

June 2, 2021

City of Aurora
Planning and Development Services
Todd Hager, Planner II
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303-739-7250

RE: Second Submission Review - Ent Credit Union at Seven Hills Plaza - Conditional Use & Site Plan with Adjustments

Application Number: DA-1097-13
Case Numbers: 1983-6087-36; 1983-6087-37

Dear Mr. Hager,

Thank you for providing comments on the Initial review of the subject project. Below are responses to the comments received from staff in a letter dated May 18, 2021 as part of our 2nd Site Plan review. The comments received in the staff comment letter are below with our responses in **bolded dynamo**.

Planning Department Comments

1. Zoning and Land Use Comments – (Todd Hager – 303-739-7112)

1A. There needs to be an Adjustment Block for the 60% parking frontage. My apologies I did not include that with the 1st review. Please have a slimmed down version of the criteria answers from Section 5.4.4.D. of the UDO that is in the letter of introduction. Please include the adjustment request and justification on the first page of the plan set.

Response: An adjustment block has been added to the cover sheet of the plan set describing the criteria that is being adjusted and its justification.

1B. Remove the label “Preliminary Not for Building Not for Construction” on all sheets.

Response: Label has been removed from all sheets.

1C. Add the label “Not for Construction” on the landscape sheet set.

Response: Label has been revised to read “Not For Construction”.

2. Landscaping Issues – (Kelly Bish – 303-739-7189)

2A. An adjustment for building perimeter landscaping will be required based upon the latest submittal. Both the southern and eastern sides of the building are non-compliant. There appears to be room along the southern building face for the required landscaping. Adjustments to the width of the planting bed are required along the east side of the building in order to accommodate the required plantings. Additional comments regarding landscaping will be provided with the third review.

Response: Understood, the building perimeter buffers have been adjusted to be compliant.



3. Addressing – (Phil Turner – 303-739-7357)

3A. 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:

- Parcel
- 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. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting CADGIS@auroragov.org

Response: Understood, a CAD file will be provided.

Referral Comments From other Departments and Agencies

4. Civil Engineering – (Kristin Tanabe – 303-739-7306)

4A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

Response: Understood, thank you. The preliminary drainage report has been submitted to the civil DR folder.

4B. Include material type for the proposed retaining wall.

Response: The material type of the retaining wall has been added to the schedule note.

4C. Include drainage easement label in section for Private Water Quality Grass Swale.

Response: The drainage easement extents have been added to the section.

4D. The drainage report and plan needs to be uploaded by the engineer to the civil DR folder. Drainage review will not be provided in the DA folder.

Response: Understood, thank you. The preliminary drainage report has been submitted to the civil DR folder.

5. Forestry – (Becky Lamphear – 720-739-7177)

No further comments.

6. Traffic Engineering – (Brianna Medema – 303-739-7336)

No further comments.

7. Fire/Life Safety – (Mark Apodaca – 303-739-7656)

7A. Knox box must be no lower than 4' or higher than 6' above finished grade.

Response: Understood, the knox box has been lowered accordingly.

8. Aurora Water – (Nina Khanzadeh – 303-739-7490)

8A. Show and label dimensions of all proposed utility easements.

Response: Understood, the only proposed easement for this site is the 7' drainage easement shown/located at the northwest corner of the property.

8B. Please include all proposed and existing easements in landscape plans. Note no trees or obstructions to enter existing or proposed utility easements.

Response: Understood, thank you. The proposed and existing easements shall be shown and labeled.

9. Real Property – (Maurice Brooks – 303-739-7294)

No further comments.

10. Engineering Services, Arapahoe County – (Sarah White – 720-874-6500)

No further comments.

11. Xcel Energy – (Donna George – 303-571-3306)

No further comments.

Sincerely,
GALLOWAY

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