



September 25, 2024

Josue Loma, Planner
City of Aurora Planning Department
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

Re: AURORA COMMERCE CENTER FLG NO 1 (BUILDINGS C & D)
Minor Site Plan Amendment
22100 East 26th Avenue
Aurora, CO
Case No. 2003-6040-11
Response to Second Submittal Submission Review City of Aurora Comments

Dear Josue,

Thank you for the responses from you and your team. We are resubmitting the minor site plan amendment package addressing each of the comments provided from the second submittal.

The following sheets have been provided and added to the original drawing set:

3A Site Plan
4A Enlarged Site Plan – West
4B Enlarged Site Plan – East
6A Grading Plan
6B Grading Plan
10A Landscape site Plan - West
10B Landscape site Plan – East
10C Landscape Details
15A exterior Elevations
17A Traffic Plan Exhibit
45A Electrical Site Photometrics
45B Electrical Site Photometrics – West Side Parking
45C Electrical Site Photometrics – East Side Parking
45D Sight Lighting Details
45E Electrical Site Photometrics Cut Sheets

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The following is a response to the Review Comments dated September 4, 2024.
Review comments are in *italic print* and responses are in **bold print**.

1 Planning (Josue Loma / 720-346-2145 / jloma@auroragov.org)

1A. (Page 1, Sheet 1):

- i. *This is a repeat comment. Please ensure that all new and existing sheets are submitted in 18x24 to comply with Adams County Clerk and Recorder standards.*
All new and existing sheets are 18" x 24".

- ii. *This is a repeat comment. Please directly update the values in the data table for Building C by directly changing the number as shown. Then, please continue to show the red cloud and delta 5 around any values that have been revised. Further, please add a row to show the number of bicycle parking spaces that are required and provided.*

The values in the data table for Building C have been directly updated changing the number as shown. The red cloud and delta 5 around any values that have been revised have been continued. A row has been added to show the number of bicycle parking spaces that are required and provided. There are currently a total of 12 bicycle spaces on the site (3 spaces at each corner entry). The total number or required bicycle spaces with the is 5% of the required automobile spaces ($204 \times .05 = 10.2$ spaces). We are providing an additional 6 spaces (3 east and west) for a total 18 bicycle spaces on the site.

1B. (Page 6, Sheet 4A):

- i. *Please update this reference to 4B.*
Detail reference has been updated.
- ii. *Please label bicycle parking spaces and add to legend. Then please provide a detail/elevation for the bicycle parking and note the detail number or sheet number in the legend.*

The bicycle parking spaces have been labeled and added to the legend. A detail/elevation has been provided and detail number/sheet number has been noted in the legend.

- iii. *Please dimension the sidewalk to show that it will be a minimum of 6' to meet accessible walkway standards when located on an accessible route.*

The sidewalk has been dimensioned.

1C. (Page 7, Sheet 4B):

- i. *Please provide a detail for the bicycle parking and reference the detail # and sheet #.*
- ii. **The bicycle parking spaces have been labeled and added to the legend. A detail/elevation has been provided and detail number/sheet number has been noted in the legend.**
- iii. *Please update to 4B.*
Detail reference has been updated.

1D. (Page 24, Sheet 15A):

- i. *Show location of bicycle parking spaces.*
The location of the bicycle parking has been shown.

1E. (Page 57, Sheet 45B):

- i. *If possible, please consolidate photometric sheets.*
Unfortunately, the photometric sheets cannot be further consolidated.

2 Civil Engineering (Sergio Um / 303-739-7563 x37563 / sum@auroragov.org)

2A. (Page 1, Sheet 1):

- i. *Civil plan revision is required. Site plan will not be approved until CP revision is submitted, provide RSN# once CP is submitted for revision.*
Understood. Civil plans have been submitted and have been through one (preliminary) review.

2B. (Page 6, 7, Sheet 4A, 4B):

- i. *Dimension access driveway width.*
The access driveway width has been dimensioned.

2C. (Page 59, Sheet 45D):

- i. *Need photometric data for the accessible paths.*
Photometric data has been provided for the accessible path.

3 Fire / Life Safety (Stephen Kirchner / 303-739-7489 / stkirchn@auroragov.org)

3A. (Page 6, Sheet 4A):

- i. *Please show that this line is the other side of the fire lane easement.*
The callout has been updated to show that this is the other side of the fire lane easement.
- ii. *Please extend accessible route to the farthest end of the accessible space.*



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The accessible route has been extended to the farthest end of the accessible space.

3B. (Page 7, Sheet 4B):

- i. Please extend accessible route to the farthest end of the accessible space.
The accessible route has been extended to the farthest end of the accessible space.
- ii. Show location of FDC and Knox box.
The location of the FDC and Knox Box have designated. The existing FDC is located on the east side of the building. New wall-mounted knox boxes are to be provided on the east and west sides of the building adjacent to the new entry doors.

3C. (Page 17 and 24, Sheet 10B and 15A):

- i. Show location of FDC and Knox box.
The location of the FDC and Knox Box have shown.

3D. (Page 57 and 58, Sheet 45B and 45C):

- i. Per the 2021 IBC, 1028.2 - The exit discharge shall provide a direct and unobstructed access to a public way. Exception: Where access to a public way cannot be provided, a safe dispersal area shall be provided where all of the following are met: 1. The area shall be of a size to accommodate not less than 5 square feet (0.46 m²) for each person. 2. The area shall be located on the same lot not less than 50 feet (15 240 mm) away from the building requiring egress. 3. The area shall be permanently maintained and identified as a safe dispersal area. 4. The area shall be provided with a safe and unobstructed path of travel from the building.

Per discussions with Stephen Kirchner the sidewalks/accessible routes have been extended to the ROW/fire lane.

4 Traffic Engineering (Dean Kaiser / 303-739-7584 x37584 / djkaiser@auroragov.org)

4A. Approved with no additional comments.

5 Forestry (Becky Lamphear / 303-739-7178 / rlamphea@auroragov.org)

5A. Approved.

6 Landscaping (James Schireman / jschirem@auroragov.org)

6A. Approval granted upon the completion of the requested edits.

6B. (Page 15, Sheet 10):

- i. With this landscape plan becoming outdated, include a note that directs reader to new landscape plan sheet 10A and 10B, respectively.
 - a. "See sheet 10A for updated LS"



b. "See sheet 10B for updated LS"

The notes above have been added.

7 Land Development (Rebecca Westerfield / rwesterf@auroragov.org)
Approved with no additional comments.

8 Utilities (Steve Dekoski / 303-739-7490 x37490 / sdekoski@auroragov.org)
Approved with no additional comments.

We look forward to working with you on this project. Please call if we can answer any further questions.

Cordially,

Deron L. Granville, AIA
Architect