

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



November 20, 2019

Lisa Massicotte
Anchor Health Properties
15901 E. Briarwood Circle
Aurora, Co 80016

Re: Cornerstar Healthcare Plaza
Case Number: 2013-6002-02

Dear Ms. Massicotte:

Thank you for your initial submission for the above named minor amendment. We reviewed it and have the following comment:

A. Landscaping W. David Barrett 303-739-7133 wbarrett@auroragov.org

1. See the comments in teal on the site plan.
2. Each row of parking requires a landscape island at the end of the row with one tree and six shrubs in the island. See page 6 of 9 on the site plan. See page 6 of 9 on the site plan.
3. The maximum amount of parking spaces in a row is 15. Add a landscape island with one tree and six shrubs in the new landscape island that is required. See the plan for the location of the island. You can start the count from either end of the parking row. The 16th space needs to be a landscape island. See page 4 of 9 on the site plan. The changes will need to be made on all sheets.

B. Forestry Rebecca Lamphear 303-739-7139 rlamphea@auroragov.org

1. See comments in purple on the site plan.
2. The trees impacted by development are too small for mitigation. There are several trees within the vicinity of the project that will require protection. Please provide protection for trees located just south of the new parking stalls as well as the trees located in the islands within close proximity to the proposed handicap ramps. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. [Parks, Recreation & Open Space Dedication and Development Criteria manual](#). These notes shall be added to the plan. See page 6 of 9 on the site plan.

C. Civil Engineering Kristin Tanabe 303-739-7306 ktanabe@auroragov.org

1. See the comments in green on the site plan.
2. Show/label proposed signs for pedestrian crossing. Verify with traffic that this crossing is acceptable. See page 3 of 9 on the site plan.
3. Civil plan revisions are required for the proposed changes. The site plan amendment will not be approved until the revisions are submitted and ready for signature. See page 3 of 9 on the site plan.
4. 5' landing area required for curb ramps. See page 3 of 9 on the site plan.
5. Detailed grading for new sidewalk and curb ramps shall be provided in the civil plan revision and shall meet COA and ADA requirements. See page 4 of 9 on the site plan.

D. Real Property Darren Akrie 303-739-7331 dakrie@auroragov.org

1. There has been no response from Real Property. When comments are completed they will be emailed to you.



Please resubmit your work with the requested change. You may email it directly to me at wbarrett@auroragov.org . Should you have any questions you may contact me via email or by calling 303.739.7133

Sincerely,

W. David Barrett
Sr. Planner II