

**ST. LOUIS**

Power House at Union Station  
401 S. 18th Street, Suite 200  
St. Louis, MO 63103  
314.984.9887

**ST. CHARLES**

1520 S. Fifth Street  
Suite 307  
St. Charles, MO 63303  
636.978.7508

**DALLAS**

7501 Lone Star Drive  
Suite 250B  
Plano, TX 75024  
972.624.6000

**PHOENIX**

2701 E. Camelback Road  
Suite 175  
Phoenix, AZ 85016  
602.795.4111

**O'FALLON**

102 Water Drive  
O'Fallon, MO 63368  
636.812.6610

October 10, 2024

TO: Planning and Development Services Department  
ATTN: City Manager's Office

RE: Weatherstone Apartments  
15594 E 12<sup>th</sup> Ave & 15400 E 13<sup>th</sup> Ave  
Aurora, CO 80011

Please find below our responses to the comments posted on August 22, 2024, for the above referenced project. The comments are listed below, and our responses are presented in **bold italics**.

- Civil Engineering:* Please submit your civil plans prior to your next site plan submittal. The site plan not be approved until the civil plans are submitted. The civil plan submittal process is explained on the following website:  
[https://www.auroragov.org/business\\_services/development\\_center/codes\\_rules/engineering](https://www.auroragov.org/business_services/development_center/codes_rules/engineering)  
***Response: A full set of construction documents (CD's) will be uploaded to the online portal upon submission of our Preliminary Drainage Letter (PDL). It is understood that the PDL will need to be approved prior to the Civil CD's being accepted.***
- Civil Engineering:* I noticed in the comment response letter that "full construction documents have been prepared and submitted to the City." However, as of 8/15/24, I could not find the submitted plans. Please provide the RSN for the civil submittal.  
***Response: The PDL needed to be submitted and approved prior to our civil plan submittal portal being opened. This has now been submitted and the civil plans will follow.***
- Civil Engineering:* Please remove any benchmarks from the site plan sheets and only include this level of detail at the civil plan submittal level, typ. ALL sheets.  
***Response: See sheet C1.0. Benchmark information has been removed from this submittal.***
- Civil Engineering:* Add major arterial to label  
***Response: See sheet C3.0. Major arterial label has been added to N Chambers Rd label (typ. All sheets).***
- Civil Engineering:* Per section 4.08.1 and 4.04.2 of the Roadway Manual, please include public/private denotation, and roadway classification as well as existing ROW width and easements on all sheets (typ ALL).  
***Response: Acknowledged.***
- Civil Engineering:* Please add a local notation for E 13<sup>th</sup> Avenue.  
***Response: See sheet C3.0. E 13<sup>th</sup> Avenue has been denoted as "local" (typ. All sheets).***
- Civil Engineering:* Please add a major arterial notation for North Chambers Road.  
***Response: See sheet C3.0. Major arterial label has been added to N Chambers Rd label (typ. All sheets).***

8. *Civil Engineering*: Please add a local notation for E 13<sup>th</sup> Avenue.  
**Response: See sheet C3.0. E 13<sup>th</sup> Avenue has been denoted as "local" (typ. All sheets).**
9. *Civil Engineering*: Please remove any spot elevations from the site plan submittal, and only include that level of detail with the civil plan submittal, typ. ALL.  
**Response: See sheets C5.1-5.3. Spot elevations have been removed from site plan submittal documents.**
10. *Civil Engineering*: Please include a grading sheet that includes the following at a minimum:
- Existing and proposed contours (label all)
  - Slope arrows perpendicular to the contours and along the ADA pathways (cross and running slopes)
  - Finish Floor elevations labeled
  - Retaining walls/structures
- Response: See sheets C5.0-5.3. Finished floor elevations vary throughout most buildings. The elevation data from the survey labels them "ELEV." These elevations for the main building have been revised from "ELEV" to "FFE". The proposed finished floor for the maintenance building has been added to the plans. We are not proposing any new retaining walls, only removing one near the maintenance building. All other design information has been included on the grading plans.**
11. *Civil Engineering*: Please show the ADA compliant route proposed for this project, typ. ALL.  
**Response: See sheets C4.0-5.3. Proposed ADA route has been provided throughout the site.**
12. *Fire / Life Safety*: Show the Accessible Route terminating into an Accessible Parking loading areas (TYP).  
**Response: See sheet C3.2. Denoted accessible parking areas are to be removed and restriped as standard parking stalls.**
13. *Fire / Life Safety*: Show the Accessible Parking loading areas for all ADA parking spaces (TYP).  
**Response: See sheet C4.0. Denoted accessible parking stall is to be removed and restriped as a standard parking stall. Existing parking stall striping that is to be restriped have been removed from the site plan for clarity.**
14. *Fire / Life Safety*: Show the details for this proposed gate.  
**Response: See sheet C7.1. Detail for proposed chain link gate has been provided.**
15. *Fire / Life Safety*: Sign must be 7'-0" to the bottom of the lowest sign.  
**Response: See sheet C7.0. Detail 7 has been revised to specify 7'-0" from bottom of lowest sign.**
16. *Fire / Life Safety*: Van Accessible ADA space must have the dimension for Option #1 or #2 per the NOTE.  
**Response: See sheet C7.0. Detail 7 has been created for Van Accessible ADA spaces.**

17. *Land Development:* Apply for Master License Agreement for the rolling chain link fence with knock box.

***Response: From the application packet, this MLA can not be submitted until Civil CD's have been accepted for review. The CD's won't be accepted until the PDL has been approved. This document has been drafted and will be submitted once we receive confirmation the CD review is initiated.***

Please contact this office with any clarifications or further comments. Thank you for your assistance with this project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Stan Fowler', is written over a light blue horizontal line.

Stan Fowler, P.E.  
Cole & Associates, Inc.  
Project Manager  
314-320-4436  
[sfowler@colestl.com](mailto:sfowler@colestl.com)