

WAYNE D. ANDERSON, AIA, LLC

7825 W Ontario Pl
Littleton, Co 80128
(303) 550 5678
Wayne@WAndersonAIA.com

May 7, 2021

Planning and Development Services
City of Aurora
Planning Division
15151 E. Alameda Parkway, Ste. 2300

Aurora, Colorado 80012
W. David Barrett
Sr. Planner II
wbarrett@auroragov.org

Re: Pacific Ocean Marketplace
Case Number: 2012-6003-03

Mr Barrett,

Per your comments on this project dated April 29, 2021.

Please see our responses to your comments below and the attached revised redlined plans.

A. Civil Engineering Kristin Tanabe 303-739-7306 ktanabe@auroragov.org

1. Include the grading and utility sheet in the site plan set. (Comment on page 1)
 - a. *Response: see the attached grading and utility sheets*
2. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved. (Comment on page 1)
 - a. *Response: Noted, Thanks*
3. Provide a new striping plan (comment on page 3)
 - a. *Response: the new striping plan for this area is shown on the attached grading plan.*

B. Life Safety Jeff Goorman 303-739-7464 jgoorman@auroragov.org

1. Second Request to add with Knox lock and fire hydrant sign (Comment on page 2)
 - a. *Response: it is shown on the attached site plan sheet A1.2.*

C. Real Property Maurice Brooks 303-739-7294 mbrooks@auroragov.org
Please change the notes to read as follows:

1. 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. (Comment on page 1)

i. Response: how do we change the notes on your PDF...?

ii. We have crossed it out and added the revised note.

2. 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. (Comment on page 1)

i. Response: how do we change the notes on your PDF...?

ii. We have crossed it out and added the revised note.

D. Utilities Ryan Tigera 303-326-8867 rtigera@auroragov.org

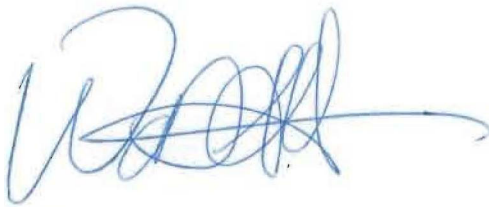
1. Fixture unit table required to confirm existing meter is adequate. This can be included on civil plan submittal. (Comment on page 3)

a. Response: we have not added any plumbing fixtures to the building, so why is this required...?

2. Utilities are not allowed to go under building foundation due to structural concerns with pipe failure. (Comment is on page 3)

a. Response: See the attached revised civil utility plan.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Wayne D Anderson', with a long horizontal flourish extending to the right.

Wayne D Anderson, AIA