



Planning Division
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December 13, 2019

Responses provided January 10, 2020

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

Re: 1st Technical Submission Review – Prologis Park 70 Building 19 – Minor Site Plan and Plat
Application Number: **DA-1391-10**
Case Numbers: **2019-6027-00, 2019-3030-00**

Dear Ms. Davis:

Thank you for your latest submission. We reviewed your proposed Site Plan and Plat 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.

Since several issues still remain, you will need to make another technical submission, while you continue to work with Public Works on the drainage report. Please note that final MYLARs will not be accepted until Public Works has approved the preliminary drainage report. I strongly recommend waiting to make your next submission until preliminary drainage report is approved by Public Works.

Note that all our comments are numbered. When you resubmit, please 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 changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7450.

Sincerely,

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

cc: Clay McAtee, The Whiting-Turner Contracting Company
Scott Campbell, Neighborhood Services
Mark Geyer, ODA
Filed: K:\\$DA\1391-10tech1.docx



1st Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Preliminary Drainage (Public Works, Engineering)
- Easement Consistency (Water)
- License Agreements (Real Property)

PLANNING DEPARTMENT COMMENTS

Tanner Axt / 303-739-7261 / taxt@auroragov.org / comments in dark teal

1. Completeness/Clarity Issues

1A. Sheet 1

- Move the adjustment out of the amendment block and place at the bottom of the Data Block.
Response: The adjustment has been moved to the bottom of the Data Block.

2. Landscaping (Kelly K. Bish, PLA, LEED AP / 303-739-7189 / kbish@auroragov.org / Comments in teal)

2A. Sheet 9

- The berm expanded but the landscaping has not reflected that.
Response: The trees have been adjusted on the new expanded berm.

2B. Sheet 11

- Adjust the location of the trees relative to the proposed stop sign.
Response: The tree has been moved away from the stop sign.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

3A. Sheet 1

- The site plan will not be approved until the preliminary drainage letter/report is approved.
- Add the following note: "In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by City Engineer."

3B. Sheets 4 and 5

- Show and label easements. License agreements are required for private utilities in utility easements.
Response: Easements are being shown and labeled on these sheets. The license agreements have been technically approved and are waiting for full approval from Grace. The Master License Agreement language was signed and submitted to Grace Gray last week.

3C. Sheet 6

- Clarify where the existing light pole will be relocated to.
Response: The relocated light pole is being shown and called out on the plan.

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

4A. Contact Maurice Brooks for comments on the plat.

Response: Comments have been received from Maurice and addressed.

4B. Send in the Title Commitment and the State Monument records for the aliquot corners.

4C. See the red line comments on the site plan.

Response: Noted.

4D. Continue working with Grace Gray at (303) 739-7277 for the License Agreement process.

Response: The license agreements have been technically approved and are waiting for full approval from Grace. The Master License Agreement language was signed and submitted to Grace Gray last week.

4E. Verify with Fire/Life Safety that the surface in the southwestern fire lane extension is adequate for vehicles.

Response: This has been changed to utility easement only. No fire lane.