

Box Elder PA9

At Denali Logistics Park
DA-1478-13

Third Submission Review Responses

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Move trash enclosures and monument signs out of easements (Planning)
Trash enclosures and Monument Signs are no longer in conflict with the easements.
- Include elevations of walls and fences, show locations of man-gates, revise fence symbols (Planning)
Wall elevations have been provided. Fence heights have been provided on the details page. Different fences have been called out with different symbols in the Site Plan Key Notes.
- Make accessible route consistent, label adjacent sidewalks (Planning)
Accessible route has been revised; Adjacent sidewalks have been labeled.
- Resubmit the Traffic Letter, move fences out of sight triangles (Traffic)
Traffic Letter has been revised and resubmitted. Fences have been moved out of the sight triangles.
- Revise the accessible route, verify access easement location(s), review the height of the retaining wall and provide railing (Public Works)
Accessible route has been updated. Access easements have been labeled and dimensions. Retaining wall height and detail of hand rail has been provided in details page.
- Match Site Plan and plat legal descriptions, review monuments, label easement widths (Land Development Services)
Legal descriptions match. Easements have been labeled. Monuments have been revised.
- (Water)
No response.
- Identify accessible hardware for gates, update Turning Template per COA fire truck template, revise hydrants (Life/Safety)
There are no pedestrian gates provided.
- Revise the landscape area to remove impervious areas (Landscaping)
Charts have been revised.

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

Letter of Introduction

- 1A. Revise the site area and building area to match the Site Plan.
Areas have been updated.

Site Plan

Vehicular Access, Circulation, Parking and Storage

- 1B. There is a 25' fire lane easement in the rear of the buildings. Is this a typo? Verify with Life/Safety that the 26' fire lane easement along the east side of the buildings meets their requirements for 40' buildings and, therefore, the rear fire lane can be 23' wide.

Fire lanes on both sides of the proposed buildings have been provided with a 26' easement.

- 1C. Show the location(s) of EV parking spaces.

EV Parking stalls will be finalized in CDs

Pedestrian Access and Circulation

- 1D. Show the accessible route consistently throughout the plan set. Additionally, it does not align with the sidewalks in many places.

Accessible route has been updated to align with sidewalks and be consistent throughout the site.

- 1E. Label and dimension the sidewalks on the adjacent streets.

Sidewalks have been labeled and dimensioned.

Signage

1F. Clarify whether monument signs are all multi-tenant.

Signs are multi-tenant and have been noted on the plans.

1G. Move monument signs out of easements.

Sign locations have been adjusted.

Buildings and Architecture

1H. Add the height of the screen walls.

Screen walls are 10'-0", please reference building elevations.

Screening, Walls, Fences, and Gates

1I. The trash enclosures cannot be in utility easements. Their location has been obscured by the ground cover symbol.

Trash enclosures have been relocated from the utility easement.

1J. The trash enclosures are located within fenced areas. Will this be an issue for pick-up?

Trash companies will be provided with a remote to operate the gate

1K. Add an elevation of the automatic sliding gate.

Included, please see detail 8 Sheet 24

1L. Add an elevation of the trash enclosures.

Included, please see detail 1 Sheet 24

1M. Repeat comment: Use different symbols to identify where opaque fences vs. chain link fences are proposed. Make sure sight lines are not obstructed.

Different fences have been called out with different symbols in the Site Plan Key Notes.

Sight lines have been unobstructed.

1N. Review the top and bottom elevations for the retaining walls for accuracy. Include periodic elevations for the full length of the retaining wall.

The wall will be a maximum of 9' tall and the design will remain consistent throughout the length of the wall

1O. Include an elevation of the proposed retaining wall with a railing. Resolve inconsistent references that a railing is provided and another that it is not required.

Railing not required, retaining wall is not within 10' of any walking surface and planting is in-between walking surface and wall.

1P. Repeat comment: Chain link fencing must be color-cladded and may not include fabric mesh or slats. Add the color/coating type to the chain link fence detail.

Fence to be wire mesh with black weather resistant coating. Please see detail 4 sheet 24 for update detail.

1Q. Man-gates are shown but I don't see any labeled on the site plan. Please show man-gate locations.

Man gate locations will be finalized in CDs

Photometrics

1R. The accessible route needs to be the same as on the Site Plan and Grading Plans.

Updated, please see Electrical drawings.

1S. Repeat comment: The illumination readings are not readable.

Updates, please see Electrical drawings.

1T. Verify the fixture counts.

Please see Electrical drawings.

1U. Revise the matchline references.

Updated, please see drawings.

General Comments

1V. Add the name of the site plan and plat at the top of the Owner's Signature block.

Name of the Site Plan has been added.

1W. Please use a darker font for the site plan notes on Sheet 2.

Font has been adjusted.

1X. Move the private drive lane section from Sheet 4 to Sheet 3.

Private Drive lane section has been removed from Sheet 4

1Y. Include the reception numbers for all adjacent streets.

Reception Numbers have been added.

1Z. Label all existing and proposed easements on all sheets. Have the easements to be released been submitted yet?

Easements have been labeled.

1AA. The symbols and linework in the Legend need to be consistent with the scale and color of the symbols on the plans. Additionally, make sure the symbol does not obscure underlying information.

The legend has been updated to match the plans

2. Landscape (Tammy Cook / 954-266-6488 / tdcook@auroragov.org / Comments in teal with red)

2A. Revise the landscape area in the site data to only include previous areas.

The landscape area has been revised.

2B. Revise the Water Use Table on Sheet 21 to remove the non-pervious areas. Revise the overall table to adjust the different areas.

The water table has been revised.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (John Springs / 303-739-7572 / jsprings@auroragov.org / Comments in green)

Site Plan

3A. The accessible path should align with the proposed walks and not traverse landscaped areas.

Accessible route has been updated to align with sidewalks and be consistent throughout the site

3B. Advisory note: Site Plan review of curb ramps is only to confirm they are provided. At the time of the civil plan review, a detailed review of the ramps will generate comments impacting the layout, for example, ramps must be aligned.

Comment noted. Curb ramp details will be provided with CDs

3C. The top and bottom wall elevations appear to be switched. See Sheet 9.

Top and bottom wall elevations have been updated.

3D. The retaining wall is taller than the maximum 5' shown in the detail. The detail must show the maximum height for all walls.

Detail updated, please refer to detail 11, sheet 24.

3E. Railings are required on any walls over 30". Include a detail with a railing.

Retaining wall is more than 10' from any walking surface, railing is not required and landscape is in-between walk and wall.

3F. The property line does not show on the Photometric plans.

Updated, please refer to photometric plans.

3G. Repeat comment: Label the back-to-back curb width, pedestrian activity level, and pavement type (it is R3) (2.12.0.1 of the 2023 COA Roadway Manual).

BOC width, ped activity level and pavement type have been provided in plans

Plat

Sheet 4

3H. Is a pedestrian easement necessary if the sidewalk is removed?

Pedestrian easement has been removed.

3I. Repeat Comment: If a separate pedestrian access easement is used, it should encompass the curb head.

Comment noted. Access easements will include the curb head.

3J. Repeat Comment: A public access easement is needed for the E-W road; therefore, it may be simpler to dedicate a public access easement over the entire highlighted portion (and continue south) instead of providing separate pedestrian access easements.

Comment noted. Plat and easements have been updated.

3L. The portion of the access easement noted on Sheet 6 encompasses the sidewalk that has been removed from the site plan.

Comment noted. Easement has been updated.

4. Traffic Engineering (Steve Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

Site Plan

4A. Relocate fences outside of sight triangles.

Fences have been relocated.

4B. Revise street markings per redline comments.

Street markings have been updated.

Traffic Letter

4C. Resubmit a clean Traffic Letter. It is understood items were resolved; however, the uploaded version had an error that needs to be corrected.

Traffic letter has been revised.

5. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

Site Plan

5A. Repeat comment: The water meter is not to be within any area that is gated or at any time not publicly accessible.

Water meter has been relocated for accessibility.

5B. Instead of parallel water mains please remove the line noted on Sheet 11 and pull hydrants and meter off the western line. This would also allow water meter(s) to be outside of the gated area.

Water line and water meter have been updated.

5C. Ensure there is 10' between the storm and water mains.

Comment Noted. Utilities have been shifted in CDs

6. Life/Safety (Richard Tenorio / 303-739-7628 / rtensorio@auroragov.org / Comments in blue)

Site Plan

6A. Provide more information regarding outdoor storage. Please schedule a meeting to further discuss this matter. Additionally, to better understand all the proposed elements, a phasing plan is recommended. What is the intended use/items that will be stored in these areas?

Meeting with planning and life safety to discuss the outdoor storage prior to our CD submittal has been completed.

6B. Revise the fire hydrant noted on Sheet 10 to face the fire lane and provide bollard protection.

Fire hydrant has been updated to face fire lane and protection provided.

6C. Show all fire hydrants on the Utility Plans. Fire hydrants shall face the fire lane and have bollard protection.

Fire hydrants have been labeled on Utility Plans. Fire hydrant has been updated to face fire lane and protection provided.

6D. Remove the (second) proposed FDC on Building #2. See Sheet 12.

Second proposed FDC has been removed.

6E. Drawings still show the light fixtures extending into the fire lane easement. Please revise so there is no encroachment.

Updated, please see drawings.

6F. Use the current Aurora Fire Truck template. Include the graphic provided on the Turning Template Sheet.

Turning template sheets have been provided with this submittal

6G. Please utilize the fire apparatus vehicle detail to show adequate turning movements throughout the internal fire lane easements and site entry points. Turning movements should not abut curbing (1' minimum distance), crossing over fire lane boundaries, or entering parking areas within the site.

Turning template sheets have been provided with this submittal

6H. Identify the accessible hardware for the gating system where the gates are in the accessible route from the building.

No pedestrian gates, gate detail removed from drawings.

6I. Show the location(s) of the fire department connection, Knox Boxes, and the fire riser room door on building elevations.

FDCs and other applicable fire items have been provided on plans.

6J. Show the Accessible Routes on the Photometric Plan terminating into all Handicapped Loading Areas.

Accessible routes have been provided on Photometric plans, the access path in the site plan and photometric plan will be synced up and finalized during cds.

7. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Site Plan

7A. The legal descriptions do not match the plat.

Legal descriptions have been revised.

7B. Label easements consistent with plat names.

Labels have been revised.

7C. Add/revise labels and text per redlines.

Noted.

Plat

7C. Revise the Surveyor's Certificate with the language provided.

Text has been updated with language provided.

7D. Label adjacent subdivision plats or add "Unplatted."

Subdivision and Unplatted labels have been provided where necessary.

7F. Add the reception number for E. 60th Avenue.

Reception number has been provided.

7G. Revise monument records per redline comments.

Monument records have been updated.

7H. Review corner descriptions. Are they mismatched?

Corner descriptions have been updated.

7I. Revise, and label linework per the redlines.

Linework has been updated per the redlines

7J. Add easement widths.

Easement widths have been provided

7K. (Advisory Comment) Provide an updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic plat for recording.)

Comment noted.

7E. (Advisory Comment) Provide a Certificate of Taxes Due obtained from the County Treasurer's office showing the taxes are paid in full up to and through the plat approval date of recording.

Comment noted.

7F. Please be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. **Please check these items before sending the plat in for recording.**

Comment noted.

7G. Address all the redline comments on the plat and site plan.

Redline comments have been addressed.

8. Xcel Energy / Donna George / 303-571-3306 / donna.l.george@xcelenergy.com

8A. No additional comments.

Noted