

December 13, 2023

Rachid Rabbaa  
City of Aurora Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012

**RE: Second Submission Review – Fine Point Business Park Phase 1 - Site Plan and Plat  
Application Number: DA-1964-04  
Case Numbers: 2023-6039-00;2023-3037-00**

Dear Rachid:

Thank you for the comments on November 6, 2023 for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the Site Plan and Plat, we have summarized your comments and our responses below.

## COMMENT RESPONSE LETTER: SITE PLAN AND PLAT COMMENTS

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please see comments from Planning (Item from 2-3)
- See all redlines on the Site Plan and Plat from Civil Engineering (Item 4)
- Relocate the Stop bar and STOP sign 4' from the crosswalk. (Item 5)
- Relocate the FDC to the riser room location. The proposed location is not within 100 ft of a hydrant. (Item 7)
- Please contact the reviewer directly for comments. Land Development Services (Item 8)
- See the comments from the reviewer PROS. (Item 10)
- Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing, and preliminary GIS analysis. (Item 11)
- See outside agency comments from Xcel Energy.

### PLANNING DEPARTMENT COMMENTS

#### 1. COMMUNITY QUESTIONS, COMMENTS, AND CONCERNS

- 1A. There were no community questions, comments, or concerns received from adjacent property owners or registered neighborhood groups.
- *Response: Acknowledged.*
- 1B. Comments were received from outside referral agencies (Xcel Energy). (Please see the attached pdf at the end of this letter).
- *Response: Xcel Energy comments have been addressed.*

#### 2. COMPLETENESS AND CLARITY OF THE APPLICATION

- 2A. Please provide a signed Avigation Easement in the next resubmittal.
- *Response: Avigation Easement has been provided.*
- 2B. Please remove the signage detail on the monument sign on sheet 56.
- *Response: Monument sign details have been removed.*

### 3. LANDSCAPING ISSUES

**Bill Tesauro / 954-868-0636 / [btesauro@auroragov.org](mailto:btesauro@auroragov.org) / Comments in bright teal**

- 3A. Please label the proposed 3 PE trees.
- *Response: Trees have been labeled.*
- 3A. Please provide the required tree in the landscape island. Also, you can reduce the parking, as there are more than what is required. As such, parking space can be eliminated, the landscape island can be widened to provide the required tree.
- *Response: Tree has been provided.*
- 3B. Please provide the required deficient TE above the required shrubs for the E. 58th Avenue street buffer. Also, please add them to the E. 58th Street landscape buffer on the landscape plans.
- *Response: Additional plantings have been provided.*
- 3C. Please provide at least the minimum required trees on the plant list to concur with proposed/required trees on the landscape chart, as it is deficient.
- *Response: Additional plantings have been provided.*

### 4. ADDRESSING

**Philip Turner/ 303-739-7271/ [pcturner@auroragov.org](mailto:pcturner@auroragov.org) / Comments in purple**

- 4A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:
- Parcels
  - Street lines
  - Building footprints (If available)
- Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <https://auroragov.org/CADtoGISstandards> OR by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org)
- *Response: Addressing CAD file has been provided.*

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### 5. CIVIL ENGINEERING

**Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green**

- 5A. No portion of the curb is permitted within the fire lane easement. Please clarify where the easement is in this area.
- *Response: Curb/easement has been revised.*
- 5A. All of the improvements for Picadilly including the sidewalk should extend to the northern boundary. Please show all of the required improvements. The pavement transition should occur past the northern property boundary.
- *Response: Site improvements extended to northern boundary. Improvements include sidewalk, curb and gutter, and pavement for additional lane.*
- 5B. The sidewalk should match the section.
- *Response: Sidewalk updated to match the section.*

**5C.** Show the full extent of the improvements.

- *Response: Additional sheet added to show extent of road improvements to northern boundary.*

**5D.** Remove the street light fixture from the site plan. They will be reviewed/approved with the civil plans.

- *Response: Street light fixtures have been removed from the table but are shown in the plans as previously commented to show ROW lighting. General Note 22 on Sheet 2 indicates that the street light locations are conceptual and that final locations will be determined with the civil plans.*

**Plat**

**5E.** Show the lot corner dedication.

- *Response: Dedication has been shown.*

## **6. TRAFFIC ENGINEERING**

**Dean Kaiser / 303-739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber**

**6A.** Provide call-out of pavement markings.

- *Response: Pavement markings labeled.*

**6B.** Relocate the stop bar 4' away from the crosswalk.

- *Response: Stop bar has been relocated.*

**6C.** Relocate the Stop bar and STOP sign 4' from the crosswalk.

- *Response: Stop bar and stop sign have been relocated.*

**6D.** Relocate the stop bar and STOP sign 4' from the crosswalk.

- *Response: Stop bar and stop sign have been relocated.*

**Traffic Letter**

**6E.** Updates look good (the site plan only has a 1,080-sf differential). The report is acceptable.

- *Response: Acknowledged. Study has been revised to match SF.*

## **7. FIRE / LIFE SAFETY**

**Richard Tenorio/ 303-739-7628 / [rtenorio@auroragov.org](mailto:rtenorio@auroragov.org) / Comments in blue**

**7A.** Relocate the FDC to the riser room location. The proposed location is not within 100 ft of a hydrant.

- *Response: FDC to remain as shown. Hydrant has been relocated to be within 100' of the FDC.*

**7B.** The fire hydrants and the fire service lines must be looped.

- *Response: The proposed system is a private fire line that enters the building, goes through a fire pump and then is sent back out and around the site. The entire system is private along with the private hydrants.*

**7C.** Correct this label (SS).

- *Response: Label has been updated.*

**7D.** The fire hydrants and the fire service lines must be looped.

- *Response: The proposed system is a private fire line that enters the building, goes through a fire pump and then is sent back out and around the site. The entire system is private along with the private hydrants.*

- 7E. Show the location of the pump house for the private fire service lines. These lines must be looped to provide a redundant water supply. Show the location of the connection for the private fire service lines to the City water supply.
  - *Response: The pump is located internal to the building. The water main within 58<sup>th</sup> is looped with the connection to Powhaton Road.*
- 7F. Label the fire service line for both buildings.
  - *Response: Label has been added.*
- 7G. Is this the Fire Service Line into Building IV? It is labeled Water Main.
  - *Response: Label has been added to clarify.*
- 7H. Show the Fire Service Line on the Legend.
  - *Response: Legend has been updated.*
- 7I. The fire hydrants and the fire service lines must be looped.
  - *Response: The proposed system is a private fire line that enters the building, goes through a fire pump and then is sent back out and around the site. The entire system is private along with the private hydrants.*
- 7J. The fire hydrants and the fire service lines must be looped. to provide a redundant water supply. Show the location of the connection for the private fire service lines to the City water supply.
  - *Response: The proposed system is a private fire line that enters the building, goes through a fire pump and then is sent back out and around the site. The entire system is private along with the private hydrants. The water main within 58<sup>th</sup> is looped with the connection to Powhaton Road.*
- 7K. Relocate the FDC to the riser room location. The proposed location is not within 100 ft of a hydrant.
  - *Response: FDC to remain as shown. Hydrant has been relocated to be within 100' of the FDC.*
- 7L. Please line up the Match lines on all pages.
  - *Response: Match lines to remain as shown. There is overlap between the sheets for clarity.*
- 7M. Label as domestic water line or fire service line into the building.
  - *Response: Labels have been added.*
- 7N. The fire hydrants and the fire service lines must be looped. to provide a redundant water supply. Show the location of the connection for the private fire service lines to the City water supply.
  - *Response: The proposed system is a private fire line that enters the building, goes through a fire pump and then is sent back out and around the site. The entire system is private along with the private hydrants. The water main within 58<sup>th</sup> is looped with the connection to Powhaton Road.*

**8. AURORA WATER**

Casey Ballard/ 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red

- 8A. Include this hatch on the legend. For this to be a maintenance path it must be an all-weather surface.
  - *Response: Hatch included in legend as all-weather service.*
- 8B. Provide a drainage easement over the pond.
  - *Response: Easement has been provided.*

- 8C. Call out all Private Fire Services.
  - *Response: Label has been added.*
- 8D. If this will be a private fire hydrant the sanitary must be moved to avoid having a structure within the sanitary easement.
  - *Response: Hydrant has been shifted.*
- 8E. Fire service line is to be from a looped main.
  - *Response: The proposed system is a private fire line that enters the building, goes through a fire pump and then is sent back out and around the site. The entire system is private along with the private hydrants.*
- 8F. Private fire loops/lines do not require public easement.
  - *Response: Easements have been removed.*
- 8G. Meters should be located near the entrance.
  - *Response: Domestic meters are located along 58<sup>th</sup> Avenue.*
- 8H. Water meters are to be in an area that is publicly accessible at all times.
  - *Response: Domestic meters are located along 58<sup>th</sup> Avenue.*
- 8I. This "water main" is not looped and is not connected to the public main. Is this a Private Fire loop? If so label as such, indicate it will be fully restrained, and adjust easement as this private main should not run parallel within the water easement.
  - *Response: The proposed system is a private fire line that enters the building, goes through a fire pump and then is sent back out and around the site. The entire system is private along with the private hydrants.*
- 8J. Why has the water layout changed to have incredibly long services?
  - *Response: Based on discussions with staff, domestic service line to remain as shown with a connection at the midpoint of the building.*
- 8K. Where is the fire service for Building IV?
  - *Response: Label has been added.*
- 8L. Water meters 3-inches and larger require an 18-foot-wide easement. See Section 5.04 for additional information.
  - *Response: Acknowledged. Domestic sizing will be determined with the civil plans.*
- 8M. Service lines smaller than 3-inches are to be Type K Copper, services 3-inches and larger are to be ductile iron.
  - *Response: Acknowledged. Domestic sizing will be determined with the civil plans and pipe material will be determined at that time.*
- 8N. Fire service is to be labeled private. Please differentiate between the fire service (Main to Building) and the private fire loop (fire pump and around building).
  - *Response: Label has been updated.*
- 8O. I am not showing any meters in this area. Looking at as-builts it looks to be a blow off for the 16-inch water main in Powhaton. Please confirm in the field what this is.
  - *Response: Label has been updated.*
- 8P. Fire service cannot be tapped off the domestic service.
  - *Response: Fire service has been revised to tap off the looped main within 58<sup>th</sup> Avenue.*

## 9. LAND DEVELOPMENT SERVICES

**Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta**

9A. Please contact the reviewer directly for comments, none were provided to staff. Incorporate all redlines into the plat and site plan and incorporate Land Development Services comments into the comment response letter.

- *Response: Plat redlines have been addressed.*

## 10. LAND DEVELOPMENT SERVICES – EASEMENTS

**Grace Gray/ 303-739-7277 / [ggray@auroragov.org](mailto:ggray@auroragov.org) / Comments in magenta**

10A. EASEMENTS TO BE DEDICATED BY PLAT.

- *Response: Acknowledged.*

## 11. PROS

**Curtis Bish/ 303-739-7131/ [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in purple**

11A. Daphne might not be the proper plant for this area. Did you mean to propose *Viburnum burkwoodii* instead, which would be better for wildlife? Or what about using Arrowwood *Viburnum* instead? Either way, PROS is approving the site plan on the basis that DB will be substituted with a more appropriate plant for the greenbelt. Also, rabbitbrush might be better than Russian sage.

- *Response: Landscape plan has been revised.*

## RIGHT OF WAY AND PERMITS - PUBLIC SERVICE COMPANY OF COLORADO DBA XCEL ENERGY

**Donna George /303-571-3306 / Email: [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)**

1. Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk requests that the following language or plat note is added to the plat for Fine Point Business Park Phase 1:

*Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.*

- *Response: Note has been added to the plat.*

2. The property owner/developer/contractor is reminded to complete the application process for any new natural gas or electric service, or modification to the existing underground electric distribution facilities along the east property line via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect).

- *Response: Acknowledged.*

3. Additional easements will need to be acquired by separate document for new facilities (i.e. transformers) – be sure to contact the Designer and request that they connect with a Right-of-Way Agent.

- *Response: Acknowledged.*

We appreciate your review and approval of these plans. Please contact me at 303-974-3625 or [Brad.Cooney@kimley-horn.com](mailto:Brad.Cooney@kimley-horn.com) should you have any questions.

Sincerely,  
KIMLEY-HORN AND ASSOCIATES, INC.



Brad Cooney, P.E.  
Project Manager