

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012



5/21/2019

Dennis Haberkorn  
Archdiocese of Denver  
1300 S Steele St  
Denver, CO 80210

**Re: Second Submission Review – Queen of Peace Catholic Parish – Site Plan Amendment**  
Application Number: **DA-1165-03**  
Case Number: **1988-6042-06**

Dear Mr. Haberkorn:

Thank you for your second submission, which we started to process on Thursday, May 2, 2019. We reviewed it and attached our comments along with this cover letter. While there are a few issues remaining, the project can now proceed to Planning Commission for approval. Your Planning Commission hearing date is now set for Wednesday, June 12, 2019. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

After Planning Commission proceedings are finished, we will address the remaining comments through Technical Reviews. As with previous submittals, include a cover letter specifically responding to each item in this letter when you make your first Technical Submittal. 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. Assuming all issues are resolved after your first technical review, you can then submit your final Site Plan and Plat Mylars for recordation.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7112.

Sincerely,

Christopher Johnson, Planner I  
City of Aurora Planning Department

cc: Joseph Wilson, Sterling Design Associates LLC  
Scott Campbell, Neighborhood Liaison  
Mark Geyer, ODA  
Filed: K:\SDA\1165-03rev2.rtf



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please submit a digital addressing file.
- Continue working with Public Works on the Preliminary Drainage Report.
- Begin all necessary easement release and dedication processes as soon as possible.
- Review proposed tree mitigation plantings.
- Address remaining formatting comments in Technical Submittals.

### PLANNING DEPARTMENT COMMENTS

#### **1. Addressing** (Phil Turner / 303-739-7271 / [pturner@auroragov.org](mailto:pturner@auroragov.org))

1A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

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

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area.

**RESPONSE:** The process of developing a preliminary digital addressing CAD file has started and has been submitted in a separate email correspondence.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **2. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

##### Sheet 1

2A. The site plan will not be approved by Public Works until the preliminary drainage report is approved.

**RESPONSE:** Duly Noted.

##### Sheet 2

2B. Label the updated curb ramps. Refer to City of Aurora standard detail.

**RESPONSE:** Curb Ramp labels has been updated.

##### Sheet 3

2C. The minimum slope away from the building is 2% for 10'. In order to meet ADA requirements, list the slope in the indicated areas as a minimum 1.5%-1.7%.

**RESPONSE:** Slopes away from the building in the impervious areas noted have generally been revised to meet the 1.5% to 1.7% minimum as requested. Stoop, walk, stair and ramp configurations constrain design in several specific locations to slopes less than these minimums, but still allow provision of adequate industry standard slopes to convey runoff away from the building. Separate correspondence with detailed grading design and explanations has been provided to city staff.

#### **3. Fire / Life Safety** (Will Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

##### Sheet 1

- Please include “2015 IBC” to Construction Type and Occupancy Classification in the Data Table.

**RESPONSE:** FDC and Knox Boxes have been added to the elevations per the 2nd Round Comments. An updated pdf was provided with these updates titled: QoP-Arch Elevations-color-2019-05-01.pdf.

##### Sheet 4

- Is there a second fire service line in the indicated location? If so, please provide a leader line and



identify any associated FDC.

**RESPONSE:** There is no second fire line service. Label has been removed.

**3C. Architectural Elevations**

- Identify the FDC and Knox Box on the building elevations. Use a Y symbol and label "FDC with approved Knox Caps." for the FDC, and identify the Knox Box as an X within a box symbol and label with the following example: "Knox Box."

**RESPONSE:** FDC and Knox Boxes have been added to the elevations per the 2nd Round Comments. An updated pdf was provided with these updates titled: QoP-Arch Elevations-color-2019-05-01.pdf.

**4. Real Property** (Darren Akrie / 303-739-7331 / [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / Comments in magenta)

4A. Start the easement dedication process by separate document with Andy Niquette as soon as possible. The portions of the PSCO easements (Book 2304, Page 114) encroaching into the building need to be released so they do not violate City Code regarding "No building structures may encroach into any easement." The easement dedications and releases must be complete prior to final approval.

**RESPONSE:** The process with Easement Dedication has started with Andy Niquette. The process of releasing the easement encroaching into the building has started with Xcel Energy.

**5. Forestry** (Rebecca Lamphear / 303-739-7139 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in magenta)

5A. The City of Aurora will not permit the planting of mitigation trees larger than 3" caliper. Please adjust tree mitigation table accordingly.

**RESPONSE:** The chart has been revised to 3" Cal max. Calculations has been updated to put the Ash Trees back onto the plan and not part of the tree mitigation process.

Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. 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.

**RESPONSE:** The chart has been added to the Landscape plan.

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 shall be added to the plan.

**RESPONSE:** These notes have been added to this sheet.