



Planning Division
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April 11, 2018

Lori Hanson
5400 Greenwood Plaza Boulevard
Greenwood Village CO, 80111

**Re: Third Submission Review – SAINT MICHAEL THE ARCHANGEL PARISH– MINOR
SITE PLAN AMDT**

Case Number: 1988-6012-02

Thank you for your third submission, which we started to process on April 2, 2018. We reviewed it and attached our comments along with this review 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.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before April 20, 2018.

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 303-739-7249.

Sincerely,

Sara Ullman, Planner I
City of Aurora Planning Department

cc: Margee Cannon, Neighborhood Liaison

Filed: K:\\$MA\2017 MAs\1988-6012-02Saint Michael the Archangel Parish\Rev3



Third Submission Review

SUMMARY OF COMMENTS

- The street light must meet city standards regarding height and illumination.
- Please begin the easement dedication process for the drainage easement. This easement must be shown on the site plan sheets as well as the civil construction drawings.
- A tree protection detail must be shown on the sheet 6 of the site plan.
- Comments from Real Property have not been received as of 4/10/2018. The applicant must follow up directly with Darren Akrie and Maurice Brooks. Please include your Case Planner on all correspondence.

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- As per the second review letter, please label the zoning to the south of the subject property.
- Please correct the spelling of “sight triangle”. See redline comment on the landscape plan.
- It is suggested that solar landscape lighting be installed to provide additional light in the darker areas of the site. These treatments do not need to be indicated on the site plan.
- Neighborhood Notification. As per previous correspondence with the applicant, staff encourage the applicant to notify adjacent property owners and neighborhood groups prior to beginning construction. Please coordinate with Neighborhood Services (Margee Cannon/ mcannon@auroragov.org/ 303-739-7287) to obtain an updated list of addresses for registered neighborhood groups within one mile of the property. Prior to mailing notification, it is recommended that you speak with Planning and Neighborhood Services to go over any remaining questions.

2. Landscaping (W. David Barrett / (303) 739-7133 / wbarrett@auroragov.org)

No additional comments at this time.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Janet Bender / 303-739-7512 / jbender@auroragov.org / Comments in green)

Sheet 3

- Per 4.10.6.05.01, street lights shall be 30' height (civil plans show 35 and will need to be updated) LED cobra head galvanized pole (standards have watts, but light shall be LED the lumens 14,000).

Sheet 5

- Please contact Maurice Brooks 303-739-7294 to start the process by separate document.
- Per first and second review, a drainage easement is required for the water quality pond /swale. Easement shall extend into the public ROW (it can be a layer on top of firelane easement but is a separate easement). The easement must be shown on the site plan and in the civil construction plans.
- Please show the maintenance access location for WQ pond.

4. Building and Life Safety (John Van Essen / 303-739-7489 / jvanesse@auroragov.org)

No additional comments at this time.

5. Real Property (Darren Akrie / (303) 739-7331 / dakrie@auroragov.org and Maurice Brooks / (303)739-7294 / mbrooks@auroragov.org)

Comments have not been received as of 4/10/2018. The applicant must follow up directly with Darren Akrie and Maurice Brooks. Please include your Case Planner on all correspondence.

6. Traffic (Victor Rachael / (303) 739-7309 / vrachael@auroragov.org)

Please ensure “sight” triangle is correctly spelled on sheet 6.



7. Utilities (Vern Adams / (303) 739-4324 / vadam@auroragov.org)

No additional comments at this time.

8. Forestry (Rebecca Lamphear / rlamphea@auroragov.org / 303-739-7139)

A tree protection detail from the Parks, Recreation, and Open Space design and development criteria needs to be included on sheet 6 of the site plan. This detail can be found at the link to the [Parks, Recreation & Open Space Dedication and Development Criteria manual](#).