

February 20, 2018

Ms. Sara Ullman
Planning and Development Services
City of Aurora
15151 East Alameda Parkway
Suite 2300
Aurora, Colorado 80012

Re: St. Michael the Archangel Catholic Church Addition
Case No. 1988-6012-02
Aurora, Colorado
Eidos Project No. 17001

Dear Ms. Ullman:

Following are our responses to the initial submission review comments for the project at St. Michael the Archangel Catholic Church, Aurora Planning Department Case No. 1988-6012-02

Planning Department Comments

1. Completeness and clarity of the Application.
 - Formatting of Site Plan

Response: We have reformatted the project submittal sheets to include the original 1988 cover sheet as requested. We have then added a second sheet including the amendment information, which covers the amended site data block and City of Aurora Site Planning Notes.

- Site Detail Sheet

Response: We have revised our sheets to compile all of the site details onto a separate detail sheet. Please note that the retaining wall and trash enclosure on site are existing. We are not providing details for these items.

- Neighborhood Notification

Response: We will continue to work with the church and neighbors on notification procedures for the project.

2. Zoning and Land Use
 - Phillips 66 Gas Line Easement

Response: We have added a note to the site plan drawings regarding the approval of the construction of the project within the setback for the Phillips 66 gas line easement. This approval letter is also attached to this response letter for reference.

- Sheet 2

Response: We have relabeled the adjacent residential zone districts as requested.

3. Urban Design and Architecture

- Sheet 5

Response: We have revised the Landscape Plan to accurately indicate the approved landscaping plan and have added a landscape island in the south end of the proposed parking lot area and added the bio-swale area to the drawings for reference.

- Sheet 6

Response: Building height information is included on the elevation drawings. No proposed wall signs are being included as part of the project and we have added the rooftop mechanical screens to the equipment on the roof of the addition. Information about these screens is included on the detail sheet.

4. Parking and Circulation

- Sheet 3

Response: The parking space layout has been revised to provide the 19' x 9' parking spaces (includes a curb overhang) and dimensions have been added to the plan.

5. Technical Issue

- Sheet 2

Response: Existing fence material and heights have been labeled on the plans and we have also included the label and dimension information for the monument sign and fire lane.

- Sheet 3

Response: We have removed the bicycle and pedestrian easement labeling and labeled the other easements on the plans.

- Sheet 4

Response: We have labeled the fire lane on the Utility and Grading Plan.

- Sheet 7

Response: We have revised the Photometric Plan to be more legible.

6. Landscaping

Response: We have included landscaping for the building addition only. Per directions from the Forestry Department, it is not required to recalculate the entire existing building with the calculations.

Response: A parking lot island was added on the south side of the parking area to the west of the addition. Because this island is within the Phillips 66 gas line easement we are not including any large trees to be planted in this area.

7. Civil Engineering
- Drainage Letter

Response: The drainage letter is included for City review and was part of the civil engineering construction drawings submittal.

- Sheet 2

Response: Labels for the detention pond were added as requested. The street light details are included on Sheet 7 in the drawing package.

- Sheet 4

Response: Dimensions and notes regarding the drainage and slopes have been added as requested.

8. Building and Life Safety
- Sheet 1

Response: The City of Aurora's Standard Site Plan Notes have been updated and we have also updated the site data block to include the correct building information.

- Sheet 2

Response: We have delineated the accessible route around the site.

- Sheet 3

Response: We have revised the building construction type to eliminate the fire sprinklers. This will eliminate the requirement for a fire hydrant and FDC connection.

- Sheet 4

Response: The approval letter from Phillips 66 to construct within the setback of the gas line easement is attached to this letter for reference.

- Sheet 6

Response: We have added a knox box to the west entrance of the addition and noted the existing knox box locations as well.

9. Real Property
- Sheet 1

Response: We have revised the City of Aurora's Standard Site Plan notes.

- Sheet 2

Response: We have revised the notes to the plans as indicated and attaching the approval letter from Phillips 66.

- Sheet 3

Response: We have revised the notes as requested.

- Sheet 4

Response: We have revised the notes and drawings as requested.

10. Traffic
- Sheet 2

Response: We have added the existing stop signs to the site plan.

- Sheet 5

Response: We have indicated the site triangles for the parking lot driveways out to the street on the site plan.

11. Utilities
- Sheet 4

Response: Utility construction drawings have now been submitted to City Engineering for review including the fixture unit table and information regarding service taps.

12. Forestry

Response: We have added the existing trees to the site plan that were missing. We are not intending to remove any existing trees with the new proposed development

13. Parks Department
- No Comments

Ms. Sara Ullman
February 20, 2018
Page 5

We hope that the above responses to your comments, along with the revised Site Plan drawings address the concerns and comments from the City of Aurora's staff regarding the Site Plan Amendment for St. Michael the Archangel Catholic Church. If you have additional questions or need other clarifications, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, reading "Lori M. Hanson". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Lori M. Hanson
Senior Associate
Project Architect

LMH:dlk
enclosures

Chad M. Polak
Advisor
Real Estate Services



PHILLIPS 66
Denver Terminal
3960 East 56th Avenue
Commerce City, CO 80022
Phone 303-376-4363

January 22, 2018

Lori Hanson
Eidos Architects
5400 Greenwood Plaza Blvd.
Greenwood Village, CO 80111

Dear Ms. Hanson,

In follow up to your email request, after reviewing the proposed drawings from November 2016, Phillips 66 (P66) approves of the work that St. Michael's Catholic Church is looking to do within the identified setback location as identified in the 1988 ROW contract recorded in Book 5394 Page 217 in Arapahoe County, CO.

If there are any modifications outside of what has been identified, P66 will need to review any updates. For any future build out that may take place within the identified setback location, P66 will need to review each project separately.

If there are any additional questions, please call me to discuss.

Sincerely,

Sincerely,

A handwritten signature in blue ink, appearing to be "C. Polak", written over a light blue horizontal line.

Chad M. Polak