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July 23, 2024

TO: City of Aurora - Planning Division
15151 E Alameda Parkway, Suite 2300
Aurora, Colorado 80012

ATTN: Ben Bravenec

RE: Weatherstone NO 1 - Site Plan Amendment
Case No. 1980-4012-07
15594 E 12th Ave & 15400 E 13th Ave
Aurora, CO 80011

Please find responses to the comments received from the city on June 27, 2024 for the above referenced project. The responses to all comments are reflected on the Site Plan set and are presented below in ***bold italics***.

1. Planning – Ben Bravenec

1A. Approved

Response: Acknowledged.

2. Civil Engineering – Kendra Hanagami

2A. Ensure adequate fire lane easement width.

Response: Per Fire/Life Safety comments from the Pre-Application meeting held 03/14/2024, a fire lane easement's minimum width is 20 feet. The proposed 20 foot wide fire lane easement is attached for review.

2B. Add grading sheets.

Response: See sheets C5.0-5.3; grading sheets have been added to the submittal.

2C. Submit civil plans prior to site plan approval.

Response: Full construction documents have been prepared and submitted to the City.

2D. Remove copyright notes.

Response: Copyright notes have been removed from the titleblock.

2E. Add subdivision name.

Response: See sheet C1.0; subdivision name has been added below the cover title as well as added to the titleblock.

2F. Add site plan and grading notes.

Response: See sheet C2.0; additional notes have been added to "City of Aurora Notes." Grading notes have been added to grading sheets.

2G. Add roadway classification and info.

Response: See sheet C4.0; North Chambers Road has been called out on plans.

2H. Add legends.
Response: See sheets C4.0-4.2; pavement legend has been added to provide hatch definitions.

2I. Advisory comment about ADA compliance.
Response: Acknowledged.

2J. Please do not include curb and gutter detail and instead reference the standard detail number in plan view; also, please label the curb and gutter as private. (ON SHEET C7.1)
Response: See sheets C4.1-4.2; S7.1 detail has been referenced in the callouts and curb and gutters have been labeled as private.

3. Fire / Life Safety – Richard Tenorio

3A. Parking summary indicates 13 ADA spaces... only 12 shown.
Response: See sheet C4.0; 12 ADA spaces are located in the southeast portion of the project and a single space is located on the northern portion of the project.

3B. Current condition:
a. Vertical curb at ramp locations.
b. Where no curb stops are placed in ADA parking spaces, signs should be bollard type signs.
Response: See sheets C4.1-4.2; wheel stops have been added to ADA spaces.

3C. Show on the drawings (typ. All sheets):
c. The precast parking wheel stops at all ADA parking space.
d. Exact location of the ADA parking signs at each ADA space.
e. Transition of the warning surface to the ADA loading area.
Response: See sheets C4.1-4.2; wheel stops have been added to ADA spaces; ADA parking signs have been called out at each stall; no warning surfaces are being proposed on ramps leading to ADA loading areas (any detectable warning surfaces are shown and called out in planview).

3D. Add curb stop at all ADA parking spaces as shown in the graphic.
Response: See above comment; wheel stops have been added to all ADA spaces.

3E. Provide a detail of the rolling chain link gate on sheet #3 – C7.0.
Response: See detail 1 on sheet C7.1; rolling gate detail has been added to plans.

4. Land Development – Rebecca Westerfield

4A. Add the following site plan notes:
All crossings or encroachments into easements and rights-of-way owned by the City of Aurora (“City”) identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City’s use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient. Architectural features (i.e. bay windows,

fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

Response: See sheet C2.0; note has been added to "City of Aurora Notes."

4B. The fire lane easement on the plat of Weatherstone Subdivision Filing No. 2 is 18'. Please provide the document showing 20'.

Response: Please find the additional easement documentation accompanying this submittal for your review. These additional easement areas have been shown on the Site plan as requested.

4C. Proposed rolling chain link gate with Knox box requires a Master License Agreement which must be recorded prior to recording the site plan amendment.

Response: Acknowledged. Once the city has provided the Master License Agreement the engineer will work with the owner to have this reviewed and executed.

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

Sincerely,



Stan Fowler, P.E.
Cole & Associates, Inc.
Project Manager
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