

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



Worth Discovering • auroragov.org

March 24, 2021

Brett Gross
Northpoint Development LLC
4825 NW 41st Street
Riverside, MI 64150

Re: **Second Technical Corrections Review - Stafford Logistics Center – Master Plan Amendment, Site Plan, & Final Plat**
 Application Number: DA-2170-02
 Case Numbers: 2019-7001-01; 2020-6047-00; 2020-3043-00

Dear Mr. Gross:

Thank you for your first technical submission, which we started to process on February 27, 2021. 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 outside agencies.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission.

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.

****I will be leaving the City of Aurora and your new Case Manager going forward will be Todd Hager. If you have any comments or concerns, please contact Todd at 303-739-7112 or thager@auroragov.org.****

Sincerely,

Ryan Loomis, Senior Planner
City of Aurora Planning Department

cc: Jesse Carano - Ware Malcomb- 990 S Broadway Ste 230, Denver, CO 80209
Scott Campbell, Neighborhood Services
Jacob Cox, ODA
Filed: K:\SDA\2170-02tech2.rtf



Second Technical Correction Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ Begin Easement Dedication/Licensing processes with Real Property.
- ✓ Address Real Property comments on Plat.
- ✓ Preliminary Drainage must be approved in order to approve the site plan.
- ✓ Contact Briana Medema in Traffic for comments.
- ✓ Revise WL alignment per discussions in previous meeting to avoid roof drain connections per Water comments.
- ✓ Ensure storm drainage fees paid prior to mylar submittal per Revenue Aurora Water.

PLANNING DEPARTMENT COMMENTS

1. Planning Comments (Ryan Loomis / rloomis@auroragov.org / 303-739-7220 / Comments in teal)

1A. No further comments.

2. Landscaping (Kelly K. Bish / Kbish@auroragov.org / 303-739-7189 / Comments in teal)

2A. No further comments.

3. Addressing (Phil Turner / pcturner@auroragov.org / 303-739-7271)

3A. Note that the CAD DWG file has been received. Please refer to address assigned of 21000 E. 13th Avenue for new building.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Real Property (Maurice Brooks/mbrooks@auroragov.org/ 303-739-7294/ Comments in pink)

4A. See the red line comments on the plat and site plan. There may be some easement issues and some License Agreement issues. Contact Andy Niquette (aniquett@auroragov.org) for the easement concerns and Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

Redlines to Sheet C2.0

4B. Revise the highlighted ROW to match plat.

Redlines to Sheet C2.1

4C. Fence encroachment - Continue working with Grace Gray on the License Agreement issues. See same comment on Sheet C2.3 and C2.4.

4D. Match the plat for the highlighted ROW line.

PLAT

Redlines to Sheet 1

4E. Please ensure proper punctuation (i.e., commas) and text is not obscure.

4F. The described boundary under legal description has changed from the last plat boundary - send in the closure sheet to reflect the new area.

4G. Label as North 1/2 and a portion of the Southwest 1/4 of.

4H. Label as "and a portion of the Southwest 1/4 of Section 2".

4I. Revise the description in the Title Commitment to match the plat boundary.

Redlines to Sheet 2

4J. Southwest 1/4 of Section 2, T4S, R66W, of the 6th P.M. See same comment on Sheet 3, 8

4K. Label "and a portion of the Southwest 1/4 of Section 2,". See same comment on Sheet 4, 5, 6, 7, 8,9 and 10.

Redlines to Sheet 4

4L. Add ROW width.

4M. The highlighted is not the same as the line on sheet 7 of 10.

Redlines to Sheet 6

4N. Add the delta for the easement line at the ROW. See same comment on Sheet 7.



Redlines to Sheet 7

4O. This is not the same as the line on sheet 4 of 10.

Redlines to Sheet 8

4P. Add the curve data.

4Q. Add the distances on both sides of a Lot/Tract line.

5. Civil Engineering (Kristin Tanabe/ ktanabe@auroragov.org / 303-739-7431/ Comments in green)

SITE PLAN

Redlines to Cover Sheet

5A. The site plan will not be approved until a preliminary drainage report/letter is approved.

Redlines to Sheet C3.4

5B. Per drainage comments, show maintenance access.

PIP NARRATIVE (Tab 13)

5C. The Master Plan/PIP amendment will not be approved by public works until the master drainage amendment is approved.

6. Traffic (Brianna Medema / bmedema@auroragov.org / 303-739-7336 / Comments in gold)

6A. Please contact Brianna Medema directly for Traffic comments.

7. Life Safety (John Van Essen / jvanesse@auroragov.org / 303-739-7489 / Comments in blue)

SITE PLAN

Redlines to Sheets A4.1, A4.2, A4.3 and A4.5

7A. Previous note from Life Safety included “Please add the FDC with Knox Hardware and Knox Box on all Elevations Sheets.”. It appears these have been added in the latest elevation submittal on 3/11/21. Please confirm, and if so, please add to entire site plan set for next submittal.

8. Aurora Water (Daniel Pershing / ddpershi@auroragov.org / 303- 739-7382 / Comments in red)

SITE PLAN

Redlines to Sheet C4.5

8A. Please revise WL alignment per discussions in previous meeting to avoid roof drain connections.

9. Revenue Aurora Water/TAPS (Diana Porter / dsporter@auroragov.org/303-739-7395)

9A. **Reminder:** Storm Drainage Development Fees due 105.936 acres x \$1,242.00 = \$131,572.51. These fees can be paid prior to submittal of mylars.