

MG2

3333 Michelson Dr, Ste 100
Irvine, CA 92612

949 705 0700
MG2.com

September 21, 2017

The City of Aurora
Planning & Development Services
Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, CO 80012

Minor Amendment: 1990-6005-11
Reviewer: Porter Ingram, Senior Planner

Re: Costco Wholesale – Aurora (Red Robin Accessible Parking Modifications)
1471 S. Havana
Aurora, CO 80012

MG2 Project Number: 94-0510-13J

Subject: Planning Corrections and Responses

Below is a summary of the Planning corrections followed by our compliance response in **bold**.

SITE PLAN

Sheet SD10 OVERALL SITE PLAN

Provide a label and square symbol with an "X" inside the square to show the location of a new or existing Knox box adjacent to the front main entrance doorway to the building. (Wherever possible, the Knox Box should be located in the area of the fire department connection.)

Response: Refer to SD101 for location of Red Robins existing Knox Box.

ACCESSIBLE ROUTE ISSUES:

1. At least one accessible exterior route of travel (heavy dashed line) shall connect accessible parking and accessible passenger loading zones to an accessible building entrance.
Response: Refer to path of travel from Red Robin accessible parking to their front door.
2. Show curb ramp locations on site plan. Curb ramps shall be provided wherever an accessible route crosses a curb. The slope of curb ramps shall be the same as for other ramps. The minimum width shall be 36", exclusive of flared sides. If a curb ramp is located where pedestrians must walk across the ramp, then it shall have flared sides. Built-up curb ramps shall be located so that they do not project into vehicular traffic lanes. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides.
Response: Refer to enlarged plan on Sheet SD201.

Sheet SD201 ENLARGED SITE PLAN AND DETAILS

The aerial view appears to show at least three existing accessible parking spaces. Please verify, and the new accessible configuration should show the same number of accessible spaces being added, as were removed.

Response: Refer to revised SD101 and SAD201.

Revise "ADA" to "ACCESSIBLE"

Response: Refer to site plans and site details.



Provide a "HANDICAP PARKING SIGN DETAIL" that reflects the following: This detail must reflect both the "Van Accessible Space" and "Tow Away Zone" signs required below the standard 12" X 18" Accessibility sign. Note the required 7' distance measured from grade to the bottom of the lowest sign posted.

Response: Refer to revised site plan and site details. We added the Site Entrance sign that states unauthorized vehicles parked in accessible parking stalls will be towed at the Owner's expense. This should take care of the "Tow Away Zone" sign noted that is not specified in the IBC Building Code or ADA requirements.

Should you require any additional information regarding this matter, please contact me at (949) 705.0713
Thank you.

Sincerely,



Terry Odle
Associate Principal