

Comment Response Letter

April 22, 2022

Debbie Bickmire
City of Aurora
Public Works Department
Engineering Division
15151 East Alameda Parkway
Aurora, CO 80012

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

Dear Debbie,

Thank you for your comments to our Minor Site Plan Amendment.

Please see our responses below to each of your comments. If you have any questions or concerns, please do not hesitate to reach out.

Thank you,

Garrett Stevens
Project Manager
ARCO/Murray

720-338-9474
gstevens@arcomurray.com

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.

Revised as requested.

1B. Can the internal drive lane be straightened? Is there a reason for the misalignment?

Revised as requested.

1C. The maximum number of continuous parking spaces is 15. Per the previous comment, realignment of the internal drive would effectively solve this issue.

Revised as requested.

1D. Label pavement striping and add description.

Yes, it is for pedestrian access. Curb stops have been added.

1E. Label concrete through landscape islands. Confirm if the curb will remain and the concrete added through the island.

Confirmed concrete walk on landscape island.

1F. Lindens tend to scorch when surrounded by pavement. Please consider a different species.

Honeylocust to replace linden.

1G. Review plant material and sight lines. Plant material should be no taller than 26" within sight triangles.

Plant changed to shorter grass.

1H. Highlight the area that was added on Sheet 16 if none of the photometrics information for the building is unchanged.

AE Design: Yes, this is the only area with new lighting. The sheet has been revised to only show the limited new scope.

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.

Sheet has been eliminated.

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.

AE Design: This is the only change, and this has been revised to only show the calculation for the new area on the new sheet 15.

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.

AE Design: This schedule has been revised and only included the new amendment lighting (EA3, EA4, and EA5)

1L. Are light types EA3 – EA5 a different fixture? Is there a reason for the change from the original fixture, which seems comparable?

AE Design: This is a new fixture for the site, but same manufacturer, still, and appearance. The original light poles do not have a bright enough lighting package for our lighting requirements.

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.

This gate was approved with the original Site Plan, the License Agreement Reception Number has been added.

1N. Add a cloud around the entire page and a delta for all new sheets.

Rev Cloud has been added.

1O. Show the clouds for amendments 1 and 2 in black and include deltas for each in black.

Revised as requested.

1P. Remove "of 18" from sheet numbers.

Revised as requested.

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.

Revised as requested.

2B. A license agreement through Real Property (Public Works) is needed for encroachment into the dedicated easement.

Acknowledged. No new encroachments are proposed with this Site Plan Revision.

2C. Provide gate details and sections.

This gate was approved with the original Site Plan, the License Agreement Reception Number has been added.

2D. Add the gate symbol and gate labels to the legend.

Revised as requested.

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.

Revised as requested. Automated gate label added

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.

Acknowledged.

2G. The Plans must show drivable space. No portion of the gating system can encroach into the fire lane easement, to include turning radius.

Acknowledged. No new encroachments are proposed with this Site Plan Revision

2H. Encroachment in the fire lane is prohibited.

This gate was approved with the original Site Plan, the License Agreement Reception Number has been added.

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.

Acknowledged.

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

Revised as requested. This area was incorrectly shown as gravel on the last submittal. This area is to be asphalt.

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

Revised as requested.

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.

This gate was approved with the original Site Plan, the License Agreement Reception Number has been added.

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

This gate was approved with the original Site Plan, the License Agreement Reception Number has been added.