

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



March 21, 2022

Garrett Stevens
ARCO/Murray National
999 18th St., Suite #2110
Denver, CO 80202

Re: Initial Submission Review – Karis Site 225 – Minor Site Plan Amendment
Case Numbers: **2019-6004-03**

Dear Mr. Stevens:

Thank you for your submission. We have reviewed your plans and attached our comments along with this cover letter. Since several important issues still remain, you will need to make another submission. Please revise your previous work and send your plans back to me on or before April 11, 2022.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at (303)-739-7261 or dbickmir@auroragov.org.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

Attachments: Karis 225 Site Plan with Waivers_Amended

Filed: K:\\$MA\2019-6040-03rev1



Initial Submission Review

1. Planning (Debbie Bickmire / 303-739-7261 / dbickmir@auroragov.org)

- 1A. Revise the amendment reference in the amendment block on the cover sheet to delta 3. Revise all other deltas to include 3 as well.
- 1B. Can the internal drive lane be straightened? Is there a reason for the misalignment?
- 1C. The maximum number of continuous parking spaces is 15. Per the previous comment, realignment of the internal drive would effectively solve this issue.
- 1D. Label pavement striping and add description.
- 1E. Label concrete through landscape islands. Confirm if the curb will remain and the concrete added through the island.
- 1F. Lindens tend to scorch when surrounded by pavement. Please consider a different species.
- 1G. Review plant material and sight lines. Plant material should be no taller than 26" within sight triangles.
- 1H. Highlight the area that was added on Sheet 16 if none of the photometrics information for the building is unchanged.
- 1I. Why is Sheet 15 being added? The notes and details provided on Sheet 10 of the original submittal. Remove Sheet 15 and move the evergreen tree and grass details to Sheet 14.
- 1J. It appears the only changes on Sheet 17 is the addition of the light level statistics for the northern parking lot. If so, add that to the existing table on Sheet 13 and eliminate this sheet.
- 1K. Is the lighting fixture schedule a duplicate of the table on Sheet 12? Do not duplicate information. The table on Sheet 18 should just include new fixtures.
- 1L. Are light types EA3 – EA5 a different fixture? Is there a reason for the change from the original fixture, which seems comparable?
- 1M. Some of the gates were approved in the original Site Plan. Where possible add references to gate and/or fence details as originally provided. See the amended site plan (attached) for reference.
- 1N. Add a cloud around the entire page and a delta for all new sheets.
- 1O. Show the clouds for amendments 1 and 2 in black and include deltas for each in black.
- 1P. Remove "of 18" from sheet numbers.

2. Fire / Life Safety (Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

- 2A. The parking total has changed, which will require the Data Block to be updated to reflect additional spaces.
- 2B. A license agreement through Real Property (Public Works) is needed for encroachment into the dedicated easement.
- 2C. Provide gate details and sections.
- 2D. Add the gate symbol and gate labels to the legend.
- 2E. Add gate labels to the plans and include width, operating mechanism, Knox hardware, automatic/manual, etc., details. Example: 23' Automatic Sliding Gate with approved Siren Operated System, Knox Key Switch and Manual Release.
- 2F. The installation of any gating system requires a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. For assistance please call 303-739-7420 and ask for a Life Safety Plans Examiner.
- 2G. The Plans must show drivable space. No portion of the gating system can encroach into the fire lane easement, to include turning radius.
- 2H. Encroachment in the fire lane is prohibited.



3. Public Works Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

3A. Per further discussions with Public works staff, civil plan revisions and a final drainage letter will be submitted instead of a preliminary drainage letter. The site plan amendment will not be approved until the civil plan revisions and final drainage letter are ready to be approved.

3B. The minimum slope for non-paved areas is 2%.

3C. Revise the outdoor storage label stating the surface will be gravel.

4. Water (Steve Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

4A. A License Agreement is required for gating across the utility easements. Gate posts must be outside of the utility easement.

4B. Profiles showing clearances are required with the civil plans.