



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

AuroraGov.org

April 7, 2025

Dan Kmiecik
Ambrose Property Group
8888 Keystone Crossing Suite 1150
Indianapolis, IN 46240

Re: Second Submission Review: Fine Point ISP – Infrastructure Site Plan (Neighborhood Plan)
Application Number: DA-1964-06
Case Number: 2024-6049-00

Dear Dan Kmiecik:

Thank you for your initial submission, which we started to review on March 19, 2025. 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.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission.

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.

Please note, projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7541 or rrabbaa@auroragov.org.

Sincerely,

Rachid Rabbaa, Planner III
City of Aurora Planning Department

cc: Brad Cooney - Kimley-Horn Associates 4582 S Ulster Street Denver, CO 80237
Rachid Rabbaa, Case Manager
Cesarina Dancy, ODA
Filed: K:\SDA\1964-06rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please clearly label access points to Fine Parking Business Park Building 6 (DA-1964-05) from E 58th and Powhaton Road and label access points to Fine Parking Business Park Phase 1 Site Plan (DA- 1964-04) (Item 2)
- Label roadway classification (Item 4)
- See comments from Traffic Engineering (Item 5)
- Show on this sheet the location of all proposed and existing fire hydrants and the water lines that supply them. (Item 6)
- Sewer service should be through a tee and not a manhole. Additionally, the connection should be straight with no bends in the stub (Item 7)
- The Neighborhood Plan may contain site grading, lot layouts, storm sewer and inlets, connections to adjacent conveyance systems, ponds and other elements of drainage design for the site that cannot be evaluated by the City for approval without the detailed engineering analysis that will be submitted at a later time with Civil Plans. (Item 8)
- Please see the advisory comments from the Easements department. (Item 9)
- 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.
- 1B. Comments were received from an outside referral agency (Xcel Energy). (Please see the attached pdf at the end of this letter).

2. Completeness and Clarity of the Application

- 2A. No comments.

Cover Page

- 2B. No comments.

Key Map

- 2C. No comments.

Plan Set Pages

- 2D. Please clearly label the access points to Fine Point Business Park Building 6 Site Plan (DA-1964-05) from E 58th and Powhaton Road.
- 2E. Please clearly label access points to Fine Point Business Park Phase 1 Site Plan (DA-1964-04) from E 58th Avenue and Powhaton Road.

Conformance Letters

- 2F. No comments.

Drainage Information

- 2G. No comments.

3. Landscaping Issues (Kelly Bish / 303.739.7189 / kbish@auroragov.org / Comments in bright teal)

- 3A. No comments.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Jonathan Phan / 303.326.8273 / jphan@auroragov.org / Comments in green)

- 4A. Label roadway classification.
- 4B. Provide the longitudinal slope of the road. Min of 1% (TYP.).
- 4C. It appears this receiving ramp is not meeting our standard and a directional ramp will be needed per ADA.
- 4D. Advisory comment: Cross pans are not allowed across or parallel to arterial roadways (4.B.4 of the 2025 COA Roadway Manual).
- 4E. Label existing contours (TYP.).
- 4F. ADA requires a complete path of travel. Show the receiving ramp to the south.
- 4G. Show the roadway edge drains for the typical sections (TYP.).

5. Traffic Engineering (Dean Kaiser / 303.739.1718 / djkaiseer@auroragov.org / Comments in amber)

- 5A. ADT & Clear Zone also required, per 2025 Roadway Manual, Section 3.H.1.o ~2,700 VPD ADT SL=40 MPH CZ=14'.

6. Fire / Life Safety (Richard Tenorio / 303.739.7628 / rtensorio@auroragov.org / Comments in blue)

- 6A. Show on this sheet the location of all proposed and existing fire hydrants and the water lines that supply them. Ensure the hydrants meet the requirements for spacing per the IFC Section below.
- 6B. 2021 IFC – APPENDIX C - TABLE C102.1 - REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.

7. Aurora Water (Casey Ballard / 303.739.7382 / cballard@auroragov.org / Comments in red)

- 7A. Advisory: There is an outstanding connection fee of roughly \$17,321.50 for the Fine Point Parking user. This must be paid prior to any new service connections in the Fine Point Business Park development. Please contact Jason Fowler for more information on this and how to pay it. jfowler@auroragov.org 303-739-7393
- 7B. Confirming that the waterline is being removed from this access road.
- 7C. Provide easement for these water and sewer stubs.
- 7D. Sewer service should be through a tee and not a manhole. Additionally, the connection should be straight with no bends in the stub.

8. Aurora Water - Drainage - (George Slovensky / 303.739-7431 / gslovens@auroragov.org / Comments in green)

- 8A. Please add the drainage note below to cover sheet and all sheets showing drainage information. This Neighborhood Plan may contain site grading, lot layouts, storm sewer and inlets, connections to adjacent conveyance systems, ponds and other elements of drainage design for the site that cannot be evaluated by the City for approval without the detailed engineering analysis that will be submitted at a later time with Civil Plans. Approval of this Neighborhood Plan and associated Drainage Conformance Letter by the City does not imply approval for any aspect of grading or drainage design shown herein or any variances from City drainage criteria.
- 8B. Previous Comment: Please show COA EDN for approved civil plans for all adjacent sites. If CD's have not been approved yet, show EDN or RSN for PDR. If CD's are under review show RSN for them.
- 8C. Add call-out for interim WQ/EURV pond similar to other ponds. This area is to flow to future pond WQ1 and in interim is proposed to discharge to Jackson Gap so detention also needed unless can show that Q100 does not exceed design values. Pls label as providing detention also.
- 8D. Prev Comment: Label existing drainage easement for this channel.
- 8E. WQ/EURV are required for all roadway improvements. Per previous mtg WQ was to be provided by sheet flowing runoff to west. Note here though states that only C&G to be omitted. With sidewalk constructed at 2% toward road, roadway implications are: 1) ROW runoff would not sheet flow off to west and it's unclear how at least interim WQ would be provided? 2) Runoff would concentrate along west interim unprotected edge of asphalt resulting in erosion. How would erosion be prevented in interim condition?



- 8F. Previous Comment: Add note that erosion control for interim swales to be evaluated with CDs/FDR.
- 8G. Previous Comment: Label all interim swales as public.
- 8H. At mid March meeting, there was discussion that flows within the interim swales tributary to Gopher Gulch would flow into adj private parcel to north in existing swale paralleling south side of Gopher Gulch channel and because of this, even though detention is d/s in existing Pond GG2, flows have to be limited to existing cond. If correct, some amount of detention is needed in the interim ponds to achieve that. Please add to call out for all 3 ponds tributary to Gopher Gulch that pond discharges up shall not exceed existing condition flows and det will be provided to achieve that.
- 8I. Label all emergency overflows or use unique arrow and add to legend.
- 8J. Remove all sizing info for proposed storm system.
- 8K. Previous Comment: Label all culverts as public.
- 8L. See drainage comments on previous sheet and address on this sheet also.

9. Easements (Gray Grace / 303.739.7277 / ggray@auroragov.org / Comments in magenta)

- 9A. Advisory: ALL DEPARTMENTS REQUIRING A LICENSE, EASEMENT DEDICATIONS OR RELEASES NEED TO BE STARTED. EASEMENT DEDICATIONS TO BE SUBMITTED TO DEDICATIONPROPERTY@AURORAGOV.ORG , RELEASES TO BE SUBMITTED TO RELEASEEASEMENTS@AURORAGOV.ORG

10. Xcel Energy (Donna George/ 303.571.3306 / Donna.L.George@xcelenergy.com / Comments in mauve)

- 10A. See attached comments. No resubmittal is required.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

March 27, 2025

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Rachid Rabbaa

Re: Fine Point ISP – 2nd referral, Case # DA-1964-06

For **Fine Point ISP**, Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk advises that the 10-foot-wide utility easements indicated in the first PSCo letter must be platted utility easements.

Donna George - Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: Donna.L.George@xcelenergy.com