocation would involve specific quantities of plants as well as types.

Response: No plants are proposed to be relocated.

8.Addressing Cathryn Day / 303-739-7357 / cday@auroragov.org

8A. Use 3360 S Winston Street for new structure address.

Please provide a digital .SHP or .DWG file for GIS mapping purposes. Include the following layers as a minimum:

- Parcels
- Street lines
- Easements
- Building footprints (If available)

Please ensure that the digital file provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. These file can be e-mailed to me.

Response: DWG. File will be included with final submittal.

9.Civil Engineering Kristin Tanabe / 303-739-7852 / ktanabe@auroragov.org / comments in green

9A. Label existing street light on the western portion of the site along South Winston Street per redline comments.

Response: Existing street lights along Winston Street have been added

9B. Show proposed retaining wall as shown on grading plan.

Response: Proposed retaining wall is called out on each sheet and a standard detail has been added to the detail sheets.

9C. Label proposed sidewalk and provide as well as show directional ramps.

Response: Proposed sidewalks have been labeled and directional ramps have been shown.

9D. If there is a fire lane, show “no parking”/ “fire lane” signs.

Response: No parking fire lane sign shown on site plan.

9E. Curb returns with directional ramps are required for parking lot access points with greater than 20 spaces. Please show these on both the western and northern access points.

Response: Curb returns with directional ramps have been added to the plan set.

9F. Show existing and proposed stop signs.

Response: Proposed stop signs have been added to the plan set and existing are shown.

9G. Label the access movements on the site plan.

Response: Access movements have been labeled on site plan.

9H. The detention pond needs to be in a drainage easement.

Response: The detention pond has been enclosed in a drainage easement

9I. Clearly label all existing and proposed features.

Response: All existing and proposed features have been labeled.

9J. Show proposed curb and gutter as need in the parking lot.

Response: Proposed curb and gutter have been shown in the parking lot as needed.

9K. Please label what the shaded areas are on the grading plan.

Response: The shaded areas have been identified.

9L. Note that there is a maximum of a 4% slope when sloping down toward public right-of-way.

Response: Comment noted.

9M. Hand rails are required on ramps with a rise of greater than 6”. The U.S. Access Board recommends maximum slopes of 7.5% to allow for variances during construction.

Response: Adjustments will be made in final design.

9N. Please address how flow will enter the detention pond at the northwestern corner of the site if a curb is present. Do you expect flow to pond in the parking lot and then overtop in the detention pond?

Response: There is curb and gutter, and a curb cut is planned.

9O. Label slopes and please note that there is a 2% maximum in all directions at handicap spaces.

Response: Slopes are labeled and kept to 2% maximum in all directions at handicap spaces.

9P. Label all retaining walls and provide details regarding materials and dimensions.

Response: All retaining walls have been labeled and details regarding materials and dimensions added.

9Q. Add a note on the grading sheet indicating whether the drainage facilities are public private and who will maintain them.

Response: A note has been added to the grading plan re: public or private facilities and who will maintain them.

10. Traffic Engineering Victor Rachael / 303-739-7309 / vrachael@auroragov.org / comments in yellow

10A. Add stop signs (R1-1) on the both access points. In addition, include sign legend on this sheet with sign sizes per MUTCD.

Response: The stop signs have been added to access points and legend

10B. Upgrade existing handicap ramp to meet current ADA requirements.

Response: Handicap accessible route has been upgraded to current ADA requirements.

10C. Show residential driveways across Greenwood Drive per pre-app comments.

Response: Residential driveways have been shown.

10D. Show sight triangles on the landscape plan per COA STD T-13.1 (applies to all driveways). Any proposed plants in the triangle must comply with City required vertical requirements. Up size/revise plants as necessary.

Response: Sight triangles have been added to the plan and plant sizes brought into compliance.

Add note as well.

Response: Comment unclear. Sight triangles called out

11. Life Safety/Building Neil Wiegert / 303-739-7613 / Nwiegert@auroragov.org / comments in blue

11A. Building permit submittal will be reviewed to the 2015 International Codes and the 2014 National Electric Code (NEC).

Response: Duly noted.

11B. Replace Note 4 with the following, “accessible exterior routes” shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to 60% of the accessible building entrances they serve. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route. The accessible route must be located within a sidewalk. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36” and shall be painted with white stripes. The City of Aurora enforces handicapped accessibility requirements based on the 2015 International Building Code, Chapter 11, and the International Code Council (ICC) A117.1-2009.”

Response: Accessible interior routes note has been added.

11C. Replace Note 9 with the following, “All building address numbers shall comply with the Aurora City Code, Section 126, Article VII -numbering of buildings.”

Response: Note has been added.

11D. Add the following notes as well, “17. Illumination within the site must comply with the 2015 international building code requirement from section 1006 - means of egress illumination. Section 1006. Illumination required: the means of egress, including the exit discharge, shall be illuminated at all times the building is occupied. Section 1006.2 illumination level. The means of egress illumination level shall not be less than 1 foot-candle (11 lux) at the floor level, and continuing to the "public way".

Response: Note has been added.

18. The 2015 International Fire Code (IFC), section 510, requires all buildings to be assessed for adequate Emergency Responder Radio Coverage (ERRC). At the time the structure is at final frame and final electrical inspections, the general contractor (GC) will be required to hire an approved and qualified independent 3rd party to assess the radio frequency levels within the structure. Once completed, the 3rd party will provide the results of the test to both the GC and the Aurora Building Division as to whether the structure passed or failed the preliminary radio surveillance. A structure that has passed this surveillance requires no further action by the GC. A failed radio surveillance will require a licensed contractor to submit plans to the Aurora Building Division to obtain a building permit for the installation of an ERRC system prior to installation. This assessment and installation is at the owner's or developer's expense. Future interior or exterior modifications to the structure after the original certificate of occupancy is issued will require a reassessment for adequate radio frequency coverage.

Response: Acknowledged.

19. Fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations shall be submitted and approved with the civil plans, "signage and striping" package. This sign package shall include all other signs as required by other city departments."

Response: Acknowledged.

11E. In the Site Data Block, include the 2015 International Building Code occupancy classification and the construction type of the structure proposed to be built with this site. In addition, include if the building is required to be constructed with or without an automatic sprinkler system. Please note that there are additional impacts depending if the structure is a non-sprinkled or sprinkled building. See notes on Sheet C3 (fire hydrants and other sprinkler-protection requirements).

Response: Site data block has been updated to show required information.

11F. Please note that an approved fire lane easement shall be provided to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building. There shall be no encroachments of curbs, landscaping materials, fences, gates or any other encroachments into roadways that are dedicated (or designated) as fire lane easements (or corridors).

Response: Fire lane easement has been added to the plan set.

11G. Indicate if "3360" street address number will be provided on a monument sign, or on the building elevations fronting primary site arrival point(s). Use minimum 8" high characters typically for the monument sign. Use minimum 8" high characters if on the primary building elevation.

Response: 3360 has been added to the street side of gymnasium. See plans.

11H. Provide a label and a square symbol with an "X" inside the square to show the location of a Knox box adjacent to the front main entrance doorway to the building.

Response: This has been corrected. See plans.

11I. Show the location of any trash dumpsters on the site plan (dumpsters with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines. Dumpsters within sprinkler-protected buildings area allowed.)

Response: This has been corrected. See plans.

11J. Show the accessible route of travel on the site plan with a heavy dashed line. Accessible exterior routes shall interconnect the public sidewalks of the adjacent public street with:

- All buildings within this site
- All common site elements and amenities - i.e. trash enclosures, mail kiosks, playground
- The accessible parking spaces
- Extend the accessible route of travel into, and the length of, the access aisles adjacent to the accessible parking stalls
- Accessible passenger loading zones
- At least 60% of the accessible public building entrances they serve
- To at least two accessible means of egress (where more than one means of egress is required)

contain the curb ramp and shall be painted with white stripes. Minimum width is 36".

Response: This has been corrected. See plans.

11L. Utilize the 2015 International Fire Code, Appendix B & C in order to determine the fire flow, number of the fire hydrants and spacing requirements for the structures within this site. (Note: per IFC Table B105.1(2), fire flow and flow duration requirements are based on type of construction and building area.)

Response: A fire hydrant has been added as per IFC standards.

11M. If this is a non-sprinkled building, it appears that an additional fire hydrant may be required by these tables.

Response: Fire hydrant has been added. See plans.

11N. If the next submittal shows this to be a sprinkler-protected building, compliance with the following shall be required:

1. All fire sprinkled buildings require a fire department connection on the front main entrance side or street side of the building. The fire department connection (FDC) must be located within 100 ft. of an available fire hydrant. This device must be fully visible and recognizable from the street or nearest point of fire department apparatus accessibility, and shall be located and arranged so that hose lines can be attached to the inlets without interference from nearby objects, including buildings, fences, posts, or other fire department connections. Provide a symbol and label for the fire department connection (FDC). The FDC must be equipped with approved knox hardware caps. Label the fire department connection as "FDC W/APPROVED KNOX PLUGS".
2. All fire sprinkled buildings require an on-site fire protection water line to serve the building's automatic fire sprinkler system. The fire line must be supplied by a separate tap on the street's water main and must be supplied by a looped system from the street. The fire line must be shown being stubbed out at 5' from the exterior wall of the fire sprinkled structure. Example for water line label: 6" FIRE LINE DIP (PRIVATE).
3. Large building structures must install an exterior door leading directly to the sprinkler riser. The door shall be located near the building fire department connection. This is required in order to expedite the direct manual control by the aurora fire department over the fire sprinkler system in the event of system activation.
4. Provide door location and label as: "FIRE RISER ROOM WITH MINIMUM 42" WIDE PAVED SURFACE ACCESS TO DOOR"

Response: Building shall not be fire sprinkled.

11O. The Landscape Plan shall show and label the locations of existing and new:

- Fire hydrants
- Fire department connection (FDC). Provide a symbol and label within the label reading as "FDC W/APP'D KNOX PLUGS." The FDC must be accessible using a minimum 42" wide paved surface (if applicable).
- Fire riser and exterior door with minimum 42" wide paved surface access to door (if applicable)
- Fire land easements
- Knox box symbols and labels must be reflected within the legend and/or on the plan 11P. Delete note #10 and add the following Fire Life Safety landscape notes on Sheet 4:

Response: Acknowledged.

"12. Landscape material placement shall not be placed or kept near fire hydrants, fire department inlet connections or fire protection control valves in a manner that would prevent such equipment or fire hydrants from being immediately discernible. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or hydrants.

Response: Acknowledged.

13. A 5-foot clear space shall be maintained around the circumference of fire hydrants.

Response: Acknowledged.

14. Landscaping material shown within the site plan cannot encroach into roadways that are dedicated (or designated) as fire lane easements (or corridors)."

Response: Acknowledged.

11Q. Coordinating with the utility plan comments, the exterior elevations shall show and label the locations of:

- Fire Department Connection, “FDC WITH APPROVED KNOX PLUGS” (if applicable)
- Fire riser room with permanently affixed “FIRE RISER ROOM” sign detail on the exterior door (if applicable)
- Knox box(es) mounted 4-6 feet above the finished grade

Response: Knox box is shown on the main entry elevation. See plans and elevations.

12. Aurora Water Steven Dekoski / 303-739-7490 sdekoski@auroragov.org/comment in red.

12A. Label 12” CIP water main in Winston Street and 6” CIP water main in Greenwood Drive.

Response: 12” CIP water main in Winston Street and 6” CIP water main in Greenwood Drive have been labeled.

12B. Verify locations of service lines and correctly show the water and sewer services.

Response: Service lines shown correctly on plans.

12C. Please note that water meter pit must be located in a landscaped area, within an easement, 2’ from any concrete. Show the existing location of the ¾” meter pit, and proposed new location, if there is a conflict with the proposed parking lot. A water fixture unit table will be required to determine if the existing water meter will be able to serve the new building. If the meter is to be upsized, then the existing water tap must be disconnected and capped at the main.

Response: Existing water meter location shown on plan set. No change is proposed to existing meter location or service size.

13. Forestry Jacque Chomiak / 303-739-7178 / jchomiak@auroragov.org / comments in purple

13A. There will be three trees impacted by development of the New Gate Church Youth Center. Below is the list of those trees and the required mitigation. Due to the condition and species of trees on the site, relocation is not an option. Any tree that is removed from this site should either be replaced within the landscape or be mitigated through payment to the Tree Planting Fund.

Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual.

Parks, Recreation & Open Space Dedication and Development Criteria manual. These notes should be included on this plan.

Response: New tables and information provided.

13B. Also, please show a tree mitigation chart on the landscape plan taken from the Landscape Manual pages 13 and 14. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

The caliper inches that will be lost are 30”, but only 15” would be required for planting back onto the site. The mitigation value is \$3,183.00.

NOTE: Mitigation values based on International Society of Arboriculture’s Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

Response: Acknowledged.

TREE #	SPECIES	DIAMETER	BASIC VALUE	SPECIES VALUE	CONDITION VALUE	LOCATION VALUE	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Honeylocust	14	\$8,132.48	75%	60%	60%	\$2,195.77		8
2	Honeylocust	8	\$2,741.49	75%	40%	60%	\$493.47		3
3	Honeylocust	8	\$2,741.49	75%	40%	60%	\$493.47		3
Total		30	\$13,615.46				\$3,182.71		15

14. Real Property Darren Akrie / 303-739-7331 / dakrie@auroragov.org / comments in magenta 14A. See the Red Line (magenta) comments for the change to the site plan.
14B. Add and label all the existing easements including those that are off-site.

Response: Easements on and off-site have been labeled.

14C. Lot lines and/or plat boundary lines shall be shown with a heavy, solid line. Around the perimeter of the plat boundary or lot lines, show dimensions, bearings and curve data. This data must match the recorded or proposed subdivision plat information.

Response: Lot lines are shown with a heavy line. Dimensions, bearings, and curve data included.

13. Xcel Energy

Right of Way & Permits 1123 West 3rd Avenue Denver, Colorado 80223

Telephone: 303.571.3306

Facsimile: 303. 571.3524 donna.l.george@xcelenergy.com

November 28, 2016

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

Aurora, CO 80012

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

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for New Gate Church Youth Center. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the subject property, and requests they be shown on the plans, particularly where there are planned trees along Greenwood Drive near the gas main.

The property owner/developer/contractor must contact the Builder's Call Line at 1-800-628-2121 or <https://xcelenergy.force.com/FastApp> (register so you can track your application) and complete the application process for any new gas or electric service, or modification to existing facilities. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

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.

Should you have any questions with this referral response, please contact me at 303-571-3306.

Donna George

Contract Right of Way
Referral Processor Public

Service Company of Colorado

Respectfully,

Ugljesa Janjic
Principal

LEGAL DESCRIPTION

TRACT B, MEADOWOOD FILING NO. 1

REQUIRED SITE PLAN NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.

2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.

3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS 'SERVICE/EMERGENCY AND UTILITY EASEMENTS' AND SHALL BE POSTED 'NO PARKING - FIRE LANE.'

4. ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36", AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE 'ACCESSIBLE EXTERIOR ROUTES' SHALL COMPLY WITH U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I. 117.1. (NOTE TO APPLICANT: PLEASE SEE EXHIBIT B UNDER THE DEVELOPMENT DESIGN STANDARDS SECTION OF THIS GUIDEBOOK FOR ITEMS TO BE SHOWN ON A SITE PLAN.)

5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.

6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

7. ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES.

8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.

10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.

11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.

12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.

13. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.

14. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.

15. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.

16. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.

ARCHITECT

UGLIESA JANJIC ARCHITECTURAL IN COLLABORATION WITH CITI DESIGN CONSULTING, INC. 7317 MOUNTAINEEKER ROAD LONGMONT, CO 80505 303 551 4528 UGLIESAJANJIC@GMAIL.COM

Notes have been added.

Add the following notes: 17. ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE 'PUBLIC WAY'. 18. THE 2015 INTERNATIONAL FIRE CODE (IFC), SECTION 510, REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER'S OR DEVELOPER'S EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE. 19. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE SUBMITTED AND APPROVED WITH THE CIVIL PLANS. 'SIGNAGE AND STRIPING' PACKAGE. THIS SIGN PACKAGE SHALL INCLUDE ALL OTHER SIGNS AS REQUIRED BY OTHER CITY DEPARTMENTS.

CIVIL ENGINEER

AFFINITY ENGINEERING 7887 E BELLEVUE AVENUE, SUITE 1100 ENGLEWOOD, CO 80111 1-719-232-5055 SHELDON@AFFINITY-ENGINEERING.COM

ARCHITECT

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LANDSCAPE ARCHITECT

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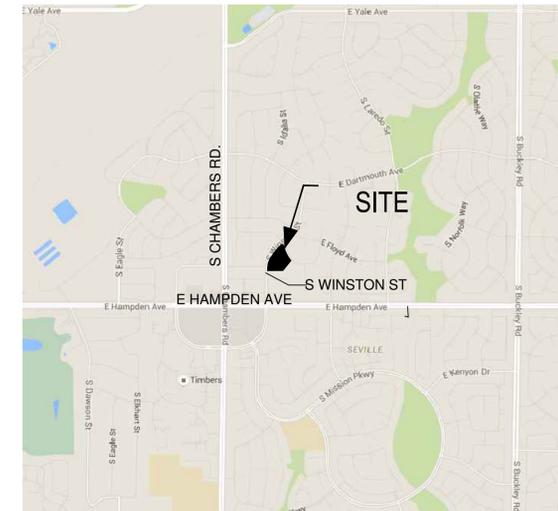
DEVELOPER

HANNAH GUAN NEW GATE CHURCH 3350 S WINSTON ST. AURORA, CO 80013 HIGUAN87@YAHOO.COM

NEW GATE CHURCH YOUTH CENTER

SITE PLAN Revised

TRACT B, MEADOWOOD FILING NO. 1 NEW GATE CHURCH GYM ADDITION A PORTION OF THE SW 1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



AFFINITY ENGINEERING

7887 E. Bellevue Avenue, Suite 1100 Englewood, Colorado 80111 719-232-5055 Telephone 1-866-255-2898 Facsimile Sheldon@Affinity-Engineering.com

SHEET INDEX

- SHEET 1 COVER SHEET
SHEET 2 SITE PLAN
SHEET 3 GRADING AND UTILITY SCHEMATIC
SHEET 4 LANDSCAPE PLAN
SHEET 5 LANDSCAPE NOTES AND DETAILS
SHEET 6 BUILDING ELEVATIONS
SHEET 7 BUILDING ELEVATIONS

Sheet numbers are not on every sheet.

Include photometric plan

Sheet index and pages have been revised.

Photometric plan included.

Note has been revised.

OWNER'S SIGNATURES

NEWGATE CHURCH YOUTH CENTER

LEGAL DESCRIPTION: SEE ABOVE

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS LOCATIONS AND LIMITATIONS SET FORTH HEREIN.

IN WITNESS THEREOF, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS DATE OF AD 2016.

BY (PRINCIPALS OR OWNERS) CORPORATE SEAL

STATE OF COLORADO JSS COUNTY OF JSS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF AD 2016, BY (PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC) NOTARY SEAL

MY COMMISSION EXPIRES: NOTARY BUSINESS ADDRESS:

CITY OF AURORA APPROVAL

PLANNING DIRECTOR: DATE:

PLANNING COMMISSION: (CHAIRPERSON) DATE:

CITY COUNCIL: (MAYOR) DATE:

ATTEST: (CITY CLERK) DATE:

DATABASE APPROVAL DATE:

RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF COLORADO AT O'CLOCK M, THIS DAY OF AD, 2016. CLERK AND RECORDER: DEPUTY:

VICINITY MAP NOT TO SCALE

In the Site Data Block include the 2015 International Building Code occupancy classification and the construction type of the structure proposed to be built within this site, and if the building is required to be constructed with or without an automatic sprinkler system.

Data block has been revised to include required information.

Include FAR of the proposed building.

Information has been provided.

Provide building height of the existing as well as proposed building

DATA BLOCK

Table with 2 columns: Category and Value. Includes: LAND AREA WITHIN PROPERTY LINES (3.04 AC. (132,505 SF)), BUILDING HEIGHT (35' 8"), TOTAL BUILDING COVERAGE AND GFA (13,500 S.F. (10.19%)), etc.

The maximum building height of a structure in a R-1 zone is 35'. Please modify your proposed building to meet this requirement.

Maximum height is stated as 35'.

Does not add up to 100%. Please fix.

Revised.

Include required bicycle spaces in this table.

Data block has been revised to include required information.

There are additional impacts whether this is a non-sprinklered or sprinklered building. See notes on Sht. C3 re: fire hydrants and other sprinkler-protection requirements.

Data block has been revised to include required information.

Provide existing sign area and number

Data block has been revised to include required information.

PARKING CALCULATION

Table with 5 columns: BUILDING, AREA, RATIO, TOTAL STALLS REQUIRED, TOTAL STALLS PROVIDED. Includes: MAIN BLDG (6,500 SF, 1/4 OCC, 45 stalls), GYMNASIUM (11,900 SF, 1/4 OCC, 10 stalls).

Provide maximum occupancy here instead of area

Data block has been revised to include required information.

Include bicycle parking calculation here. 3% for provided parking spaces.

Data block has been revised to include required information.

AMENDMENTS



PROJECT: 3350 S. WINSTON ST. AURORA, CO 80013

CLIENT:

SHEET:

REFERENCE DATE: 01-30-13 ISSUED 01-30-13

ENGINEER OF RECORD:



CONTACTS: For design questions regarding these plans and specifications contact the Project Manager: Sheldon Smith Telephone: 719-232-5055 Facsimile: 1-866-255-2898 Email: Sheldon@Affinity-Engineering.com

COVER SHEET SHEET 1 JULY 15, 2016