



June 18, 2021

Andrew Lucio c/o Katie Tate
Flite Banking Centers, LLC
8955 Katy Freeway, Suite # 107
Houston, TX 77024

Planning Division
15151 E. Alameda Parkway
Ste. 2300 Aurora, Colorado 80012
303.739.7250

RE: Resubmittal Cover Letter – Flite Banking ATM at Walmart at Gateway - Conditional Use and Site Plan Amendment

Application Number: DA-1174-79

Case Number(s): 2006-6014-09; 2003-6014-08

1. Community Questions, Comments and Concerns

1A. Referrals were sent to ten neighbors. No comments were received.

No action required from Flite.

2. Completeness and Clarity of the Application (pdf comments in red)

2A. Please number the sheets as "Sheet X of Y" on the bottom of each sheet. The type of sheet can be retained, but it is important to be clear on the sheet number and total number of sheets.

All sheets contained within the Site Plan have been revised to include the numbering of each (i.e. "Sheet X of Y").

2B. Add Project Data Table to Cover Sheet.

Project Data Table has been added to the Cover Sheet of the Site Plans.

3. Landscaping Issues

Approved, no further review required but one suggestion.

Site Plan

Sheet A2.0 5 of 10

3A. Please consider adding a row of deciduous flowering shrubs in the adjacent landscape area if possible.

Although not added to Site Plans, thank you for providing the recommendation. This will be considered based on overall cost of the project.

4. Addressing

4A. 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, and 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

Flite addressed this comment via email correspondence between Phil Turner (Planner II, Data Services, City of Aurora and Ariana Muca on 06/18/21 at 11:37 AM, CST) "I'm going to go ahead

and base the address off the site plans. The address will be 3445 N Tower Rd.” – Phil Turner (Property Record was also attached.)

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering

5A. No grading plan was submitted. Positive drainage needs to be provided around the ATM island. **A Drainage Note has been included on the Site Plans, Sheet A2.0, that states that the existing drainage pattern will be maintained.**

6. Traffic Engineering

See COA TIS Guidelines document. Cannot approve as shown (embedded into Site Plan). Include as a note on this plan the minimum storage per the traffic Letter. Appears storage is sufficient for peak hour of 4.7 transactions per hour during the afternoons.

Traffic Study has been removed from Site Plans and concurrent Traffic Letter has been completed.

Cover Sheet

6B. Key Notes need relocated to Sheet A2.0.

Site Plan

Sheet A1.12 of 10

Key Notes has been removed from the Cover Sheet and placed on A2.0

6C. Is this peak hour? Peak hour rates are what Traffic analysis are based on. Typically, PM peak is governing for ATMs.

Site Plan Enlargements

Sheet A2.0 5 of 10

Traffic Letter has been completed to address.

6D. Provide turning templates - Does outbound traffic only have right turn option? Can a vehicle make a left turn into the queuing area?

Traffic Letter has been completed to address.

7. Fire / Life Safety

7A. Approved, no further review required. **No action required from Flite.**

8. Water/Utilities

8A. Approved, no further review required. **No action required from Flite.**

9. City Forester

9A. Approved, no further review required. **No action required from Flite.**

10. Real Property

10A. Approved, no further review required. **No action required from Flite.**

11. Xcel Energy

See attached comment letter. **Flite received comment letter.**

Sincerely,

Andrew Lucio c/o Katie Tate
Flite Banking Centers, LLC
alucio@fliteatm.com ktate@fliteatm.com
(832) 291-0035