



INTERGROUP
ARCHITECTS
Designing Success

May 15, 2018

W. David Barrett, Sr. Planner II
City of Aurora
Planning and Development Services
15151 East Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303-739-7250

Re: **Curtin-Matheson Scientific, Inc. Case # 1986-6013-02**
Wear Parts Building Addition
20100 East 35th Drive
Aurora, Colorado 80011

Dear Mr. Barrett:

The following is a response to your plan review comments for project # **1986-6013-02**, dated May 8, 2018.

Comment reference in italics. Response in bold.

A. Civil Engineering Kristen Tanabe project Engineer 303-739-7306 ktanabe@auroragov.org

1. The site plan amendment cannot be approved until a drainage letter is approved for the changes. This was noted on the first submittal and has not been addressed.

Please see response #2.

2. A drainage letter needs to be submitted to Engineering and a review fee paid. Please contact the Engineer of the day at 303-739-7335 to create a drainage folder for this site plan amendment.
Per email from Steven Strickling on May 10th, addressed to Kristen Tanabe, a Preliminary Drainage Letter (PDL) has been submitted, the plan review has been paid, and comments were received from Craig Perl on February 21, 2018.

3. See the site plan for this comment. This is an existing detention pond. A drainage letter needs to be submitted to address the changes. How is this detention volume accounted for on site?

The project site is being included in the regional detention pond (Pond IG-A) for the Majestic CommerCenter development, thereby eliminating the need for the on-site detention ponds. This is discussed in the PDL, and the supporting letter and calculations from Ware Malcomb are included in the PDL. One of Craig's plan review comments is that a letter be included from Majestic CommerCenter allowing the site to be included in the regional pond. This letter is expected within the next week or so and Civas Engineering will be resubmitting the PDL at that time.

4. See the site plan for this comment. Many sheet references are not included. Please remove references.

References have been removed.

5. See the site plan for this comment. This site is required to provide onsite detention. This chase/swale eliminates any detention capability.

Please see response #3.

PHONE
303.738.8877

FAX
303.738.2294

WEB
www.igarch.com

ADDRESS
2000 W. Littleton Blvd
Littleton, CO 80120



INTERGROUP
ARCHITECTS
Designing Success

6. See site plan for this comment. Not included with this plan. Please remove reference.

References have been removed.

7. Please remove AutoCad SHX text items in the comment section. Please flatten to reduce selectability of the items.

SHX text removed and all sheets flattened.

B. Life Safety John Van Essen Plans Examiner 303-739-7489 jvanesse@auroragov.org

1. See site plan for this comment. Please label and show the existing FDC with Knox Hardware and the existing Knox Box.

FDC with Knox Hardware and the existing Knox Box located and labeled on sheet L1-0 and A1.0.

2. See site plan for this comment. Show 1 van accessible parking space on the site data table on the cover sheet.

1 Van Accessible parking note included on cover sheet, PBG1.

3. Please add the following NOTE: "Accessible exterior routes" shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to 60% of the accessible building entrance they serve. 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. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36" and shall be painted with white stripes. The City of Aurora enforces handicapped accessibility requirements based on the 2015 International Building Code, Chapter 11, and the American National Standards Institute (ICC/ANSI) A117-2009

Note, above, added to general notes on sheet A1.0.

4. See the site plan for this comment. Please show the Accessible Route to the public way.

Accessible Route to the public way shown on sheet A1.0.

5. Please provide a detail of the accessible parking sign and indicate location of sign(s) on site plan using a symbol and label. The site plan shall provide a "Handicap Parking Detail" to reflect signage for both the "Van Accessible Space" and "Tow Away Zone" signs required below the standard 12" X 18" Accessible sign.

Please see notes # 20 and #21 on sheet A1.0 for accessible and tow away signage notes.

6. In addition to the standard MUTCD notes please provide these additional notes below the detail: The detail must show a clearance from grade to the bottom of the lowest sign of no less than seven (7) feet on posts or permanently attached to adjacent exterior wall of a structure.

Note, above, added to signage details, 3/A1.0 and 3/A1.0.

C. Aurora Water Vern Adam Engineering Service Manager 720-859-4324 vadam@auroragov.org

1. Address Public Works comments regarding detention requirements.

Please see response to A) Civil Engineering 1,2, and 3.



INTERGROUP
ARCHITECTS
Designing Success

We appreciate your assistance. Please call (303) 738-8877 if we can answer any further questions.

Cordially,

Wendy L. Burbage
Project Designer, Associate AIA

Kris Belter, AIA
Principal