

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250



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February 2, 2018

Larry Chaplin  
Southern Glazer's Wine and Spirits LLC  
1600 NW 163<sup>rd</sup> Street  
Miami, FL 33169

**Re: Technical Submission Site Plan and Plat Review**  
**Prologis Park 70 SGWS Building 20-Site Plan and Plat**  
Application Number: **DA-1391-09**  
Case Numbers: 2017-6045-00; 2017-3049-00

Dear Mr. Chaplin:

Thank you for your technical submission, which we started to process on Thursday, January 11, 2018. 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.

Finalize any and all minor edits on the Site Plan and Plat and submit final mylars for the Site Plan and Plat. Follow all detailed instructions that are included on the Mylar Checklist attached. Be sure to submit updated Title Work too with the Mylar submission.

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  
Filed: K:\\$DA\1391-09tech1.rtf



## *Technical 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. Completeness and Clarity of the Application**

1A. Percentages in the data block need to be revised in order to add up to 100%. See redline comments on Site Plan.

1B. Revise all comments to the Site Plan and Plat and submit final mylars. Be sure to follow the detailed instructions on the mylar checklist, included at this end of this letter, for correct size, signatures, materials, etc. Include this checklist with the Site Plan and Plat when they are mailed/delivered to the Planning Department at the City of Aurora Municipal Center Building.

1C. Email Brenden a finalized PDF copy of the Plat and Site Plan for this project once all revisions have been made.

#### **2. Waivers**

2A. Eliminate waivers #2, #3, #4, and #5 on the Site Plan cover sheet. Only keep/include #1 and #6 on the site plan cover sheet. We have determined waivers 2-5 are not applicable to this project.

#### **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.

3A. Minor corrections. No further submittals needed for review. All previous review comments have been addressed.

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

- Minor Edits needed on the Plat- Real Property
- Make sure Title Work is up to date- Real Property

#### **4. Civil Engineering**

Reviewed by: Kristin Tanabe / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / 303-739-7306 / PDF comment color is green for redlines.

4A. Approved. No further comments.

#### **5. Life Safety**

Reviewed by: William Polk / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / 303-739-7371/ PDF comment color is blue.

5A. Approved. No further comments.

#### **6. 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.

6A. See redline comments on the Plat in regards to matching the title work when submitting the Plat mylar, adding a sidewalk easement note and other minor edits.



## **7. E-470 Public Highway Authority**

Reviewed by: Peggy Davenport, 303-537-3727, [pdavenport@E-470.com](mailto:pdavenport@E-470.com)

The E-470 Public Highway Authority would like to comment as follows:

- Occupying space for utility work, access, and any construction within the E-470 MUE and property owned in fee is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit. The administration fee is \$750.00, \$7,500 per acre for grading, and \$75,000 per acre for construction.
- Please note the permit will have special provisions regarding maintenance of landscaping and irrigation material placed in the E-470 MUE.
- No structures will be allowed to be constructed in the MUE, this includes light poles and fencing.
- Additional comments will be issued once construction drawings are provided.

Please send the final development plan to

E-470 PHA

Attention: Justine Brown

22470 E. 6th Parkway Ste 100

Aurora, CO 80018

Please advise if we can be of further assistance.

For any question please contact Chuck Weiss at 303.537.3420 or [cweiss@E-470.com](mailto:cweiss@E-470.com)



## City of Aurora Planning and Development Services Department

### MYLAR CHECKLIST

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**Instructions:** The applicant shall confirm that each item listed below has been completed by checking each box or writing not applicable (N/A) and signing and dating the bottom of the form before submitting MYLARs to the Planning Case Manager.

- ☐ All required city fees have been paid (verify this with the Planning Case Manager).
- ☐ Comments from all departments have been addressed and all changes to the MYLARs have been approved by the affected departments prior to submittal of the final MYLARs to the Planning Case Manager.
- ☐ Drainage plan approved and civil drawings near completion.
- ☐ The effective date on the title work and Certificate of Taxes Due is within 120 days of final city approval of the plan.
- ☐ If an Avigation Easement is required, a copy of the recorded document has been submitted to the Planning Case Manager and the City Clerk and Recorder.
- ☐ Digital files, preferably on a compact disc, for the site plan, CSP, subdivision plat, GDP, FDP, etc. have been submitted to the Planning Case Manager. Instructions can be found online:
  - [https://www.auroragov.org/UserFiles/Servers/Server\\_1881137/File/Final%20-%20CAD%20Data%20Submittal%20Standards\\_11\\_28\\_2016.pdf](https://www.auroragov.org/UserFiles/Servers/Server_1881137/File/Final%20-%20CAD%20Data%20Submittal%20Standards_11_28_2016.pdf)
  - Also refer to the **Instructions for Submitting Digital Files for Addressing**.
- ☐ The surveyor, property owner(s), and mortgage company have signed both cover sheets with **black indelible ink**.
  - Please ensure that the signatures, stamps and seals text do not smear
- ☐ The notary has filled in the signature block and applied their indelible stamp in **black indelible ink**.
  - Please ensure that the stamp does not smear
- ☐ The surveyor has applied their stamp and signed their name through the stamp.
  - Please ensure that the stamp does not smear
- ☐ Submit one complete set of signed and notarized MYLARs and one additional signed and notarized cover sheet for each site plan, CSP, GDP, FDP, etc. Subdivision plats require submittal of one set of signed and notarized MYLARs.
  - **Adams County**
    - a. One complete set of signed and notarized MYLARs in 18 inch by 24 inch format
    - b. One additional signed and notarized MYLAR cover sheet in 24 inch by 36 inch format for the city
    - c. For plats one complete set 18 inch by 24 inch
  - **Arapahoe County & Douglas County**
    - a. One complete set of signed and notarized MYLARs in 24 inch by 36 inch format
    - b. One additional signed and notarized MYLAR cover sheet in 24 inch by 36 inch format for the city
    - c. Please note that all MYLARs shall be four millimeters thick, double mat, reverse print/burn, and photo quality
    - d. For plats, one complete set of 24 inch by 36 inch plats

\*Allow 7-10 business days for Mylar processing

Project Name: \_\_\_\_\_ DA #: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Note: This form is also available online