

March 30, 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 second submission review comments dated March 6, 2018 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.
 - Sign Area
Response: We have revised the allowable sign area as indicated.
 - Accessible Route
Response: We have added the accessible route to the parking spaces.
 - Zoning Label
Response: We have added the zoning label as requested.
 - Monument Sign
Response: The new monument sign has a light recessed under the cap of the top of the sign to provide downlight on the face of the sign only. No spot lights or flood lights are intended. Notes for lighting have been added to the monument sign detail drawing.
 - Sidewalk Consistency
Response: We have updated all plans to have consistent backgrounds.
 - Mechanical Unit Screens
Response: We have added dimension and location information to the screen detail.
 - Existing Storage Sheds
Response: We have added labels to the existing storage sheds as requested.
 - Stair Consistency
Response: We have updated all plans to have consistent backgrounds.

- Neighborhood Notification

Response: We will continue to work with the church and city on providing notification procedures for the project at the appropriate time prior to construction.

2. Landscaping

- Phillips 66 Gas Line Easement

Response: We have added the gas easement to the landscape plans.

- Landscaping in Parking Islands

Response: We have added additional landscaping and trees to the parking islands.

- Shrubs

Response: We have labeled the shrubs on the plan.

Referral Comments from other Departments

3. Civil Engineering

- Sheet 3

Response: Two light pole details are included because we have light poles in the parking lot and a light pole that is part of the street lighting. Street light poles are included in the civil cd package and not with the site plan amendment.

- Sheet 4

Response: The water quality pond has been labeled as 'private'.

- Sheet 5

Response: The grading has been updated at the swale. A sidewalk was added for swale access and the maintenance path is indicated on the drawings. Side slopes for the swale and the easement have been added.

- Sheet 6

Response: The site plan backgrounds have been updated.

4. Building and Life Safety

- Sheet 3

Responses: After discussions with John Van Essen, a 10' turn radius for the fire truck was acceptable.

We have added the Phillips 66 approval letter to the sheet.

We have added the accessible route to the sheets

- Sheet 4

Response: After discussions with John Van Essen, a 10' turn radius for the fire truck was acceptable.

- Sheet 5

Response: The existing knox box was labeled on all sheets

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- Sheet 7

Response: The signs have been added to the civil cd submittal in addition to the site amendment set.

- Sheet 8

Response: The knox box symbol was added.

- Sheet 9

Response: We have added the accessible route to the photometric plan. Please note this photometric plan does not account for the street lights in the calculations.

5. Real Property

- Monument Sign

Response: We have moved the location of the new monument sign to be outside the easement. Also we have relocated the existing shed on site to be outside the existing easement.

6. Traffic

- Sheet 6

Response: We have updated the sight triangles. Spelling has been corrected.

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,



Lori M. Hanson
Senior Associate
Project Architect