

April 23, 2024

Rachid Rabbaa  
Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 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 Mr. Rabbaa,

Thank you for the comments on January 17th, 2024, 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.

## SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please label the (4) AG trees. Landscaping (Item 4)
- The pavement transition should occur past the northern property boundary. See more comments from Civil Engineering (Item 5)
- Meeting held on January 5, 2024 changes are anticipated to the overall utility layout and Life Safety issues. (Item 7&8)
- Please address all the comments from Land Development Services in the Site Plan and Plat (Item 9)
  - *Response: Comments have been addressed.*

## PLANNING DEPARTMENT COMMENTS

**Rachid Rabbaa / 303.739.7541 / rrabbaa@auroragov.org**

### 1. Community Questions, Comments, and Concerns

- A. There were no community questions, comments, or concerns received from adjacent property owners or registered neighborhood groups.
- B. Comments were received from outside referral agencies (Xcel Energy).  
Name: DONNA GEORGE Organization: XCEL ENERGY PUBLIC SERVICE CO  
Address: 550 15TH ST, SUITE 700 DENVER, CO 80202  
Phone: 3035713306  
Email: donna.l.george@xcelenergy.com  
Comment: PSCo/Xcel Energy acknowledges the comment responses and requested changes made to the plat. No resubmittals are necessary.
  - *Response: Acknowledged.*

### 2. Completeness and Clarity of the Application

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

3. Landscaping Issues (Bill Tesauro / 954-868-0636 / btesauro@auroragov.org / Comments in bright teal)
  - A. Please label the (4) AG trees.
    - *Response: Additional labels have been added.*
4. Addressing (Philip Turner/ 303-739-7271/ pturner@auroragov.org / Comments in purple)
  - A. No comments
    - *Response: Acknowledged.*

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)
  - A. The pavement transition should occur past the northern property boundary.
    - *Response: Based on discussions with staff, the Porteos master developer will be constructing the missing portion between the northern boundary and the southern extents of the Costco improvements.*
  - B. This does not match the PIP. Revise to match the PIP.
    - *Response: The roadway section matches the PIP and is consistent with EDN 220066.*
  - C. Advisory: ramps should be directional and meet COA standards. They will be reviewed in detail on the civil plans but as shown here, would not be approved on civils.
    - *Response: Curb ramps have been revised.*
  - D. Remove the cross pan. Cross pans are not permitted across collector streets.
    - *Response: Cross pans have been removed.*
6. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in amber)
  - A. No additional traffic comments (Traffic Letter & Site Plan acceptable)
    - *Response: Acknowledged.*
7. Fire / Life Safety (Richard Tenorio/ 303-739-7628 / rtenorio@auroragov.org / Comments in blue)
  - A. Meeting held on January 5, 2024; changes are anticipated to the overall utility layout.
    - *Response: Utility layout has been revised per discussions with staff.*
8. Aurora Water (Casey Ballard/ 303-739-7382 / cballard@auroragov.org / Comments in red)
  - A. FDP Amendment and MUS must be approved prior to site plan approval.
    - *Response: Acknowledged. FDP and MUS will be approved prior to site plan approval.*
  - B. Meeting held on January 5, 2024 changes are anticipated to the overall utility layout. Please reach out prior to resubmittal if there are any questions on potential utility conflicts.
    - *Response: Utility layout has been revised per discussions with staff.*
9. Land Development Services (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)
  - A. Access Easement called for on plat?

- *Response: Site Plan and plat are consistent.*
- B. Advisory Comment:
- C. The exterior boundary must match the subdivision boundary and without B&D's/Curve Data this cannot be confirmed. (Typical)
  - *Response: Additional labels have been added to the boundary and consistent with the plat.*
- D. Advisory Comment:  
Consistency between plat easement labels and site plan easement labels must be maintained. (plat calls only Fire Lane Easement)
  - *Response: Site Plan and Plat are consistent.*
- E. Should access be extended to match?
  - *Response: Access easement not extended.*

## PLAT

- F. (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. Updated title commitment will be provided with plat mylar submittal.*
- G. (Advisory Comment) Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)
  - *Response: Certificate of Taxes will be provided with final submittal.*
- H. (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.*
- I. See the red line comments on the plat and site plan.
  - *Response: Site Plan and Plat redlines have been addressed.*
- J. See the advisory comment on sheet 1.
  - *Response: Advisory comments have been addressed as applicable.*
- K. What is cap on 2 1/4" Aluminum Pipe?
  - *Response: Label has been updated.*

- L. Provide State Board-approved monument record.
  - *Response: Monument records have been provided.*
  
- M. ROW Width & Recording Information per COA 2023 Subdivision Plat Checklist Item #14.
  - *Response: Width and recording information has been provided.*
  
- N. Show abutting Lot Lines per COA 2023 Subdivision Plat Checklist Item #14.
  - *Response: Abutting Lot Lines have been added.*
  
- O. Match written description? Northwest Corner of the East Half of the Southeast Quarter of Section 8?
  - *Response: Written description has been revised.*
  
- P. Match sheet 4 and legend? (Typical)
  - *Response: See revised plans.*
  
- Q. Recording information for ROW per COA 2023 Subdivision Plat Checklist Item #14.
  - *Response: Recording information has been provided.*
  
- R. Match written description? Northwest Corner of the East Half of the Southeast Quarter of Section 8?
  - *Response: Written description has been revised.*
  
- S. Sum of areas:
- T. 92,553 Sq. Ft. ROW  
+790,394 Sq. Ft. Lot 1  
+295,886 Sq. Ft. Lot 2  
+214,411 Sq. Ft. Tract A  
+ 98,429 Sq. Ft. Tract B  
=1,491,673 Sq. Ft. vs. 1,491,674 Written?
  - *Response: Area has been revised.*
  
- U. Add street center line control per COA 2023 Subdivision Plat Checklist Item #13.f.
  - *Response: Checklist item has been provided.*
  
- V. Distance to easement? COA 2023 Subdivision Plat Checklist Item #16.b.
  - *Response: Checklist item has been provided.*
  
- W. LOT 1, BLOCK 1 COSTCO DEPOT AT PORTEOS SUBDIVISION FILING NO. 1 REC. NO. 202000054565
  - *Response: Label has been added.*

- X. Monument boxes with rebar (provide).
  - *Response: Monument boxes have been provided.*
  
- Y. Length and size of rebar and cap size) with cap bearing the registration number of the responsible surveyor, to be set after construction is completed per Sec. 147-47 Aurora City Code and per Sec. 38-51-105 (9)(a) & (b) Colorado Revised Statutes 2020.
  - *Response: Acknowledged.*
  
- Z. COA 2023 Subdivision Plat Checklist Item 13.f.
  - *Response: Checklist item has been provided.*

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