

KARIS SITE 225

SITE PLAN WITH WAIVERS

JOY H.R.M.D. SUBDIVISION FILING NO. 3, AMENDMENT NO. 1
LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 67 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION

LOT 1, BLOCK 1, JOY H.R.M.D. SUBDIVISION FILING NO. 3, AMENDMENT NO. 1,
LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH,
RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ADAMS, STATE OF COLORADO.

DEVELOPERS:

KARIS DEVELOPMENT, LLC
319 1/2 WEST STATE STREET, SUITE E
GENEVA, IL 60134

PLANNER:

ARCO MURRAY
1225 17TH STREET, SUITE 514
DENVER, CO 80202
CONTACT: BRENT TRAVER
720.297.7721

ENGINEER:

CAGE CIVIL ENGINEERING
1225 17TH STREET, SUITE 513
DENVER, CO 80202
CONTACT: KYLE SWAVING, PE
719.439.5888

ARCHITECT:

WARE MALCOMB
1600 CHAMPA STREET, SUITE 350
DENVER, CO 80202
CONTACT: STEVE SMITH
303.689.1517

LANDSCAPE ARCHITECT:

PLANWEST INC.
767 SANTA FE DRIVE
DENVER, CO 80204
CONTACT: DAN KRAUS
303.741.1411



VICINITY MAP

SCALE: 1" = 2000'

CITY OF AURORA APPROVALS

CITY ATTORNEY: [Signature] DATE: 9/10/19
PLANNING DIRECTOR: [Signature] DATE: 9/13/19
PLANNING COMMISSION: [Signature] DATE: 9/13/19
CITY COUNCIL: N/A DATE: N/A
ATTEST: N/A DATE: N/A

DATABASE APPROVAL DATE: 4/24/19

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF:

COLORADO AT _____ O'CLOCK _____ M,

THIS _____ DAY OF _____ AD, _____.

CLERK AND RECORDER: _____

DEPUTY: _____

EAST 37TH AVENUE NOTE:

EAST 37TH AVENUE MUST BE CONSTRUCTED AND ACCEPTED BY THE CITY OF AURORA PRIOR TO THE ISSUANCE OF BUILDING CERTIFICATE OF OCCUPANCY.

PUBLIC AND PRIVATE STREET SIGNAGE NOTE:

THE DEVELOPER/OWNER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGN POSTS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.

WAIVERS:

- SECTION 146-605, TABLE 6.5
*REQUIREMENT - 100' SETBACK FROM EXPRESSWAY
*WAIVER REQUEST AND JUSTIFICATION - 75' AT NORTH END AND 82' AT SOUTH END OF BUILDING. DUE TO THE TIGHT SITE DESIGN AND NEED TO MAXIMIZE THE POTENTIAL FOR THIS INFILL SITE, THE BUILDING LANDED SLIGHTLY WITHIN THE REQUIRED SETBACK. HOWEVER, DUE TO THE PROXIMITY TO THE ACTUAL TRAFFIC FLOW ON I-225, THERE IS AN ADDITIONAL 85' TO 120' OF BUFFER EXISTING.
- SECTION 146-1424 AND TABLE 14.1 - SPECIAL LANDSCAPE BUFFERS
*REQUIREMENT - PROPERTIES ADJACENT TO I-225 ARE REQUIRED TO COMPLY WITH THE LANDSCAPE BUFFERS SET FORTH IN TABLE 14.1. IN THIS CASE, 14' IS THE REQUIRED DEPTH WHERE A 6' HIGH DECORATIVE FENCE ALONG WITH XERIC PLANTING IS PROVIDED. THE LANDSCAPING IS TO BE PROVIDED ON THE EXTERIOR SIDE OF THE FENCE.
*WAIVER REQUEST AND JUSTIFICATION - WORKING WITH STAFF, THE PROPOSED DECORATIVE FENCE TO THE EAST OF THE BUILDING IS BEING PLACED ON THE PROPERTY LINE WITH THE LANDSCAPING ON THE INTERIOR SIDE. THIS IS BEING DONE DUE TO THE EXISTING C-DOT FENCE THAT CAN'T BE REMOVED. THE AREA CREATED BY THE TWO FENCES WOULD BE DIFFICULT TO MAINTAIN.

SHEET INDEX

SHEET NUMBER	SHEET TITLE
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2	GENERAL NOTES
3	SITE PLAN - NORTH
4	SITE PLAN - SOUTH
5	GRADING AND UTILITY PLAN - NORTH
6	GRADING AND UTILITY PLAN - SOUTH
7	EXTERIOR ELEVATIONS
8	LANDSCAPE PLAN
9	LANDSCAPE PLAN
10	LANDSCAPE PLAN
11	LANDSCAPE NOTES AND DETAILS
12	PHOTOMETRIC SITE PLAN
13	PHOTOMETRIC DETAILS

AMENDMENTS:

- A 02.09.21 AMENDMENT #1
-ADDITION OF STOREFRONT AND GLASS AT THE NORTHWEST CORNER OF THE BUILDING
- B 05.24.21 AMENDMENT #2
-ADDITION OF DEMISING FENCE AND GATE IN NORTH STORAGE YARD

SITE DATA

LAND AREA WITHIN PROPERTY LINES	14.606 AC (636,236 SF)
NUMBER OF BUILDINGS	ONE (1)
CONSTRUCTION TYPE	IIB (2015 IFC)
BUILDING USE GROUP	B, S-1 (2015 IFC)
BUILDING SPRINKLERED?	YES
GROSS FLOOR AREA	142,900 SF
MAXIMUM HEIGHT OF BUILDING	60'-0"
PROPOSED BUILDING HEIGHT	40'-0"
TOTAL BUILDING COVERAGE	142,900 SF
HARD SURFACE AREA	181,195 SF
LANDSCAPING AREA	79,534 SF
PRESENT ZONING CLASSIFICATION	M-3, HEAVY INDUSTRIAL DISTRICT
SIGNAGE	
ARTERIAL FRONTAGE LENGTH	372'-8"
MAXIMUM TOTAL SIGN AREA	(372-272)x2 + (272)x0.5 = 336 SF
MAXIMUM SINGLE SIGN AREA	200 SF
MAXIMUM NO. OF SIGNS PER TENANT	5
PARKING SPACES REQUIRED	112
128,500 SF @ 1/2000 WAREHOUSE	64
14,400 SF @ 1/300 OFFICE	48
STANDARD PARKING SPACES PROVIDED	104
VAN ACCESSIBLE SPACES REQUIRED	2
VAN ACCESSIBLE SPACES PROVIDED	2
STANDARD HANDICAP SPACES REQUIRED	5
STANDARD HANDICAP SPACES PROVIDED	6
BICYCLE PARKING REQUIRED	4
BICYCLE PARKING PROVIDED	4
LOADING BAYS	26

OWNERS SIGNATURES:

LEGAL DESCRIPTION: SEE THIS SHEET

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL, OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, PB D-C INDUSTRIAL SITE 225 LLC HAS CAUSED THESE (CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS 16 DAY OF JULY, A.D. 2019.

BY: [Signature]
(PRINCIPALS OR OWNERS)

STATE OF COLORADO) SS

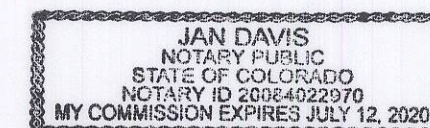
COUNTY OF DENVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF JULY, A.D. 2019

BY: JACOB FINLEY
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
(NOTARY PUBLIC)



MY COMMISSION EXPIRES JULY 12, 2020

NOTARY BUSINESS ADDRESS: 1600 CHAMPA STREET, #350
DENVER CO 80202



REVISIONS

CSP SUB. 1	01/23/2019
CSP SUB. 2	03/15/2019
CSP SUB. 3	04/12/2019
TECH SUB. 05/03/2019	
TECH SUB. 2	06/10/2019
MYLARS	07/12/2019

KARIS SITE 225

JOY H.R.M.D. SUBDIVISION FILING NO. 3, AMENDMENT NO. 1

EAST 37TH AVENUE
AURORA, COLORADO

PROJ NO: 180091

DRAWN BY: KJS

DATE: 01/23/2019

SHEET TITLE

COVER SHEET

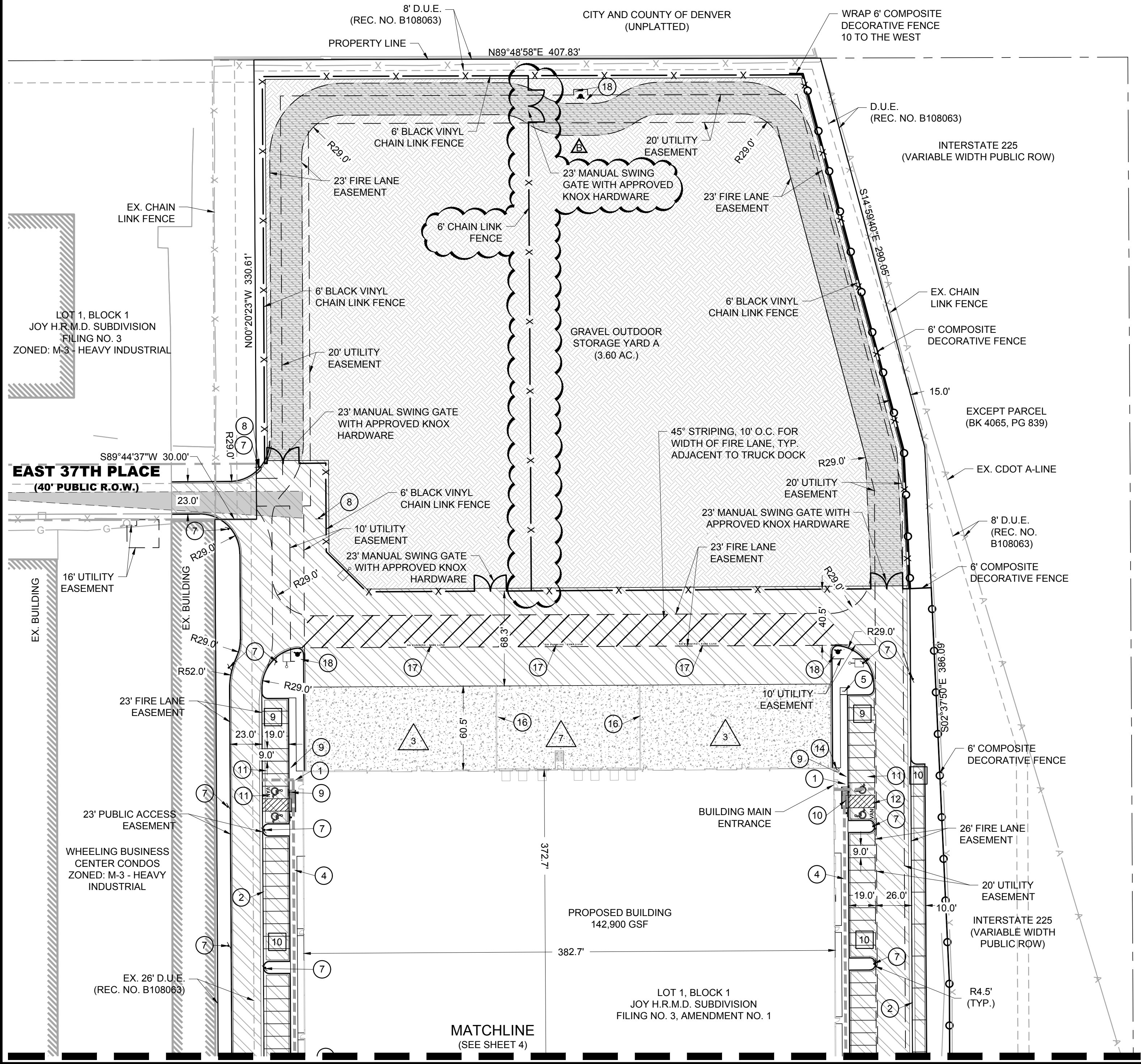
SHEET NUMBER

1 OF 13

KARIS SITE 225 2019-6004-00

KARIS SITE 225
SITE PLAN WITH WAIVERS

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KEY NOTES:

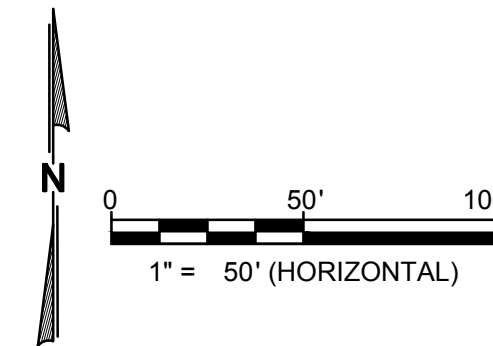
- 1 ADA RAMP
- 2 4' CROSSSPAN
- 3 8' CROSSSPAN
- 4 5' SIDEWALK
- 5 BIKE RACK (2 SPACES EACH)
- 6 TRANSFORMER
- 7 "NO PARKING FIRE LANE" SIGN
- 8 "STOP" SIGN
- 9 ACCESSIBLE PARKING SIGN W/ CURB STOP PROTECTION
- 10 VAN ACCESSIBLE PARKING SIGN W/ CURB STOP PROTECTION
- 11 ACCESSIBLE PARKING SPACE
- 12 VAN ACCESSIBLE PARKING SPACE
- 13 FDC WITH APPROVED KNOX HARDWARE
- 14 KNOX BOX
- 15 RETAINING WALL
- 16 TRUCK DOCK WALL REF: ARCH PLANS
- 17 RED 12" TYPE STATING "NO PARKING - FIRE LANE"
- 18 BOLLARDS (TYP. AROUND ALL HYDRANTS AND TRANSFORMER)

LEGEND:

- 10 PARKING COUNT
- 7 TRUCK DOCK COUNT
- ACCESSIBLE ROUTE
- X EXISTING FENCING - CHAIN LINK
- X FENCING - BLACK VINYL CHAIN LINK
- FENCING - COMPOSITE DECORATIVE
- FENCING - CEDAR
- PAVING - ASPHALT
- PAVING - CONCRETE
- GRAVEL STORAGE
- CDOT CLASS 6 ROADBASE (REQUIRED LOADING OF 85,000 LBS)
- SIGHT TRIANGLE

NOTES:

1. EAST 37TH AVENUE MUST BE CONSTRUCTED AND ACCEPTED BY THE CITY OF AURORA PRIOR TO THE ISSUANCE OF BUILDING CERTIFICATE OF OCCUPANCY.



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AMEND 2	05/24/2021

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AURORA, COLORADO

PROJ NO: 180091
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SHEET TITLE
SITE PLAN - NORTH

SHEET NUMBER
3 OF 13