



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
phone 303.739.7217

*AuroraGov.org*

May 14, 2024

Dan Kmiecik  
Ambrose Property Group  
8888 Keystone Crossing Ste1150  
Indianapolis, IN 46240

**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. Kmiecik:

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.

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](mailto:rrabbaa@auroragov.org).

Sincerely,

Rachid Rabbaa, Planner II  
City of Aurora Planning Department

cc: Brad Cooney - Kimley-Horn Associates 4582 S Ulster Street Denver, CO 80237  
Rachid Rabbaa, Case Manager  
Jacob Cox, ODA  
Filed: K:\SDA\1964-04rev4.rtf



## *Fourth Submission Review*

### **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).

### **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.

#### **2. Completeness and Clarity of the Application**

- 2A. No comments.

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

- 3A. No comments.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **4. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto: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).
- 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.

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

- 5A. Ensure proper clearance is provided for fire department operations where fire hydrants are near shrubs and trees.

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

- 6A. Access is required to call manholes.
- 6B. Advisory: Civil Plan cannot be approved until easements are in the City process.
- 6C. Please update the key map to reflect this area.
- 6D. Access is required to all manholes.
- 6E. Ensure that fire lines are labeled as private.
- 6F. Please call out the points of waterline connection.



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

**Site Plan**

7A. Dedicate this easement on the plat - confirm with Aurora Water Dept.

**PLAT**

7B. Match the Title Commitmen

7C. Update the note 4 in General Notes within 30 days of the Plat approval date.

7D. This bearing should match all other pages.

7E. (typical) Add the distances and curve data of easement lines on both sides of a Lot or Tract line.

7F. Label Lot and Block

7G. Label the R.O.W.

7H. (typical) Add the distances and curve data of easement lines on both sides of a Lot or Tract line.

7I. (typical) Add the distances and curve data of easement lines on both sides of a Lot or Tract line

7J. check this easement name.

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.)

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.**