



Date: July 1st, 2021

From: Corrie Kowalinski
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To: Claire Dalby
City of Aurora – Planning Division
15151 E. Alameda Pkwy, ST 2400
Aurora, CO 80012
(303)739-7266

RE: Response letter to comments for 15400 E 14th Pl Case Number #:2003-6055-02

Dear Claire Dalby with Planning Division,

Please find responses to City of Aurora's planning comments below.

1A: In the amendment block on the cover sheet (beneath the 2016 amendment), please clearly include this minor amendment information with the date and a brief description of changes

RESPONSE: Please see amendment block revision for added minor amendment info

1B: Update the data table on the cover sheet to include the new proposed signage calculations. Please reference Section 146-4.10.5 regarding standards for commercial/ institutional/ mixed-use signs. Include the overall number of signs on the property and total signage area. The overall maximum signage area is calculated according to section 146-4-10.5B.2 (total signs area on non-arterial streets). Monument signage area is included in this calculation.

RESPONSE: Please see updated cover for signage calculations.

IC: Reference Section 146-4.10.5.C for monument signage standards. Include a site detail of the new proposal monument sign to show its height, material and lighting method.

RESPONSE: A sheet has been added to drawings for updated building elevations and monument signage.

Dear William Polk with Fire/ Life Safety Division,

Please find responses to City of Aurora's Fire Life Safety comments below.

2A: Please provide a bollard detail and section.

RESPONSE: Please see detail 4/A-2 on Construction Document set for Bollard Details

2B: The proposed pipe bollards appear to be within the accessible route of travel to the public way. Provide dimensions showing compliance with the accessible path.

RESPONSE: Please see sheet A-1 for added dimension on accessible route of travel. The pipe bollards do not disrupt the accessible path of travel width, there is a 4'-3.5" opening width between stairwell and bollard at a minimum. A note has also been added the site plan redlines for minor amendment to show this dimension.

Dear Maurice Brooks with Real Property Division,

Please find responses to City of Aurora's Real property comments below.

3A: The security fence and the monument sign may be encroaching into the gas easement and 4' Utility and Arboricultural Easement. Update the standard note shown on first page.

RESPONSE: Standard note #7 has been updated per the easement.

3B: Update the note: All crossing or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledges by the undersigned as being subject to City's use and occupancy of said easement or rights-of-way. The undersigned, its successors and assigns, furthers 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.

RESPONSE: Please see cover sheet note #7 updated for this information.

3C: This monument wall will need to be covered by a License Agreement at the crossings of the gas easement and the 4' utility and arboricultural easement.

RESPONSE: A license agreement will be applied for the monument wall.

3D: This fence will need to be covered by a License Agreement at the crossings of the gas easement and the' utility and arboricultural easement.

RESPONSE: A license agreement will be applied for the fence.

Feel free to contact me with any questions.

Thank you,

Corrie Kowalinski
Lewis Himes Associates