

November 18, 2020

City of Aurora – Planning and Development Services
15151 E Alamed Pkwy, Ste 2300
Aurora, CO. 80012
(303) 739-7186
ATTN: Stephen Rodriguez

RE: 18000 Smith Road, Aurora Co. 80011
Wagner Equipment – Minor Modification to Dev. Plan
Response to Review Comments

Dear Mr. Rodriguez:

Please see below list of responses for the initial review comments that we received on 1/14/2020.

Sheet C100:

Engineering review comments:

1. Site plan will not be approved by public works until the preliminary drainage letter/ report is approve.

Response: Site plan was submitted to engineering for approval in August.

Life Safety review comments:

1. Add note on compliance to ADA
Response: Note added, accessible route has been shown on plan on east side of entryway.
2. Include: Construction type of each building/Number of Buildings with square footage of each building/Total square footage of all buildings/Building height of each building/Building(s) that are sprinklered and not sprinklered.
Response: All buildings are separately addressed as required by the City of Aurora and all requirements for sizes/sprinklers/SF are on file with the City of Aurora and the Fire Departments. No comprehensive list exists for the site since they are all individual buildings.
3. Identify the following for parking & accessible parking:
 1. Accessible Parking Required - # spaces.
 2. Accessible Parking Provided - # spaces.
 3. Van Accessible Parking Required - # spaces.
 4. Van Accessible Parking Provided - # spaces.
 5. Surface Parking Required - # spaces.
 6. Surface Parking Provided - # spaces.

Response: Spaces have been noted for the scope of work for the Minor Modification. If full site review is required for the project, a separate meeting will need to be established with the Owner to fully understand why this is required for a minor modification amendment for a small scope of project.

Sheet C300:

Engineering review comments:

Response: No comments shown

Life Safety review comments:

1. Please label the 23' fire lane easement.

Response: Refer to included sheet 201 with new location of fire lane shown and revised to be out of the parking areas which was originally in conflict

2. Will this site plan reflect the proposed fire lane realignment?

Response: same as Item #1 above.

3. Show the location of the fire lane signs. Existing and Proposed can be delineated by heavy & lighter shading.

Response: same as Item #1 above

4. Provide photometric for proposed accessible route

Response: Photometric plan has been included in this submittal.

Sheet C301:

Life Safety review comments:

1. Provide photometric for proposed accessible route

Response: Photometric plan has been included in this submittal

No other comments were shown on any other sheets.

Please let us know if you require any other documentation for this project.

Sincerely,

JAMES W. NAKAI & ASSOCIATES, P.C.

A handwritten signature in blue ink, appearing to read 'J. Nakai', with a horizontal line extending to the right.

James W. Nakai, AIA
President