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August 9, 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 Initial 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.

Note that the owner has decided that they would like to phase the proposed improvements on the east and west sides of the building. We have indicated the areas of Phase 1 and Phase 2 on the new drawing sheets that we have provided.

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 – E 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 May 30, 2024.
Review comments are in *italic print* and responses are in **bold print**.

1 Planning

1A. (Page 1, Sheet 1)

Please directly update the parking values - do not cross out - to show that these numbers are changing. Then, please add a red cloud and delta 5 around the changed values. Further, please update any other values that may be changing via the project scope (hard surface area, landscaping area, etc.).

The parking values have been updated to show these numbers are changing and a red cloud and delta 5 have been added to the changed values. All other values that are changing have been updated (hard surface area, landscaping area, etc.)

Please ensure that all pages are 18x 24 to ensure compliance with Adams County standards.

Please note that larger sheet sizes have been requested by Civil Engineering. While we recommend providing those sizes for their review, please note that the final site plan of record must be saved in 18x24.

All drawing sheets are now 18" x 24"

1B. (Page 3, Sheet 3)

Please note that a red cloud and delta 5 around the sheet number indicate that this is a new sheet to the site plan of record. As this is not a new sheet, please remove this red cloud and delta 5 from the sheet number only - please repeat this change across all other relevant sheets.

Sheet 3A has been clouded and a delta 5 has been added around the sheet number. All new sheets have been clouded and provided with a delta 5.

1C. (Page 5, Sheet 4)

Please ensure that the sheet numbering is consistent with the overall site plan of record. To provide enlarged details for existing sheets we recommend numbering as "Sheet # + First Letter in Alphabet." For example, this sheet should be numbered as Sheet 4A. Then, please update the sheet index to note any new sheets added to the site plan.

Noted. Index on cover sheet has been updated.

Please provide bicycle parking on the site as required in [Sec. 4.6.3. \(F\)\(1\)\(a\)](#), which states that nonresidential development in Subareas C shall provide bicycle parking spaces equal to at least five percent of the required automobile parking spaces; provided, that each multifamily and non-residential use shall install a minimum of two U-racks or other similar bicycle storage, and no multifamily or non-residential use shall be required to install more than 15 U-racks or other similar bicycle storage. Then, please note the total bicycle parking provided in the Data Table for Building C.

Bicycle parking has been added and shown on Sheets 4A & 4B, 6A & B, and 10A & 10B. The data table has been updated to add the new bicycle parking.

Please clarify if these should be labeled as Enlarged East and West.

The plans callouts have been updated as Enlarged East and West.

Please show the accessible route from the accessible parking and per [Sec. 4.5.4. \(E\)\(2\)\(a\)](#), the accessible route between accessible parking and accessible building entrances shall be the most practical direct route. The accessible route must be located within a sidewalk, at least six feet wide, or as required to comply with the Aurora Roadway Design and Construction Specifications Manual, whichever is greater.

Proposed accessible routes have been shown and called out on Sheets 4A & 4b and 6A and 6B.

1D. (Page 6, Sheet 5)

Please change this to sheet 4B.

Sheet has been changed to 4B.



Please provide a detail for the bollard here that specifically notes the height and width.
A typical bollard detail has been provided on Sheet 4B

Please show and provide exterior lighting for both parking areas. Per [Sec. 4.9.2. \(B\)](#), except portions of the I-2 zone district located more than 750 feet away from a Residential zone district, on-site streets and parking areas shall be lit with full cutoff shielded luminaire type lighting fixtures no more than 25 feet tall, and fixtures shall be downcast types with full cutoff shielding. For additional parking area standards, please see [Sec. 4.9.3.](#) (hours of lighting, illuminance, etc.).

New photometric plans have been provided as Sheet 14A, 14B and 14C for the proposed improvement areas.

1E. (Page 10, Sheet 7)

Please add red clouds and delta 5's to these areas to indicate that they are being improved.

Noted.

1F. (Page 11, Sheet 8)

Please add red clouds and delta 5's to these areas to indicate that they are being improved.

Noted.

1G. (Page 14, Sheet 9)

Please relabel to Sheet 10A. Please carry this sheet numbering pattern forward for any new sheets that are an expansion of an existing sheet.

Sheets have been relabeled.

1H. (Page 14, Sheet 9)

Please add red clouds and delta 5's to these areas to indicate that they are being improved.

Noted.

1I. (Page 20, Sheet 15)

If changes are occurring to the exterior, please provide a new building elevation that may be added as Sheet 15A.

Sheet 15A has been added.

2 Civil Engineering

2A. (Page 1, Sheet 1)

Civil plan revision is required. Site plan will not be approved until CP revision is submitted, provide RSN# once CP is submitted for revision.

For civil review, Plan sheets shall be sized to either 24"x36" or 22"x34" (3.02.5 of the 2023 COA Roadway Manual); however, for the site plan of record the plans must be submitted as 18x24 per Adams County recording standards.

Noted.

2B. (Page 5 & 6, Sheet 4 & 5)

Scale Acceptable? 1" = 40' or smaller 2C. Page 9, Sheet 9:

Hard to see proposed contours. Ensure that they are tying into existing contours.

Noted.

Add the below grading notes to the grading plan sheets:

Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%."The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1. The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building. Jump from sheet 6 last sheet to sheet 9 on this one. Sheets are out of order.

The notes above have been added to Sheets 6A & 6B.

2D. (Page 14, Sheet 9)

Please ensure that this callout references the correct sheet number per planning comments.

Noted.

2E. (Page 19, Sheet 4)

Very hard to read. Photometrics should show that the accessible path is illuminated. Since accessible path has changed, provide a new photometric plan.

New photometric plans have been provided as Sheet 14A, 14B and 14C for the proposed improvement areas.

2F. (Page 57, Sheet 52) Sheet is flipped.

Noted & corrected.

3 Fire / Life Safety

3A. (Page 5, Sheet 4)

Please provide a photometric sheet showing lighting requirements provided below.

New photometric plans have been provided as Sheet 14A, 14B and 14C for the proposed improvement areas.

Please show and label accessible route and fire lane easement.

The proposed accessible routes and fire lane easements have been shown and labeled.

Please verify location of accessible parking space signs. If they are located directly in front of the parking space, show wheel stops in accessible spaces. If they are on the other side of the sidewalk, no wheel stops needed.

Accessible parking spaces have been shown on other side of sidewalks.

3B. (Page 6, Sheet 5)

Provide a photometric sheet showing lighting requirements provided below.

New photometric plans have been provided as Sheet 14A, 14B and 14C for the proposed improvement areas.

Please show fire hydrant and lateral. Use symbol provided below.

Noted.

Please verify location of accessible parking space signs. If they are located directly in front of the parking space, show wheel stops in accessible spaces. If they are on the other side of the sidewalk, no wheel stops needed.

Accessible parking spaces have been shown on other side of sidewalks.

Please show and label accessible route and fire lane easement.

Accessible routes and fire lane easements have been shown and labeled.

3B. (Page 9, Sheet 9)

Please verify location of accessible parking space signs. If they are located directly in front of the parking space, show wheel stops in accessible spaces. If they are on the other side of the sidewalk, no wheel stops needed.

Accessible parking spaces have been shown on other side of sidewalks.

Please provide grade percentages for accessible routes.

Grade percentages have been provided on Sheets 6A and 6B.

The fire hydrant must meet the location requirements provided.

Noted.

4 Traffic engineering

4A. (Page 5 & 6, Sheet 4 & 5)

Please provide proposed corner radius dimensions.

Proposed corner radiuses have been provided.

5 Landscaping

The site needs to be a consistent size and to a scale.

Noted.

Please update the data block to reflect the parking.

Updated.

Please make sure the old landscape that is replaced with a parking lot is properly noted on the site plan.

Noted.



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6 Land Development

7A. (Page 1, Sheet 1)

Please add the following note and then add a red cloud and delta 5 to indicate that these are new:

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.

Note has been added to Sheet 1

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.

Noted.

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