

March 14, 2018

Mr. Brandon Cammarata
City of Aurora, Planning Department
15151 E. Alameda Parkway, 2nd Floor
Aurora, Colorado 80012
303.739.7251

Re: **Seven Hills Townhomes Site Plan – Response to Technical Submission Review Comments**
Application No: DA-2084-01
Case Number: 2017-4017-00

Dear Mr. Cammarata,

Thank you for our technical corrections submission review comments which we received on January 25, 2018. We have reviewed all comments and addressed them in the following letter.

We look forward to working with the City of Aurora on the review and approval of this development application. As always, feel free to contact me with any questions at 303.892.1166.

Sincerely,
Norris Design



Diana Rael, PLA
Principal

1. Real Property

Darren Akrie/ dakrie@auroragov.org / 303-739-7331 Comments in magenta.

The proposed easements need to be submitted for review. The License Agreement process needs to be started for the Wall and railing encroachments.

Response: The proposed easements are included with this submittal package. We have reached out to Real Property to begin the process for the License Agreement.

2. Life Safety

Reviewed by: Neil Wiegert / nwiegert@auroragov.org / 303-739-7613

SITE PLAN

a. SHEET 1 COVER SHEET

Re: Townhome sprinkler in Site Data Table: Revise to "NOT REQUIRED" per 1/24/18 phone conversation with Karl Schuch, architect with Kephart Design.

Response: Site Data Table has been updated.

b. SHEET 3 SITE PLAN

(TYP. ALL PLAN BACKGROUNDS) ADVISORY NOTE: This POOL HOUSE configuration does not match the floor plan and elevations as shown on Sheet 8.

Response: Revised.

Provide a label and a square symbol with an "X" inside the square to show the location of a Knox box adjacent to the POOL EQUIPT doorway.

Response: Revised.

c. SHEET 5 OVERALL GRADING PLAN

Please restore this label - my mistake for requesting its removal: 26' FIRE LANE EASEMENT

Response: Revised.

d. SHEET 8 ARCHITECTURAL ELEVATIONS

ADVISORY NOTE: This POOL BUILDING floor plan and elevations don't match the configuration as shown on the Site Plan, Sheet 3, and all other plan backgrounds.

Response: Sheets 8 and 11 have been revised to reflect the updated pool building elevations.

Provide a label and a square symbol with an "X" inside the square to show the location of a Knox box adjacent to the POOL EQUIPT doorway and mounted 4-6 feet above finished grade.

Response: Pool building plan on Sheet 8 has been revised to show the Knox box location.

3. Forestry

Rebecca Lamphear / rlamphea@auroragov.org / 303-739-7139

- a. Trees located to the west of the property need protection, please include how these trees will be protected through all phases of construction. Include 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.

Response: Per our conversation with Rebecca, the existing cedar fence will remain to protect the existing off-site trees. In addition, silt fence and construction fence will be installed per the grading and erosion control plans. Standard Tree Protection notes have been added to the plans.

4. Addressing

Cathryn Day, Planner II/GIS Addresser, cday@auroragov.org, 303-739-7357

- a. Still require a preliminary digital .SHP or .DWG file for street naming, addressing and GIS mapping purposes. Include the following layers as a minimum: Parcels; Street lines; Building footprints

Please ensure that the digital file provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please e-mail these files to me.

Response: Digital files for addressing will be provided prior to final approval.

NOTES:

- This property is also within the Airport Influence District of Buckley Air Force Base (BAFB). Section 146-817 of the Aurora Zoning Code requires a recorded avigation easement to the City of Aurora before development and noise mitigation features within the homes. BAFB did not provide any comments on this proposal.
- Here is additional information regarding the City of Aurora's CAD submission requirements: The city has developed CAD Data Submittal Standards for internal and external use to streamline the process of importing AutoCAD information into the city's Enterprise GIS. Please note that a digital submission meeting the CAD Data Submittal Standards is required before your final site plan mylars can be routed for signatures or recorded. Please review the CAD Data Submittal Standards. Once received, the city's AutoCAD Operator will run an audit report and your Case Manager will let you know within 2-3 days whether the .DWG file meets or does not meet the city's CAD Data Submittal Standards.