

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



December 12, 2017

Larry Chaplin  
Southern Glazer's Wine and Spirits LLC  
1600 NW 163<sup>rd</sup> Street  
Miami, FL 33169

**Re: Second Submission Site Plan and Plat Review**  
**Prologis Park 70 SGWS Building 20-Site Plan and Plat**  
Application Number: **DA-1391-09**  
Case NumberS: 2017-6045-00; 2017-3049-00

Dear Mr. Chaplin:

Thank you for your second submission, which we started to process on Wednesday, November 29, 2017. We reviewed it and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since minor issues still remain, you will need to make a third submission on or before Friday, December 22, 2017.

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.

Your estimated administrative decision date is set for Wednesday, January 10, 2018.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303) 739-7266.

Sincerely,

Brenden Paradies, Planner I  
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department  
Patrick Daugherty, JLL  
Meg Allen, Neighborhood Liaison  
Gary Sandel, ODA  
Filed: K:\\$DA\1391-09rev2.rtf



## *Second Submission Site Plan and Plat Review*

### **PLANNING DEPARTMENT COMMENTS**

Reviewed by: Brenden Paradies/ [bparadie@auroragov.org](mailto:bparadie@auroragov.org)/ 303-739-7266/ PDF comment color is red ink with light blue box around the text.

#### **1. Community Questions Comments and Concerns**

1A. Referrals were sent to seven abutting property owners as well as outside referral agencies. No neighborhood comments or outside agency comments were received.

#### **2. Completeness and Clarity of the Application**

2A. A Prologis Park Design Review Board letter of approval is required to be submitted no later than Friday, December 22 so as to be included with the administrative decision report packet.

2B. Retitle Site Plan to say, “ Prologis Park 70-Building 20 Site Plan”.

2C. Remove “Filing No.10” off the Site Plan side bar and on the side of each Site Plan page.

#### **3. Landscape Design Issues**

Reviewed by: Kelly K. Bish, RLA, LEED AP/ [Kbish@auroragov.org](mailto:Kbish@auroragov.org)/ (303) 739-7189/ PDF comments in teal.

##### **Sheet 1 of 5**

- Please select a single tree species for along the front of the building within the parking lot islands.
- Add a tree to the parking lot island where indicated.
- Update the hatch in the landscape legend for the Type A sod. It is too similar to the Type B and it does not read well.
- Update the landscape legend to include the correct tree sizes.
- Update the landscape charts where indicated.

##### **Sheet 2 of 5**

- Is there a fence proposed for the back of curb?
- Rearrange the street trees as shown on the plan to provide to additional ones for a total of 5.
- Part of the landscape plan has been cut off and is not visible on either Sheet two or three. Please correct.

#### **4. Addressing**

Reviewed by: Cathryn Day/ [cday@auroragov.org](mailto:cday@auroragov.org)/ 303-739-7357

4A. Still require addressing .dwg. Contact Cathryn Day directly for any questions regarding the dwg submittal.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS**

- Street lighting plan required with Civil Plan Submittal too-Engineering
- Identify Fire Riser room and knox box locations, add additional site plan notes, and provide parking tabulations in a table .- Life Safety
- Contact Real Property directly for redline comments on Site Plan and Plat-Real Property
- Contact Traffic directly for redline comments on Site Plan and Traffic Letter-Traffic

#### **5. Civil Engineering**

Reviewed by: Kristin Tanabe / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / 303-739-7306 / PDF comment color is green for redlines.

5A. Street lights will be owned and maintained by the City of Aurora and not Xcel Energy. Developer is responsible for providing a street lighting plan with the civil plan submittal.



## **6. Life Safety**

Reviewed by: William Polk / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / 303-739-7371 / PDF comment color is blue.

### **6A. Site Plan Comments**

Sheet 1

- Please provide all of the required and provided parking spaces in a table format.

Sheet 2

- In note 23 please replace fire chief with the following: BUILDING DIVISION FIRE LIFE SAFETY REPRESENTATIVE.

Sheet 4

- Please label FDC as “FDC with approved hardware”.
- Please identify and label Fire Riser room.

Sheet 5

- Please provide a 3’ minimum wide all weather sidewalk up to the FDC (TYP)
- Identify Fire Riser room. (TYP of landscape, utility, and elevation sheets)

Sheet 8

- Add the following note: The landscape plan must reflect the location of all fire hydrants and fire department connections to ensure that these devices are not physically or visually obstructed from responding fire crews. The separation requirements from fire department connections and fire hydrants must meet both life safety (typically 5 feet and no material greater than 2 feet in height) and landscaping requirements. Landscaping material cannot be omitted or reduced based on the installation of a fire hydrant within a parking lot island or plant bed. It is recommended that the island or plant bed be constructed large enough to adequately accommodate both landscaping material and fire hydrants in order to comply with all city standards.

Sheet 11

- Please identify the Knox Box, FDC, and Fire Riser Room. (TYP of elevation, landscape, and utility sheets)
- Identify and provide a symbol within the plan and legend for Knox Boxes, FDC, and the Fire Riser room.

Sheet 18

- Please identify the Knox Box, FDC, and Fire Riser Room. (TYP of elevation, landscape, and utility sheets)

Sheet 20

- Please identify the Knox Box, FDC, and Fire Riser Room. (TYP of elevation, landscape, and utility sheets)

Plat Comments

No plat comments at this time.

## **7. Real Property**

Reviewed by: Darren Akrie / [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / 303-326-7331 and Maurice Brooks / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / 303-739-7294.

7A. Contact Real Property directly for comments on the Plat and Site Plan. Coordinate with Andy Niquette in Real Property for any license agreements that may be needed for this project, [aniquett@auroragov.org](mailto:aniquett@auroragov.org) (303) 739-7325.

## **8. Utilities/Aurora Water Department**

Reviewed by: Steven Dekoski / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / 303-739-7490 / PDF comment color is red for redlines.

8A. Approved. No further comments.

## **9. Traffic**

Reviewed by: Victor Rachael / [vrachael@auroragov.org](mailto:vrachael@auroragov.org) / 303-739-7309 / PDF comment color is gold for redlines.

9A. Contact Traffic directly for comments on the Site Plan and Traffic Letter.