

October 12, 2023

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

RE: *Initial 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 August 31, 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: MASTER PLAN COMMENTS

GENERAL COMMENTS

Rachid Rabba / 303.739.7541 / rrabbaa@auroragov.org

- Please revise your previous work and send us a new submission on or before September 22, 2023.
- Please pay the invoice amount of \$35,158.94.
- The resubmittal will not be accepted unless the Plat is uploaded.
- An administrative decision on your application has been tentatively scheduled for Friday, October 13, 2023.
 - *Response: Acknowledged.*

INITIAL SUBMISSION REVIEW

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please see comments from Planning (Item from 1-7)
 - *Response: All comments have been addressed.*

- Please pay the invoice amount of \$35,158.94 upon submitting your second submittal.
 - *Response: Acknowledged.*

- Please provide all the clear sight triangles, lights, fire hydrants and stop signs on applicable landscape sheets and provide a legend with these symbols on all applicable landscape sheets. (Item 7)
 - *Response: Sight triangles, lights, fire hydrants and stop signs have been added to landscape sheets.*

- See all the comments from Civil Engineering (Item 8).
 - *Response: All comments have been addressed.*
- See various comments on the Traffic letter and site Plan- Traffic Engineering (Item 9)
 - *Response: All comments have been addressed.*
- Show all crosswalks throughout the site (TYP all sheets) from Life Safety. (Item 10)
 - *Response: Crosswalks shown throughout the site.*
- See various comments from Aurora Water. (Item 11).
 - *Response: All comments have been addressed.*
- There may be easements to release or dedicate per other department comments for this project (Item 12)
 - *Response: Acknowledged.*
- Development fees due prior to Plat being recorded: \$1242 x 37.46 acres = \$46,525.32 (Item 14)
 - *Response: Acknowledged.*
- Proposed landscaping should be in this area for screening purposes, as a public trail exists on the opposite side of the drainage channel. (Item 15)
 - *Response: Based on discussions with staff, landscape screen is not required in this area due to the elevation changes relative to the trail.*
- See outside agency comments from Xcel Energy.
 - *Response: All comments have been addressed.*

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: Acknowledged, comments have been addressed.*
- 1C. Denver International Airport (DEN) received your referral letter, and we appreciate the opportunity to comment on the proposal. DEN provides the following comments: • The

proposed development is within the “10,000’ Critical Area for Wildlife-Attractant Separation Area” for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologist assigned to DEN assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 40-hour drain time following a 100-year event. https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33 • The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined (“Notice Criteria Tool”) and/or the filing can be initiated is: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. Thank you for the continued opportunity to provide comments.

- *Response: DEN comments have been addressed.*

2. Completeness and Clarity of the Application

2A. Please provide a signed Avigation Easement in the resubmittal.

- *Response: An Avigation Easement is in process and will be provided shortly after CSP resubmittal.*

2B. Please change the Title block to FINE POINT BUSINESS PARK PHASE 1.

- *Response: Title block updated.*

3. Zoning and Land Use Comments

Site Plan

3A. Please include ADA parking spaces in the Data Table.

- *Response: Proposed ADA parking spaces count included in Data Table.*

4. Streets and Pedestrian Comments

4A. Please show an accessible path from the sidewalk/public way to each building entrance with a thick dashed line.

- *Response: Accessible path connected between accessible parking spaces to a building entrance with an “AR” linetype to avoid confusion with easement linework.*

5. Urban Design Comments

5A. Show on-site vehicular circulation with arrows.

- *Response: Circulation arrows are provided.*

5B. All rooftop equipment shall be screened as required. Please provide a roof plan so staff can determine that RTU's are screens are required.

- *Response: The City required standard rooftop screening note is on the elevation sheets under the legend. Please note that there is no rooftop equipment associated with the buildings at this time. Future tenants will be required to comply with the City standards for screening.*

5C. Amenity Space – Please provide an amenity space for each building. The amenity space is for use by employees and customers and should include tables, benches, and shade structures.

- *Response: Based on discussions with staff, an amenity space is a recommendation and not a requirement. The applicant will move forward without an amenity space as this is not consistent with features found within industrial parks in this market.*

6. Signage & Lighting Comments

6A. Please show any proposed signage in your site plan. Section 146-4.10 governs signage standards. Please review this section for complete details. Show the location of any monument signage on the plans and indicate the location of wall-mounted signs on the building elevations with a dashed line only.

- *Response: Proposed sign locations are identified in the plans. Details are provided in the elevation sheets.*

6B. Sheet 49 (Photometric 1 of 2) is not legible.

- *Response: Photometric sheets have been updated.*

7. Landscaping Issues (Bill Tesauro / 954-868-0636 / btesauro@auroragov.org / Comments in bright teal)

Overall

7A. Please add the note “Not for Construction” to all landscape sheets.

- *Response: Note added to all landscape sheets.*

7B. Please provide all the clear sight triangles, lights, fire hydrants and stop signs on applicable landscape sheets and provide a legend with these symbols on all applicable landscape sheets.

- *Response: Symbols have been added to sheets as well as sight triangles, lights, fire hydrants, and stop signs.*

Sheet 30

7C. Please contact the City Forester with regards to any existing trees within the overall site.

- *Response: Contacted Jacque, no further action needed.*

Sheet 31

7D. Please indicate the 100-year flood line and any retaining walls on the landscape plan.

- *Response: Retaining walls on site have been annotated as well as flood line.*

Sheet 33

- 7E. Please add the GI label to the tree.
- *Response: Labels have been added.*

Sheet 35

- 7F. Please label the Street-Powhatan Road and the sidewalk on this sheet.
- *Response: Sidewalk has been dimensioned and called out. Street name has been added.*

- 7G. Please correct the proposed 5 GA trees from 5 to 4.
- *Response: Label has been corrected*

- 7H. Please provide some building, storage, and trunk parking landscape screening from the road.
- *Response: Screening landscape has been added.*

- 7I. Please provide the required Powhatan Road landscape buffer trees on all applicable sheets.
- *Response: Trees have been provided in leu of TE's where applicable, void of easements.*

Sheet 36

- 7J. Please correct the proposed UC trees and match line to Sheet 37, as it does not concur with the overall landscape plans.
- *Response: Matchlines have been updated.*

- 7K. Please label the street- East 58th Avenue and the sidewalk on the sheet.
- *Response: Sidewalk has been dimensioned and called out. Street name has been added.*

- 7L. Please provide the required trees in the two redlined islands on this sheet and adjust the two trees to all proper distances for the required island tree.
- *Response: Trees have been added to Island.*

- 7M. Please correct the proposed UC trees and match lines to Sheet 37, as it does not concur with the overall landscape plans.
- *Response: Matchlines have been updated along with labels.*

- 7N. Please provide the required East 58th landscape buffer tress on all applicable sheets.
- *Response: Trees have been added where applicable to meet requirement.*

Sheet 37

- 7O. Please label the street -East 58th Avenue and sidewalk.
- *Response: Sidewalk has been dimensioned and called out. Street name has been added.*

7P. Please correct the GA trees and match line to Sheet 36, as it does not concur with overall plans.

- *Response: Matchlines have been updated along with labels.*

7Q. Please provide the required East 58th landscape buffer trees on all applicable sheets.

- *Response: Trees have been added where applicable to meet requirement.*

Sheet 38

7R. Please add the required tree to the redlined landscape island on this sheet.

- *Response: Tree has been added.*

7S. Please label the street – East 58th Avenue and sidewalk on this sheet.

- *Response: Sidewalk has been dimensioned and called out. Street name has been added.*

7T. Please provide the required East 58th Street landscape buffer trees on all applicable Sheets.

- *Response: Trees have been added where applicable to meet requirement.*

7U. Please label the proposed GA tree on this sheet.

- *Response: Tree has been labeled*

7V. Please label the street -Powhatan Road and the sidewalk.

- *Response: Sidewalk has been dimensioned and called out. Street name has been added.*

7W. Please provide the required Powhatan Road landscape buffer trees on all applicable sheets.

- *Response: Trees have been added where applicable to meet requirement.*

7X. Please add the water use requirements for each plant on the plant schedule.

- *Response: water requirements have been added to plant schedule.*

7Y. Please clarify if the proposed detention Basin mix native mix is different from the native seed. If so, please provide the names and percentages of this mix.

- *Response: Detention Basin seed mix has been added to plan and clarified*

7Z. Please provide only the required Standard Landscape Notes in the Landscape Reference Manual.

- *Response: Denver landscape and fire notes have been added*

7AA. Please recheck that the proposed Yucca are not planted within 8' of public walkways or within parking islands.

- *Response: Yucca has been switched out for a sumac to void walkways and islands*

7BB. Please select different shrubs for the parking lot screening throughout the site, as the Potentilla, Crimson Pygmy Barberry, and Pawnee Buttes Sand Cherry will not meet the minimum requirements at maturity. Do not use Mugo pine as they will take too long to mature to meet the required screening. Some of the shrubs proposed may be used as accents, but the screening of the parking lot should be met.

- *Response: Different shrubs have been selected that meet maturity of 4' or higher.*

7CC. Provide the required curbside landscape table and document the required and provided landscape requirements for each of the streets. Requirements are 1 tree per 40lf and 1 shrub per 40sf of curbside areas.

- *Response: curbside landscaper requirements have been added to table.*

7DD. The street frontage buffer and the required parking lot screening may be combined to satisfy both requirements, however, there does not appear to be the correct number of trees being provided to satisfy the buffer requirement. The street frontage buffer and curbside landscape requirements cannot be combined and are required to be met independently of one another.

- *Response: Street frontage buffer trees have been added to meet requirement.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering

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

8A. Please add the following note: "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."

- *Response: Note added.*

8B. Please add the following note: The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Streetlight and/or pedestrian photometric plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing the site location of lights, electrical one line, and grounding details shall be submitted to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public inspection permit for the streetlights are required. Certificates of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.

- *Response: Note added.*

8C. Powhaton is required to be built up to the northern boundary of PA-3 per the PIP.

- *Response: Acknowledged, Powhaton road improvements have been added along PA-3.*

8D. Show the conceptual locations of required streetlights on the applicable sheets.

- *Response: Streetlights have been added to plans.*

- 8E. Provide typical sections for Powhatan and 58th in conformance with the master plan.
 - *Response: Typical section for 58th has been added on sheet 9 and Powhatan typical section has been added to sheet 10.*

- 8F. The fire lane easement should be revised to fit within the drive aisle. Curb and gutter/sidewalk are not permitted within the fire lane easement.
 - *Response: Fire lane easements have been updated.*

- 8G. The maximum height of any retaining wall is 8' per section 4.02.7.04.3 of the Roadway Manual.
 - *Response: Retaining wall heights have been updated to be less than 8'.*

- 8H. The retaining wall is overlapping where the sidewalk is. Please revise.
 - *Response: Sidewalk has been updated.*

- 8I. The street should transition back to existing past the property line.
 - *Response: Street transitions have been added.*

- 8J. Label the curb return radii, typical. 20' minimum for intersections with collectors.
 - *Response: Curb return radii labeled. Exceeds 20' minimum.*

- 8K. Sidewalk is required on both sides of the street.
 - *Response: Sidewalk added to south side of East 58th Avenue.*

- 8L. 58th is a collector, typical.
 - *Response: Changed "Arterial" to "Collector."*

- 8M. A 20' lot corner radius is required to be dedicated at the intersection of the public streets.
 - *Response: A 20' lot corner radius has been added as ROW dedication.*

- 8N. Curb ramps are required on both sides of the intersection.
 - *Response: Curb ramp added so intersection has ramp on both sides.*

- 8O. The street should transition back to existing past the intersection.
 - *Response: Street transitions have been added.*

- 8P. Continuous grade changes or "roller-coastering" is not permitted per Section 4.05.5 of the Roadway Manual.
 - *Response: Grading has been revised.*

- 8Q. Provide a section detail for the proposed retaining wall.

- *Response: Section detail has been provided.*

- 8R. Add a note: "Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%."
 - *Response: Note added.*

- 8S. Add a note: "The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1."
 - *Response: Note added.*

- 8T. Add a note: "The resultant grade in any direction within accessible parking areas shall not exceed two percent." Note added.
 - *Response: Note added.*

- 8U. Add a note: "The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent."
 - *Response: Note added.*

- 8V. Label the longitudinal slope to the public street. Max 4% down to the public street and max 6% up to the public street, typical.
 - *Response: Slope label added. Slope is less than 4% standard in direction to public street.*

- 8W. Show the grading tying in appropriately for Powhaton, typical.
 - *Response: See updated sheets for revised grading.*

- 8X. Provide longitudinal slope labels for the public street.
 - *Response: Slope labels added in public street.*

- 9. **Traffic Engineering**
(Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in amber)
 - 9A. Include site plan details (ADA parking striping, signage, bike rack, etc.)
 - *Response: Sight plan details have been added.*

 - 9B. Site Plan will not be approved until Master Plan Amendment (DA-1964-03) is approved.
 - *Response: Acknowledged.*

 - 9C. This specific Site Plan will not see any adjacent intersections needing signalization per the Fine Point Business Park Master Plan TIS currently under review. Two intersections within the entirety of the development will be at 56th & Jackson Gap and at 56th & Powhaton, neither of which are adjacent to the Site Plan application officially. This note can be removed.
 - *Response: Note removed.*

- 9D. Add Full Movement Access.
 - *Response: Label has been added.*

- 9E. RI/RO ACCESS, how is this planned to be restricted?
 - *Response: An island has been added to this entrance.*

- 9F. Add R5-11 Authorized Vehicles Only sign.
 - *Response: Sign added.*

- 9G. Hard to see against concrete hatch - consider making bolder (typ).
 - *Response: Accessible route line made to display bolder.*

- 9H. Add dimensions or refer to detail.
 - *Response: ADA parking stalls and accessible spaces dimensioned (one per sheet, TYP.).*

- 9I. Conflicting sidewalk designs.
 - *Response: Removed sidewalk that is not included in design.*

- 9J. MTIS doesn't mention this access - Has spacing been checked against queuing?
 - *Response: Spacing has been evaluated as part of the TIS.*

- 9K. Shift the sight triangle to the center of the travel lane.
 - *Response: Sight triangle shifted to center of travel.*

- 9L. Add a crosswalk and adjust the location of the stop bar and stop sign accordingly (to be within 4' of crosswalk).
 - *Response: Crosswalk added, stop bar and stop sign moved to be within 4' of sidewalk.*

- 9M. Add sight triangles.
 - *Response: Sight triangles have been added to plans.*

Traffic Letter

- 9N. Numerous editorial comments to letter need addressing. Noted the MTIS is currently under review and differentiates from the 2014 study, really feel that this letter should just identify that this specific PA and two building is not changing from the 'MTIS' letter currently dated 6/2023.
 - *Response: Thank you for the review of the Lots 1 & 2 (Buildings 3 & 4) traffic compliance letter for Fine Point Business Park. Please see individual responses throughout this document. We are agree that the MTIS update is far enough along that these letters should be comparing the current MTIS in progress rather than the old 2014 MTIS.*

- 9O. Why not compare to the MTIS for this project? Your own 06-2023 Business Park Study is still under review by COA).

- *Response: We are agree that the MTIS update is far enough along that these letters should be comparing the current MTIS in progress rather than the old 2014 MTIS.*

9P. Most recent overall Business Park Study Why wasn't this referenced. 2014 study is not a good reference point when you already have a recent update.

- *Response: This has all been updated with a comparison of the currently ongoing MTIS and not the old 2014 MTIS*

9Q. Obviously, the same size as reported in the June 2023 MTIS for the overall site.

- *Response: This has all been updated with a comparison of the currently ongoing MTIS and not the old 2014 MTIS*

9R. With the MTIS in process, I can see why the older study was chosen as a point of comparison however this letter doesn't have any recommendations regardless. Might make more sense to just compare to the MTIS and conclude that no deviation from the MTIS recommendations is necessary.

- *Response: The traffic compliance letter has been updated with a comparison of the currently ongoing MTIS and not the old 2014 MTIS.*

9S. Plus 9-year difference at location does not really provide a clear indication of comparison. Simply put, the newer June 2023 MTIS you have in review currently would be acceptable to 'compare to' for this individual site plan (i.e. no change in building sizes, so trip generation has not changed between MTIS and Site Plan Traffic Letter.

- *Response: We are agree that the MTIS update is far enough along that these letters should be comparing the current MTIS in progress rather than the old 2014 MTIS. The letter has been updated appropriately.*

10. Fire / Life Safety

(Richard Tenorio/ 303-739-7628 / rtenorio@auroragov.org / Comments in blue)

10A. Show all crosswalks throughout the site (TYP all sheets).

- *Response: Crosswalks have been added at accessible route crossings of drive-aisles throughout site.*

10B. Provide an accessible parking space for EV charging stations. The number of accessible EV charging stations is independent of the overall sites accessible parking space count. Based on the number of EV charging station parking spaces you can utilize the IBC, Chapter 11, Section 1106 to determine the number of standard and van-accessible spaces needed. Please include this additional number of accessible spaces within the Data Table on the cover sheet of this site plan.

- *Response: The applicant does not intend to provide EV charging stations at this time. If EV charging stations are provided at a later date, ADA accessible EV charging stations will be provided.*

10C. Show a crosswalk in the Legend. (TYP)

- *Response: Crosswalk shown in legend.*

10D. Show on all sheets with Site Key Notes (TYP). None are identified throughout this set of drawings and should be included as part of the accessible route.

- *Response: Building doors have been labeled throughout site with keynote label.*

10E. Roadway Design and Technical Criteria, Section 4.07.7.01.3 - Parking access aisles next to accessible spaces shall be part of the accessible route to the building or facility entrance. Curb cuts or curb ramps shall be required for all new construction and reconstruction. Accessible spaces serving a particular building shall be located on the shortest accessible route of travel from parking to an accessible entrance.

- *Response: Accessible route has been updated.*

10F. Show the Accessible Route to all Accessible Parking loading spaces (TYP all sheets showing the AR). Show on the Utility Plan the location of the:

- Fire Dept. Connection on each building
- Fire Hydrant within 100-feet of the FDC - Crosswalks along all Accessible Routes
- Proposed Knox Box (TYP main building entrance and Fire Riser Room door)
- *Response: Accessible Route shown to all Accessible Parking loading spaces.*

10G. This fire hydrant should face the adjacent fire lane.

- *Response: Fire hydrant has been rotated.*

10H. Show on the Landscape Plans the location of the FDC and Knox Boxes on both building with access path provided.

- *Response: FDC and Knox Boxes have been labeled.*

10I. Identify the location of the:

- Fire Sprinkler Riser Room
- Fire Dept. Connection
- Knox Box(es)
- *Response: Fire Sprinkler Riser Room, FDC, and Knox Boxes have been labeled.*

11. Aurora Water

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

11A. Access to the outlet structure must be from outside of the pond.

- *Response: Maintenance path has been revised to provide access to the outlet structure from the outside of the pond.*

11B. Access is needed to within 5 feet of all manholes.

- *Response: The area within the drainage tract has been regraded to provide manhole access.*

- 11C. Adjust the call out to match the proposed easement location.
 - *Response: Sanitary sewer easement moved to match location of proposed easement.*
- 11D. Call out a mountable curb or access ramp so vehicles can use the maintenance path.
 - *Response: Mountable curb call out has been added.*
- 11E. Crossings will be checked during the civil plan review to ensure the minimum separation is provided. Additionally, water is not to cross under the sanitary mains.
 - *Response: Acknowledged.*
- 11F. Light poles cannot be within the sanitary or water easements.
 - *Response: Light pole and easement conflicts have been resolved.*
- 11G. Call out the width of these water easements. Typical for all meters and hydrants.
 - *Response: Water easements labeled.*
- 11H. Light poles and other structural encroachments are not allowed within the drainage easement for a public storm sewer.
 - *Response: Storm sewer has been relocated outside of light pole area.*
- 11I. Is this a water meter in the entryway?
 - *Response: Yes, existing water meter is to be relocated.*
- 11J. If the plan is for this storm to be stubbed to the south, then it should fully cross the road.
 - *Response: Proposed manhole has been relocated.*
- 11K. Advisory: It is recommended to keep light poles 8 feet away from private storm infrastructure to avoid future maintenance conflicts.
 - *Response: Acknowledged.*
- 11L. If the plan is for this storm to be stubbed to the south, then it should fully cross the road.
 - *Response: Proposed manhole has been relocated.*
- 11M. Storm and sanitary lines cannot have more than 90 degrees of deflection in a single manhole.
 - *Response: Storm layout has been revised to provide 90-degree maximum deflections through manholes.*
- 11N. Sanitary cannot be within a slope into a pond.
 - *Response: Grading within sanitary sewer easement has been revised.*

12. Real Property

(Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Andy Niquette / 303-739-7325/
aniquett@auroragov.org Comments in magenta)

12A. There may be easements to release or dedicate per other department comments for this project.

- *Response: Acknowledged.*

12A. If Easements and/or ROW are needed, please consult with the Easement Dedication packet. Please find instruction at:
https://www.auroragov.org/business_services/development_center/land_development_review_services

- *Response: Acknowledged.*

13. City Forester

(Becky Lamphear/ 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

13A. Approved. No comments.

- *Response: Acknowledged.*

14. Revenue

(Melody Oestmann/ 303-739-7395 / moestman@auroragov.org

14A. Development fees due: \$1242 x 37.46 acres = \$46,525.32

Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

- *Response: Acknowledged.*

15. PROS

(Curtis Bish/ 303-739-7131/ cbish@auroragov.org / Comments in purple) 15A. Proposed landscaping should be in this area for screening purposes, as a public trail exists on the opposite side of the drainage channel.

15A. Proposed landscaping should be in this area for screening purposes, as a public trail exists on the opposite side of the drainage channel.

- *Response: Based on discussions with staff, landscape screen is not required in this area due to the elevation changes relative to the trail.*

16. Addressing

(Philip Turner/ 303-739-7271/ pcturner@auroragov.org / Comments in purple)

16A. Dedicate the easements on the proposed plat. Add the names for all the easements shown hereon. Add the Lot, Block & Subdivision as indicated. Add the plat for review, which will create many more comments for this Site Plan and other documents.

- *Response: Acknowledged.*

17. Environmental & Energy

(Maria Alvarez / 303-739-6824 malvarez@auroragov.org / Comments in purple)

17A. Approved, no comments.

- *Response: Acknowledged.*

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

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

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the documentation for Fine Point Business Park Phase 1.

Please be aware PSCo owns and operates existing underground electric distribution facilities along the east property line. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

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.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

- *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 should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Brad Cooney, PE

Project Manager