

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



October 26, 2017

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

Re: Initial Submission Site Plan and Plat Review – Prologis Park 70 SGWS Building 20-Site Plan and Plat

Application Number: **DA-1391-09**
Case Number(s): 2017-6045-00; 2017-3049-00

Dear Mr. Chaplin:

Thank you for your initial submission, which we started to process on Monday, October 2, 2017. 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.

Since several important issues still remain, you will need to make a technical corrections submission on or before Friday, November 17, 2017.

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.

Your estimated administrative decision date is set for Wednesday, January 3, 2017.

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\1391-09rev1.rtf



Initial Submission Site Plan and Plat Review

PLANNING DEPARTMENT COMMENTS

Reviewed by: Brenden Paradies/ bparadie@auroragov.org/ 303-739-7266/ PDF comment color is red ink with light blue box around the text.

1. Community Questions Comments and Concerns

1A. Referrals were sent to seven abutting property owners as well as outside referral agencies. Please see comments at the end of this letter from Xcel Energy and E-470 Public Highway Authority. No neighborhood comments were received.

2. Completeness and Clarity of the Application

2A. A Prologis Park Design Review Board letter of approval is required with the next submittal.

2B. Combine landscape plan, colored elevations, and planning sheets all together to be in one comprehensive site plan set with next Contextual Site Plan PDF you plan to submit.

2C. In Site Plan Cover Sheet Data Block, include Total Building Coverage, Hard Surface Coverage, and Landscape Coverage each as percentages.

2D. Include the numerical value of the permitted maximum sign area in the Site Plan Cover Sheet Data Block. Refer to [Section 146-1600 Table 16.3](#).

2E. Remove “Subdivision” off the Site Plan Title and on the side of each Site Plan page.

2F. In the letter of introduction, please provide more information about the future building. See redline comments on the letter of introduction for specific requests.

3. Zoning and Land Use Comments

3A. Include Phase Two under Future Building and Phase One under Building One on Site Plan Sheet 3.

3B. Is the Future Building separated from Building One?

3C. A 100 ft. building setback is required from the Interstate. Is the 133 ft. the building setback as measured from the right of way of the Interstate?

4. Waivers Requested or Required

4A. All waiver requests should be posted on the Site Plan Cover Sheet. Please move from Site Plan Sheet 3 to the cover page.

4B. In the letter of introduction, provide a “justifiable hardship” for the waiver being requested. Refer to Section 146-204 in the zoning code with the criteria in which to base your justification on for the waiver request.



5. Architectural and Urban Design Issues

5A. Per the Eastgate Framework Development Plan, fencing should be painted dark green. Please adjust the color of the proposed fence accordingly.

5B. Include colored elevations in the Site Plan set as one comprehensive document with next submittal.

6. Signage

6A. Show the general location of the proposed monument signage on the site plan. Please meet the required setbacks from back of sidewalk (4 ft.) and flowline (21 ft.).

7. Landscape Design Issues

Reviewed by: Kelly K. Bish, RLA, LEED AP/ Kbish@auroragov.org/ (303) 739-7189/ PDF comments in teal.

General Comment: On future submissions, the applicant should include the landscape sheets with the site plan submittal and not do a separate upload of the landscape sheets only.

Sheet 1 of 3 Landscape Plans

- Provide a note on the landscape plan that states prior to the construction of any future parking areas, the applicant shall be required to submit a minor amendment with a landscape plan for the parking areas. Otherwise, the landscape for the future parking areas should be shown on here, called out in a separate plant schedule and labeled to be installed when the future parking area is constructed. If this scenario affects multiple future parking areas, call them out as A, B etc. and separate them in a plant schedule accordingly.
- This area along the entire street frontage is to have a 3' high berm in accordance with the FDP.
- Modify the existing note to include a call out as a landscape buffer.
- Remove hatching of the rock mulch.
- Provide a note on this plan that describes what is proposed as a future phase.
- Provide plant labels for the trees/plant material that do not have them.
- All parking lot islands are to have trees. While there may be docks in the future, the future could be 10-15 years from now and code requires the installation of trees within the parking lot islands.
- Rock mulch is not permitted. Coordinate with the Building Division. Fire access doors must have a sidewalk.
- CSL not found in the plant list.
- Add the symbology indicated to the legend this sheet.
- Dimension the provided landscape buffer.
- SCO does not appear in the plant list.



- Label what the rectangle in on the plan where indicated.
- Please ensure that the updated quantities provided in the chart for the plant material are reflected on the plan as well in the various buffers.
- If the loading area remains in the proposed location, it will need to be screened in accordance with the FDP standards. This area should be entirely evergreen. Review the spacing requirements in the plan and elevation views provided in the FDP.
- Provide the required landscaped parking lot islands.
- Minimum Landscape Plan scale should be 1"=40' per the Landscape Reference Manual.
- If the fencing is to continue, use the same symbology along the entire length.
- A 3-5' landscape berm is required along/within the 25' wide landscape buffer
- Update the tables provided where indicated.
- In response to the applicants response to the pre-application review letter regarding the submission of an irrigation plan. The City of Aurora requires an irrigation plan as part of the approval process associated with the Site Plan. Aurora Water will also inspect the irrigation system during the installation process against the irrigation plan. Aurora Water has specific design requirements and charts that must be completed in connection with the design of the irrigation system that are included on the plan submittal. Work with Tim York in Aurora Water. His contact info. is (303) 326-8819.

Sheet 2 of 3 Landscape Plan

- Add the remaining required landscape notes. Refer to the Landscape Reference Manual.
- Remove/modify all contractor related notes. The city attorney's office will not sign the final mylars if contractor related notes are on the plan.
- The landscape plans only specify rock mulch around the building foundation. Clarify here what is to receive rock mulch and what areas/planting beds/trees are to receive wood mulch.
- Adjust the landscape note content where indicated.
- Make the necessary changes to the Plant List where indicated.

Site Plan Submittal Sheets – DAB-A4.1

- Provide an elevation of the proposed signage with material call-outs, heights, colors etc.

8. Addressing

Reviewed by: Cathryn Day/ cday@auroragov.org/ 303-739-7357

Please provide a preliminary digital .SHP or .DWG file for addressing and GIS mapping purposes. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please e-mail these files to me.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS

- Label easements, sidewalks, street lights, and access movements-Engineering
- Label fire lane easement, Knox box locations, fire pumps, signage, etc.- Life Safety
- Clarification needed on Traffic Letter, Stops Signs to be labeled on Site Plan-Traffic
- Water Unit table needed on Civils, MH Connection needed on Site Plan-Aurora Water
- Contact Real Property directly for comments-Real Property

9. Civil Engineering

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

9A. See redline comments on the Site Plan in regards to labeling existing and proposed easements, sidewalks, future parking, access movements, and street lights.

10. Life Safety

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

Site Plan Comments

Sheet 1

- Revised to IBC Use Group/ Occupancy classification e.g. S1/ B
- Please provide actual building height. The building Height elevations show a height of 44'.
- Accessible stall requirement is 8 spaces. Update accessible stalls to a total of 8.
- Please provide the required and provided accessible parking spaces.
- Please provide the required and provided van accessible parking spaces
- Van accessible stall requirement is 2 stalls.

Sheet 2

- Add the following notes: The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief.
- The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed at primary access points, as determined by the fire chief, those gates shall have an approved automatic means of emergency operation. Additionally, each automatic gate shall have a back-up switch (Knox keyed), as well as accessible means of manual operation. Security gates installed at secondary access points, as determined by the fire chief, shall have a means of operation approved by the fire chief. The security gates and the emergency operation shall be maintained in proper working condition at all times. In the event that there are electric gate operators, they shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed in compliance with the requirements of ASTM F 2200.



- Add the following to Note 21. : along with other signage required by other city departments
- Please remove the following notes: Site Plan 22, 23; Core and Shell Advisory 1; and High-Piled Combustible note 1

Sheet 3

- Striping required where accessible route crosses drive aisles. Min 36" white painted stripes
- Please provide and identify fire hydrant bollard protection. (TYP)
- Identify and label Fire Riser Room and FDC. FDC must be equipped with approved Knox Caps for both new and existing structures. Label and Symbol on both the plan and within legend e.g. Fire Sprinkler FDC w/Approved Knox Caps.
- Identify and label Fire Riser Room and FDC. FDC must be equipped with approved Knox Caps for both new and existing structures. Label and Symbol on both the plan and within legend e.g. Fire Sprinkler FDC w/Approved Knox Caps.
- What will be the potential height of this 2 story element? If it is greater than 30', then the adjacent fire lane must be a minimum of 26'.
- Please relabel all gates using the following example: 30' automatic swinging gate with Siren Operated System and approved Knox hardware. (TYP).
- See new label for note #7.
- Gates must swing in the direction of ingress to the site.
- Since this exterior wall abuts the adjacent fire lane easement, not portion of the structure or elements of the structure can encroach into or over the fire lane easement.
- Striping required where accessible route crosses drive aisles. Min 36" white painted stripes
- Show all fire lane easements on this sheet. Extend this fire lane to interconnect with the adjacent fire lane easements.
- Identify and label all Fire Lane Easements. TYP of site, utility sheets, and grading sheets.
- Please provide and identify fire hydrant bollard protection for fire hydrants located on northwest, southwest, and south side of the structure. (TYP)
- Provide a standard/consistent fire hydrant symbol. Gray for existing and darker for proposed.
- Relabel using the following example: 23' automatic swinging gate with Siren Operated System and approved Knox hardware.
- Include, or add the designation of where the fire access doors are located.
- Add another number for the fire lane easement

Sheet 4

- Add this access roadway to the existing fire lane easement in this area. Typ. of all sheets showing fire lane easements.



- Provide 26' aerial fire lane along entire side located no closer than 15ft and no further than 30ft from the building

Sheet 5

- Increase 5' access aisle to 8' in order to provide the 2 van accessible spaces required for this site.
- 400' max spacing between fire hydrants. A minimum of (8) fire hydrants will be required within 400 of the building.
- Label sidewalk transitions as a ramp or stairs (TYP)
- Provide and identify Front Main entrances for Knox Box locations
- Provide 26' aerial fire lane along entire side located no closer than 15ft and no further than 30ft from the building
- Label fire service line as " 6" Fire DIP (Private) TYP
- Identify location of Fire riser room and exterior door location
- Label easement as "23' Fire Lane Easement".
- Please remove the strike out portion
- Provide and identify Knox Box at the called out location
- This barrier appears to encroach into the fire lane. Relocate outside the fire lane easement
- Where fire hydrants are exposed to vehicular damage, fire hydrants shall be suitably protected by the use of bollards.
- Identify and provide a fire hydrant with bollard protection symbol within the plan and legend
- Identify and provide a FDC symbol within the legend

Sheet 6

- Crosshatch this area, to allow fire department access to the fire riser, Knox box and FDC. (TYP)
- Landscape Plan Must reflect: FDCs with approved Knox Caps, fire hydrants, Knox Box, fire lane easements locations
- Please provide and label symbols of existing and proposed site elements: fire hydrants, FDC, Knox Box within Legend and Landscape illustration
- Add the following note: The landscape plan must reflect the location of all fire hydrants and fire department connections to ensure that these devices are not physically or visually obstructed from responding fire crews. The separation requirements from fire department connections and fire hydrants must meet both life safety (typically 5 feet and no material greater than 2 feet in height) and landscaping requirements. Landscaping material cannot be omitted or reduced based on the installation of a fire hydrant within a parking lot island or plant bed. It is recommended that the island or plant bed be constructed large enough to adequately accommodate both landscaping material and fire hydrants in order to comply with all city standards.



Sheet 10

- Identify Knox Box Locations. (TYP) of all elevation sheets
- Identify fire riser room, Knox and FDC locations. (TYP) of elevations sheet

Sheet 11

- Please identify that this gate has a latching mechanism so that when not in use it will be closed.

Sheet 14

- Identify and provide the exterior accessible route by heavy dashed line on this sheet
- Please move all lighting fixture out of the fire lane easement. (TYP) of all sheets

Sheet 15

- Please relocate lights outside fire lane easement

Plat Plan Comments

Sheet 3

- If actual height of the building is greater than 30', then the adjacent fire lane must be a minimum of 26'.
- Please add the north access roadway to the Fire Lane Easement located on directly in front of the FDC and Knox Box area. Coordinate this Fire Lane easement with Site Plan Sheets DAB-A1.1, C3, and C4

11. Real Property

Reviewed by: Darren Akrie / dakrie@auroragov.org / 303-326-7331 and Maurice Brooks / mbrooks@auroragov.org / 303-739-7294.

11A. No comments received at this time. Contact Real Property directly for redline comments.

12. Utilities/Aurora Water Department

Reviewed by: Steven Dekoski / sdekoski@auroragov.org / 303-739-7490 / PDF comment color is red for redlines.

12A. See redline comments on the site plan in regards to needing a water fixture unit table on the civil plans and a required MH connection in E. 19th Avenue.

13. Traffic

Reviewed by: Victor Rachael / vrachael@auroragov.org / 303-739-7309 / PDF comment color is gold for redlines.

13A. See comment redlines on the Traffic Letter in regards to clarification requested about the square footage of the building and office space.

14. Revenue

Reviewed by: Drake Robinson / drobins@auroragov.org / 303-739-7393

14A. Sewer Interceptor Development 25.934/acre x \$500.00 = \$12,967.00

Less 10% sewer credit	\$ 1,296.70
	\$11,670.30



Storm Drain Development Fees 25.934/acres x \$2,903.00 = \$ 75,286.40

Total fees due \$ 86,956.70

15. Xcel Energy

Reviewed by: Donna George / donna.l.george@xcelenergy.com / 303-571-3306

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat and site plan for the above captioned project. Please be aware PSCo owns and operates existing electric distribution facilities within the subject property. The property owner/developer/contractor must complete the **application process** for any new gas or electric service, or modification to existing facilities via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center at 1-800-922-1987** to have all utilities located prior to any construction.

If you have any questions about this referral response, please contact me at (303) 571-3306.

16. E-470 Public Highway Authority

Reviewed by: Peggy Davenport / pdavenport@E-470.com / 303.537.3727

16A. Clearly indicate E-470 ROW and 75' multi-use easement on all plans.

16B. 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.

16C. The ROW is currently labeled as I-70 ROW. Should be E-470.