



385 INVERNESS PARKWAY, SUITE 190
ENGLEWOOD, CO 80112
(720) 773-2800

August 22, 2022

City of Aurora
Ariana Muca
15151 E Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

PLANNING DEPARTMENT REVIEW 01 RESPONSE LETTER

RE: The Shoppes at Iliff Avenue

Zelo Carwash

2004-6040-03

18690 E Iliff Ave

Aurora, CO 80013

PLANNING DEPARTMENT

Reviewer: Ariana Muca

1. Under Amendments include description and update to read delta 5 not delta 7.
RESPONSE: Description and delta have been updated.

Page 4:

2. Please get rid of the orange inside the box just have a thick lined rectangle
RESPONSE: The orange fill has been removed.
3. Please be sure to have the number 5 inside each delta (triangle)
RESPONSE: Delta 5 triangle has been updated.

CIVIL ENGINEERING

Reviewer: Julie Bingham (303-739-7403 / jbingham@auroragov.org / Comments in green)

4. Please provide a grading plan that shows the FFE and how flows are directed away from the building addition.
RESPONSE: The FFE of the addition has been indicated on the grading plan. The existing swale continues to the south and discharges onto the pavement south of the proposed car wash entrance.

UTILITIES

Reviewer: Fatin Ghazali (ighazali@auroragov.org / Comments in red)

5. An updated fixture unit table will be required on civil plan set, and water service connection fees will be imposed if meter size adjustment is needed
RESPONSE: Acknowledged

FIRE / LIFE SAFETY

Reviewer: Mark Apodaca (303-739-7656 / mapodaca@auroragov.org)

6. Update site data block to reflect the new building addition.
RESPONSE: The site data block has been revised.

7. Add this note: THE 2015 INTERNATIONAL FIRE CODE, SECTION 510, REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPER'S EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
RESPONSE: This note has been added as note #19 on revised Sheet S2.

8. Update note #4 with: 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 ENFRCES ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE ICC A117.1-2009.
RESPONSE: Note #4 has been updated, see revised Sheet S2.

Page 4:

9. Identify the Knox Box location and label with the following example: "Knox Box with approved hardware."
RESPONSE: See West Elevation 3/9b on sheet 9b.

10. Provide a fire lane sign here.
RESPONSE: See keynote #26 on the Site Plan.

11. Label existing fire lane easement, include width.
RESPONSE: See keynotes #4 and #7 on the Site Plan. Dimensions added to the Site Plan.

Page 6:

12. Updated fire lane sign details
RESPONSE: The fire lane sign details were revised on the detail sheet.

13. Show Knox box location on elevations
RESPONSE: See West Elevation 3/9b on sheet 9b.

REAL PROPERTY

Reviewer: Maurice Brooks (303-739-7294 / mbrooks@auroragov.org)

14. Include note on Site Plan "All crossings or encroachments into easements and right-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 easement 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."

RESPONSE: Note #7 has been updated to reflect this verbage, see revised Sheet S2.

Please feel free to contact me with any further questions or concerns regarding these issues.

Sincerely,



Mark Brazee
Project Architect