



Planning Division  
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Dumar, Heights and  
December 8, 2017  
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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 Number(s): 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.

**Response: Refer to Cover Letter dated 1/3/18 for a list of changes with this submission**

Your estimated administrative decision date is set for Wednesday, January 8, 2017.

**Response: This date was confirmed with Brenden Paradies, to be on Wednesday, January 10, 2018 based on Mineral Rights Noticing requirements..**

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



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## *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.

**Response: Noted.**

#### **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.

**Response: This approval is provided with this submittal but is based on the previous site plan. The current revised plans in this submission are currently being reviewed by the Prologis Park Design Review Board for their approval.**

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

**Response: Site plan now reads “Prologis Park 70-Building 20 Site Plan” on all corresponding sheets.**

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

**Response: “Filing No. 10” language has been removed from the side bar and off each applicable 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.  
**Response: Trees have been limited to a single species along the north side of the building. See sheet 1 of 5.**
- Add a tree to the parking lot island where indicated.  
**Response: One tree has been added to the parking islands where indicated on sheet 1 of 5.**
- 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.  
**Response: The type A turf hatch has been updated on the landscape legend and landscape sheets 1 through 3.**
- Update the landscape legend to include the correct tree sizes.  
**Response: The landscape legend has been updated and reflects the correct sizes of the proposed trees.**
- Update the landscape charts where indicated.



Response: All the indicated landscape charts have been updated per the notes on the plans.

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

- Is there a fence proposed for the back of curb?  
Response: The marks showing a fence on the north end of the property have been removed and the remaining marks have been updated to clearly show where the fence line is. There is no fence proposed for the back of curb at this location.
- Rearrange the street trees as shown on the plan to provide to additional ones for a total of 5.  
Response: The street trees on the NE corner of the site have been rearranged per the notes on sheet 2 of 5.
- Part of the landscape plan has been cut off and is not visible on either Sheet two or three. Please correct.  
Response: Landscape sheets 2 and 3 have an updated view to make sure no part of the plan is cut off/out of view.

#### **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.

Response: Through correspondence with Cathryn Day on 12/13/17, the .dwg file provided is displayed correctly and satisfies the requirements for Addressing.

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

- Street lighting plan required with Civil Plan Submittal too-Engineering  
Response: Site Lighting plan will be added to the Civil Plan CD Submittal once submitted.
- Identify Fire Riser room and knox box locations, add additional site plan notes, and provide parking tabulations in a table .- Life Safety  
Response: Fire riser room has been identified on all landscape documents and site lighting documents where it was previously missing. A parking tabulations table has been added to sheet C1 where it was noted as incorrect. All Knox Box locations have been updated where indicated.
- Contact Real Property directly for redline comments on Site Plan and Plat-Real Property  
Response: Comments were received from Real Property and incorporated into this submission, the project team has begun working on the License Agreement process for the fence encroachments in the easements.
- Contact Traffic directly for redline comments on Site Plan and Traffic Letter-Traffic  
Response: Per correspondence with Victor on 12/12/17, there are no further comments on traffic from the City of Aurora.

#### **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.

Response: Noted, this note on the plan sheet has been revised to show this.

#### **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.

*Response: An updated parking table has been added with required updates.*

### Sheet 2

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

*Response: Fire chief has been replaced with “Building Division Fire Life Safety Representative” on sheet C2.*

### Sheet 4

- Please label FDC as “FDC with approved hardware”.

*Response: FDC has been relabeled to show “FDC with approved hardware”.*

- Please identify and label Fire Riser room.

*Response: The Fire Riser room has been identified and labeled.*

### Sheet 5

- Please provide a 3’ minimum wide all weather sidewalk up to the FDC (TYP)

*Response: A 3’ wide all weather sidewalk has been added for access to the FDC.*

- Identify Fire Riser room. (TYP of landscape, utility, and elevation sheets)

*Response: The Fire Riser room has been correctly labeled and identified on all applicable 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.

*Response: The above note has been added to the bottom left hand corner of landscape sheet 1 of 5.*

### Sheet 11

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

*Response: The Knox Box, FDC, and Fire Riser room have all been identified and labeled on all applicable planning sheets.*

- Identify and provide a symbol within the plan and legend for Knox Boxes, FDC, and the Fire Riser room.

*Response: The plan legend has been updated to include a symbol for the 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)

*Response: The Knox Box, FDC, and Fire Riser room have all been identified and labeled on all applicable planning sheets.*

### Sheet 20



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

**Response:** The Knox Box, FDC, and Fire Riser room have all been identified and labeled on all applicable planning sheets.

#### Plat Comments

No plat comments at this time.

**Response:** Noted.

### **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.

**Response:** Comments were received from Real Property and incorporated into this submission, the project team has begun working on the License Agreement process for the fence encroachments in the easements.

### **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.

**Response:** Noted.

### **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.

**Response:** Per correspondence with Victor on 12/12/17, there are no further comments on traffic from the City of Aurora.