



May 3<sup>rd</sup>, 2024

Planning & Development Services  
15151 E Alameda Pkwy, #2300,  
Aurora, CO 80012

**Re: Initial Submission Review:** Havana Shoppette – Site Plan Amendment  
**Case Number:** 1971-6002-03

Dear Jamie:

Thank you for your comments on our resubmittal delivered on March 29<sup>th</sup>, 2024. Attached to this cover letter are your original comments from April 4<sup>th</sup>, 2024 and our response under them highlighted in blue.

The city's comments have been incorporated into the submitted drawings unless otherwise discussed with the reviewer who suggested the change. These changes are reflected in the response letter along with a brief description of how a comment was incorporated into the drawings.

Sincerely,

Ricardo Castellanos  
The Mulhern Group

## TMG RESPONSE TO CITY COMMENTS

### 1. **Planning (Jamie Hartig) / 720-692-6775 / [jhartig@auroragov.org](mailto:jhartig@auroragov.org)**

#### 1A. Page 1

- Please add the following language to the bottom of the page: 'Delta 2' Minor Amendment - 4/11/2024 – Parking Lot Pavement.

**Response:** Thank you, this is now added to the first page along with the case number.

- Parking space widths for a 90-degree head-in style parking space has a required width of 9ft. Please update the spaces to allow for 9ft width. You can see the code here.

**Response:** Our understanding is that the 2021 IBC, Chapter 11 specifically notes ICC A117.1 is adopted into the code. Please note the requirements for accessible parking according to the 2021 IBC and ICC A117.1-2017 is to have 8-foot wide spaces with either a 5-foot aisle or 8-foot-wide aisle.

We followed the Accessible Parking Compliance shown on Aurora's web site, the two page "Parking Compliance" attachment is included in this response.

[https://www.auroragov.org/residents/park\\_aurora/disabled-accessible\\_parking](https://www.auroragov.org/residents/park_aurora/disabled-accessible_parking)

- Per the code, nonresidential development in Subarea A shall provide bicycle parking spaces equal to at least 10 percent of the required automobile parking spaces. Please show on the plan 2 bicycle parking spaces. To note: each inverted-U bicycle rack counts as two bicycle parking spaces. More information can be found here. If there is already bicycle parking provided, please disregard this message.

**Response:** Bicycle parking is added to the site.

### 2. **Landscape (James Shireman/ (303) 739-7295/ [jschirem@auroragov.org](mailto:jschirem@auroragov.org))**

#### 2A. Page 1

- Per section 4.7.8.B.2, all trash enclosures should feature a masonry wall or opaque at least 6' tall, surrounded by evergreen plantings. (10 shrubs per 40' linear feet). The enclosure entrance should be oriented so that the container is not visible from E 4th way to minimize visual impact. Please add a sheet with the proposed trash enclosure elevations in order to demonstrate compliance.

**Response:** We hope that by combining all trash and recycling to the alley at the east side will alleviate the requirement for additional landscaping. Please see small scale elevations showing compliance with height and opaque on the main sheet.

### 3. **Civil Engineering (Julie Bingham / 303-739-7336 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)**

#### 3A. Page 1

- A civil plan is required to provide the detailed grading and layout for the proposed ADA spaces and slopes. The civil plan shall be submitted prior to the approval of the site plan amendment.

**Response:** Please see attached letter from the civil engineer.

4. **Fire / Life Safety (Steve Kirchner / (303) 739-7489 / [stkirchn@auroragov.org](mailto:stkirchn@auroragov.org) / Comments in blue)**

4A. Page 1

- Please show any accessible routes in the areas being amended.  
**Response:** The ramps are clouded with Rev. number of “2” – we have arrows showing egress path from the commercial suites.



May 6, 2024

Ricardo Castellanos  
The Mulhern Group  
1400 Glenarm Place, Suite 300  
Denver, Colorado 80202

**RE: Havana Shoppette Site Plan**

Dear Ricardo:

I have walked the site and have reviewed the previous site plan submittal. The existing grades throughout the site are adequate for positive drainage. Since this is a simple remove and replace in kind, I see no reason for a detailed construction drawing submittal to Denver. The contractor shall hold existing elevations for the repair work and the site will function as originally designed.

Sincerely,  
**CORE Consultants, Inc.**

A handwritten signature in blue ink, appearing to read "D. Forbes".

**David Forbes, PE**