



September 12th, 2024

Travis Reynolds
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 29th, 2024. Attached to this cover letter are your original comments from May 29th, 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,

Andy Baldyga, Architect
The Mulhern Group

TMG RESPONSE TO CITY COMMENTS

PLANNING DEPARTMENT COMMENTS

1. Planning (Jamie Hartig / 720-692-6775 / jhartig@auroragov.org / Comments in teal)

1A. Page 1

- Please add a cloud and delta “2” for any new addition to the site plan as shown on the redlines.
[Response: Cloud and Delta 2 has been added to all new drawings and notes added to the existing Site Plan](#)

2. Landscape (James Shireman/ (303) 739-7295/ jschirem@auroragov.org)

2A. Page 1

- Approved – Consolidating the trash and recycling and incorporating them to the building façade accomplishes the intent of the section to the maximum extent practicable, thank you.
[Response: Acknowledged.](#)

3. Civil Engineering (Julie Bingham / 303-739-7336 / 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: Civil plans showing grading at the ADA parking stalls have been submitted and under review. RSN-1830353](#)

A letter from an engineer is not adequate. A stamped civil drawing is required to prove compliant ADA grades in the City of Aurora. Please contact me directly for any further questions regarding this process: jbingham@auroragov.org

[Response: Acknowledged, civil plans showing grading at the ADA parking stalls have been submitted and under review. RSN-1830353](#)

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

4A. Page 1

- Repeat request to show any accessible routes in the areas being amended. The City of Aurora uses the 2017 ICC A117.1 Accessible and Usable Buildings and Facilities as the standard. Please see Chapter 4 regarding accessible routes.
[Response: Accessible routes have been amended and annotated per notes sent via email correspondence with reviewer.](#)
[Accessible routes are shown in a format approved by reviewer and follow ANSI requirements.](#)
- Please show wheel stops and accessible parking signage. See example provided.
[Response: We are providing a 6” tall curb as well as 2’ that allow for a bumper overhang before providing a 6’ walkway that will serve as the accessible route and general entrance to the tenant spaces.](#)
[Please let us know if this is sufficient as to not need to provide wheel stops.](#)
[CS02 Accessible Signage will be located on the building wall directly across from the parking stalls and mounted according to ANSI 2017 standards in Sections 502.2 and 703. ADA signage detailing has been sent for review in Civil Submittal RSN-1830353.](#)