

Planning Division
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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 taxt@auroragov.org or 303-739-7450.

Sincerely,

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

cc: Clay McAttee, The Whiting-Turner Contracting Company
Meg Allen, Neighborhood Liaison
Mark Geyer, ODA
Filed: K:\\$DA\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 / 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.

1.A.2 Sheet 2

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

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2 Life Safety (Will Polk / 303-739-7371 / 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.

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.

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

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

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.

3 Traffic (Brianna Medema / 303-739-7336 / bmedema@auroragov.org)

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

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

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

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

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