

Planning Division
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December 7, 2023

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

Re: Third Submission Review – Box Elder PA9 at Denali Logistics Park- Site Plan and Plat
Application Number: DA-1478-13
Case Number: 2021-6035-01; 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. The first section highlights our major comments. The following section contain more specific comments, including those received from other city departments.

Your Administrative Decision date is tentatively set for December 27, 2023. Please remember that all abutter notices must be sent, and the site notices posted at least 10 days prior to the approval date. These notifications are your responsibility, and the lack of proper notification will cause the decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

A technical corrections submittal is required following the Administrative Decision to address all outstanding comments. 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\1478-13rev3rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Move trash enclosures and monument signs out of easements (Planning)
- Include elevations of walls and fences, show locations of man-gates, revise fence symbols (Planning)
- Make accessible route consistent, label adjacent sidewalks (Planning)
- Resubmit the Traffic Letter, move fences out of sight triangles (Traffic)
- Revise the accessible route, verify access easement location(s), review the height of the retaining wall and provide railing (Public Works)
- Match Site Plan and plat legal descriptions, review monuments, label easement widths (Land Development Services)
- (Water)
- Identify accessible hardware for gates, update Turning Template per COA fire truck template, revise hydrants (Life/Safety)
- Revise the landscape area to remove impervious areas (Landscaping)

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.

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

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

Signage

- 1F. Clarify whether monument signs are all multi-tenant.
- 1G. Move monument signs out of easements.

Buildings and Architecture

- 1H. Add the height of the screen walls.

Screening, Walls, Fences, and Gates

- 1I. The trash enclosures cannot be in utility easements. Their location has been obscured by the ground cover symbol.
- 1J. The trash enclosures are located within fenced areas. Will this be an issue for pick-up?
- 1K. Add an elevation of the automatic sliding gate.
- 1L. Add an elevation of the trash enclosures.
- 1M. Repeat comment: Use different symbols to identify where opaque fences vs. chain link fences are proposed. Make sure sight lines are not obstructed.
- 1N. Review the top and bottom elevations for the retaining walls for accuracy. Include periodic elevations for the



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

Photometrics

- 1R. The accessible route needs to be the same as on the Site Plan and Grading Plans.
- 1S. Repeat comment: The illumination readings are not readable.
- 1T. Verify the fixture counts.
- 1U. Revise the matchline references.

General Comments

- 1V. Add the name of the site plan and plat at the top of the Owner's Signature block.
- 1W. Please use a darker font for the site plan notes on Sheet 2.
- 1X. Move the private drive lane section from Sheet 4 to Sheet 3.
- 1Y. Include the reception numbers for all adjacent streets.
- 1Z. Label all existing and proposed easements on all sheets. Have the easements to be released been submitted yet?
- 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.

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

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.
- 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.
- 3C. The top and bottom wall elevations appear to be switched. See Sheet 9.
- 3D. The retaining wall is taller than the maximum 5' shown in the detail. The detail must show the maximum height for all walls.
- 3E. Railings are required on any walls over 30". Include a detail with a railing.
- 3F. The property line does not show on the 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).

Plat

Sheet 4

- 3H. Is a pedestrian easement necessary if the sidewalk is removed?
- 3I. Repeat Comment: If a separate pedestrian access easement is used, it should encompass 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.
- 3L. The portion of the access easement noted on Sheet 6 encompasses the sidewalk that has been removed from the site plan.



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

Site Plan

- 4A. Relocate fences outside of sight triangles.
- 4B. Revise street markings per redline comments.

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.

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

6. Life/Safety (Richard Tenorio / 303-739-7628 / rtenorio@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?
- 6B. Revise the fire hydrant noted on Sheet 10 to face the fire lane and provide bollard protection.
- 6C. Show all fire hydrants on the Utility Plans. Fire hydrants shall face the fire lane and have bollard protection.
- 6D. Remove the (second) proposed FDC on Building #2. See Sheet 12.
- 6E. Drawings still show the light fixtures extending into the fire lane easement. Please revise so there is no encroachment.
- 6F. Use the current Aurora Fire Truck template. Include the graphic provided on the Turning Template Sheet.
- 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.
- 6H. Identify the accessible hardware for the gating system where the gates are in the accessible route from the building.
- 6I. Show the location(s) of the fire department connection, Knox Boxes, and the fire riser room door on building elevations.
- 6J. Show the Accessible Routes on the Photometric Plan terminating into all Handicapped Loading Areas.

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.
- 7B. Label easements consistent with plat names.
- 7C. Add/revise labels and text per redlines.

Plat

- 7C. Revise the Surveyor's Certificate with the language provided.
- 7D. Label adjacent subdivision plats or add "Unplatted."
- 7F. Add the reception number for E. 60th Avenue.
- 7G. Revise monument records per redline comments.
- 7H. Review corner descriptions. Are they mismatched?
- 7I. Revise, and label linework per the redlines.
- 7J. Add easement widths.



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

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

8A. No additional comments.