



Planning Division
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Aurora, Colorado 80012
303.739.7250

AuroraGov.org

April 17, 2024

Alex Krasnec
Saunders Commercial Development Company
86 Inverness Place N
Englewood, CO 80112

Re: First Technical Review – Box Elder PA9 at Denali Logistics Park- Site Plan and Plat
Application Number: DA-1478-13
Case Number: 2024-6001-00; 2023-3030-00

Dear Mr. Krasnec:

Thank you for your submission. We have reviewed your plans and attached our comments along with this cover letter. There are a few items that need to be addressed, therefore, you will need to make another technical submission. Please revise your previous work and send us a new submission on or before May 3, 2024.

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.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

cc: Allison Graham, DIG Studio, 1521 15th St., Denver CO 80202
Cesarina Dancy, ODA
Filed: K:\SDA\1478-13tech1.rtf



First Technical Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

Site Plan

- 1A. Retaining wall heights shall not exceed eight feet ([Section 146-4.7.9.T](#)). Walls shall be terraced until the required amount of slope has been taken up.
- 1B. Use two different line types for fencing on the site plan sheets. Review fence line types for consistency on the landscape sheets.
- 1C. Include a detail for the opaque fence.
- 1D. Main gates should be shown on the site plan. Why can't they be shown until civils are approved?
- 1E. Review matchlines on the landscape sheets.

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

- 2A. No comments at this time.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Site Plan

- 3A. Clarify the extent of improvements proposed with this project. Will the sidewalk be provided between the curb ramp and the existing walk on 64th?
- 3B. Ensure the receiving ramp north of Building 1 is constructed with this project, as well as a sidewalk connection right-of-way (either to the east or to the west).
- 3C. The accessible route should be constructed with this project. In other words, do not show the accessible route along portions of the sidewalk that will be constructed in a future phase or with the northern commercial site.
- 3D. Show the ADA path centered on the proposed sidewalk, clarify with different linetype or some other method to highlight the walk that will be constructed with the north site.
- 3E. Check easement width(s) vs. plat to ensure they're identical.
- 3F. Callout location(s) for retaining walls and handrails, which is required for all walls greater than 30".
- 3G. The top/bottom of the wall's labels appear switched on Sheet 9.
- 3H. Label the max height on the retaining wall cross-section.
- 3I. Section 4.02.7.06.1 states "Railings are required on any walls over 30 inches." Provide a handrail for walls higher than 30". Show and callout the handrail at the top of the wall.
- 3J. Continue Accessible Route to match Site Plan sheets.
- 3K. As commented previously, label back-to-back curb width, pedestrian activity level, and pavement type (it is R3) (2.12.0.1 of the 2023 COA Roadway Manual)

4. Traffic Engineering (Jason Igo / jigo@auroragov.org / Comments in amber)

Site Plan

- 4A. Repeat comment: the fence is within the sight triangle. Relocate the fence at least two-feet off the sight triangle.

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

Site Plan

- 5A. An easement is needed to cover the water meter noted on Sheets 10, 11, and 12. See Section 5.04 for easement requirements.
- 5B. With utility layout established ensure easements reflect the utility within them; this applies to public utilities. For example, an easement with public water and sanitary would be a Water and Sanitary Sewer Easement.



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

Site Plan

- 6A. Add a fire hydrant at the locations noted on Sheets 11-12 to meet the required spacing. **Not as a crow flies, but as the hose lays from hydrant to hydrant.

7. Land Development Services (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

Site Plan

- 7A. Provide the reception number for E. 64th Avenue.
7B. Gates across the fire lane easement will require a license agreement.
7C. Label or revise easement names per the comments.

Plat

- 7D. Revise text per redline comments.
7E. Identify adjacent subdivision plats or label "Unplatted."
7F. Label the Point of Commencement.
7G. Label easement widths.
7H. Turn on the easement linework on Sheet 9.
7I. Address all redline comments and notations on the plat.
7J. Send the 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.
7K. Send in the 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. This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.
7L. 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 the scale does not match the drawing information, then this may cause the plat to be sent back and corrected 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.