

June 14, 2024

Rachid Rabba  
City of Aurora Planning Department  
15151 E. Alameda Parkway, Suite 2300  
Aurora, CO 80012

**RE: *Fourth 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 May 14, 2024, for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the Master Plan, we have summarized your comments and our responses below.

## **COMMENT RESPONSE LETTER: MASTER PLAN COMMENTS**

### **PLANNING DEPARTMENT**

**Rachid Rabba / 303.739.7541 / [rrabba@auroragov.org](mailto:rrabba@auroragov.org)**

Thank you for your fourth submission, which we started to review on April 26, 2024. We have reviewed your plans 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.

Please revise your previous work and resubmit your corrections. A decision date cannot be scheduled until further progress is made regarding the drainage resubmittal.

- *Response: Acknowledged.*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Repeat: The asphalt pavement transition should occur past the northern property boundary. The asphalt should continue similar to the green line past the property line (please provide an appropriate taper rate per the Roadway Manual). (Item 4)
- Ensure proper clearance is provided for fire department operations where fire hydrants are near shrubs and trees (Item 5)
- Send in 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.) (Item 6).
  - *Response:*

### **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 group.
- *Response: Acknowledged.*

## 2. Completeness and Clarity of the Application

- 2A. No comments.
- *Response: Acknowledged.*

## 3. Landscaping Issues

**Bill Tesauro / 954-868-0636 / btesauro@auroragov.org / Comments in bright teal**

- 3A. No comments.
- *Response: Acknowledged.*

## REFERRAL COMMENTS FROM OTHER AGENCIES

### 4. Civil Engineering

**Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green**

- 4A. Repeat: The asphalt pavement transition should occur past the northern property boundary. The asphalt should continue similar to the green line past the property line (please provide an appropriate taper rate per the Roadway Manual).
- *Response: Based on discussions with staff, it is the applicant's understanding that the Master Developer will be required to construct this improvement, however, the taper is shown on the revised plans.*
- 4B. The comment response indicated that this section matches the PIP. The section that I approved on 9/11/2023 had an 11-foot-wide curbside landscape and ROW encompassing the curbside landscaping. A response was not received in January regarding why this change was made. I am verifying with management staff whether this change is acceptable or should be reverted back to the original design that was signed off on by engineering.
- *Response: Based on discussions with staff, the currently shown cross section per EDN 220066 is acceptable as it would provide a consistent cross section along Powhatan Road.*

### 5. Fire / Life Safety

**Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue**

- 5A. Ensure proper clearance is provided for fire department operations where fire hydrants are near shrubs and trees.
- *Response: A detail has been added to the place illustrating the clearances.*

### 6. Aurora Water

**Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red**

- 6A. Access is required to call manholes.

- *Response: A gravel maintenance path has been provided where manholes are not located immediately adjacent to paved drive aisles within utility easements.*
  
- 6A. Advisory: Civil Plan cannot be approved until easements are in the City process.
  - *Response: Acknowledged.*
  
- 6B. Please update the key map to reflect this area.
  - *Response: Key map has been updated.*
  
- 6C. Access is required to all manholes.
  - *Response: A gravel maintenance path has been provided where manholes are not located immediately adjacent to paved drive aisles within utility easements.*
  
- 6D. Ensure that fire lines are labeled as private.
  - *Response: A note has been added to the utility plans as well as the keynote stating all fire lines are private.*
  
- 6E. Please call out the points of waterline connection.
  - *Response: Waterline connection has been called out.*

## 7. Land Development Services

Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta

### Site Plan

- 7A Dedicate this easement on the plat - confirm with Aurora Water Dept.
  - *Response: Easement to be dedicated via the plat.*

### PLAT

- 7B Match the Title Commitment
  - *Response: Plat has been updated to match the title commitment.*
  
- 7C Update the note 4 in General Notes within 30 days of the Plat approval date.
  - *Response: Acknowledged. Note 4 will be updated with plat mylar submittal.*
  
- 7D This bearing should match all other pages.
  - *Response: Bearing has been updated to match.*
  
- 7E (typical) Add the distances and curve data of easement lines on both sides of a Lot or Tract line.
  - *Response: Distance and curve data has been added.*
  
- 7F Label Lot and Block
  - *Response: Lot and Block have been labeled.*

- 7G Label the R.O.W.  
■ *Response: ROW has been labeled.*
- 7H (typical) Add the distances and curve data of easement lines on both sides of a Lot or Tract line.  
■ *Response: Distance and curve data has been added.*
- 7I (typical) Add the distances and curve data of easement lines on both sides of a Lot or Tract line  
■ *Response: Distance and curve data has been added.*
- 7J Check this easement name.  
■ *Response: Easement name has been verified.*
- 7K (Advisory Comment) Send in 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.)  
■ *Response: Acknowledged.*
- 7L **Advisory Comment**) 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.**  
■ *Response: Acknowledged.*

We appreciate your review and approval of the site plan. 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, PE

Project Manager