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June 26, 2020

Jan Davis  
Ware Malcomb  
1600 Champa St, Suite 350  
Denver, CO 80202

**Re: Fourth Technical Submission Review** – Prologis Park 70 Building 19 – Site Plan and Plat  
Application Number: **DA-1391-10**  
Case Numbers: **2019-3030-00, 2019-6027-00**

Dear Ms. Davis:

Thank you for your fourth technical submission. 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 several issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before July 10, 2020.

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.

If you have any comments or concerns, please contact me. I can be reached at [text@auroragov.org](mailto:text@auroragov.org) or 303-739-7450.

Sincerely,

Tanner Axt, LEED Green Associate  
Planner I  
City of Aurora, Planning & Development Services

cc: Clay McAtee, The Whiting-Turner Contracting Company  
Meg Allen, Neighborhood Liaison  
Mark Geyer, ODA  
Filed: K:\SDA\1300-1399\1391-10tech4.docx



## Fourth Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Provide gating system detail. (Planning)
- Revise the signing package. (Fire/Life Safety)
- Utilize a mountable curb on the new island. (Fire/Life Safety)
- Provide an updated title commitment. (Real Property)

### PLANNING DEPARTMENT COMMENTS

#### 1 **Planning Comments** (Tanner Axt / 303-739-7450 / [taxt@auroragov.org](mailto:taxt@auroragov.org) / Comments in dark teal)

##### 1.A Site Plan

##### 1.A.1 Plan Set

##### 1.A.1.a Remove "Minor" from title.

- This is updated direction since your last submission and wouldn't have required a new submission on its own, but with the other submission requirements, please adjust this.

**Response:** "Minor" has been removed from the title.

##### 1.A.2 Sheet 2

##### 1.A.2.a Provide a detail of the new gating system.

**Response:** The details of the new gating system have been added to sheet 18 of 21.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 2 **Life Safety** (Will Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

##### 2.A Sheet 2

##### 2.A.1 A rolled or mountable curb shall be installed at the island portion of the fire lane easement. The fire lane to include the curb must be designed to support a minimum imposed live load of 85,000 pounds.

**Response:** Mountable/roll curb will be installed at the island and is called out on the plan.

##### 2.A.2 Revise labels to reflect proposed gating system. It appears that the gating system is (2) sliding or swinging gates. Make sure that all of the gating labels are accurate and matching, to include the civil plan and license agreement labels. Label the centerline radii of the water quality pond access roads as shown on the site plan.

**Response:** Gating system labels match civil plan and license agreement labels. The site drains to an existing regional off-site drainage pond.

##### 2.A.3 Each sliding or swinging arm must be a minimum of 12' in width.

**Response:** Noted.

##### 2.A.4 Provide a gating system detail for each type of proposed gate. Make sure the details are labeled accordingly, to include widths.

**Response:** The gating system details have been added to sheet 18 of 21 and the dimension of the gates is noted on the detail.

##### 2.A.5 Revise signage package to include the signs shown in the plan set. The fire lane, tow-away, and accessible parking signs must be "graphic" sign.

**Response:** Updated signage details on sheets 2 & 3 to match plan set.

#### 3 **Traffic** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org))

##### 3.A Reach out to the reviewer directly for any comments.

**Response:** We reached out to Brianna and was informed that traffic had no additional comments.

**4 Real Property** (Darren Akrie / 303-739-7331 / [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / Comments in magenta)

4.A Provide an updated Title Commitment and reflect the new date on the Plat.

**Response:** The updated Title Commitment has been provided with the resubmittal.

4.B Add the depths of the monuments identified on the plat.

**Response:** The depths of the monuments are noted on page 2 in the Monument Symbol Legend and notes.

4.C Continue working with Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) on the License Agreement items.

**Response:** Noted.