

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



November 6, 2023

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

Re: Second 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 second submission, which we started to review on October 18, 2023. 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.

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 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\1964-04rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please see comments from Planning (Item from 2-3)
- See all redlines on the Site Plan and Plat from Civil Engineering (Item 4)
- Relocate the Stop bar and STOP sign 4' from the crosswalk. (Item 5)
- Relocate the FDC to the riser room location. The proposed location is not within 100 ft of a hydrant. (Item 7)
- Please contact the reviewer directly for comments. Land Development Services (Item 8)
- See the comments from the reviewer PROS. (Item 10)
- Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing, and preliminary GIS analysis. (Item 11)
- 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 outside referral agencies (Xcel Energy). (Please see the attached pdf at the end of this letter).

2.Completeness and Clarity of the Application

- 2A. Please provide a signed Avigation Easement in the next resubmittal.
- 2B. Please remove the signage detail on the monument sign on sheet 56.

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

- 3A. Please label the proposed 3 PE trees.
- 3B. Please provide the required tree in the landscape island. Also, you can reduce the parking, as there are more than what is required. As such, parking space can be eliminated, the landscape island can be widened to provide the required tree.
- 3C. Please provide the required deficient TE above the required shrubs for the E. 58th Avenue street buffer. Also, please add them to the E. 58th Street landscape buffer on the landscape plans.
- 3D. Please provide at least the minimum required trees on the plant list to concur with proposed/required trees on the landscape chart, as it is deficient.

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

- 4A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:
 - Parcels
 - Street lines
 - Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at:

<https://auroragov.org/CADtoGISstandards> OR by contacting CADGIS@auroragov.org



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 5A. No portion of the curb is permitted within the fire lane easement. Please clarify where the easement is in this area.
- 5B. All of the improvements for Picadilly including the sidewalk should extend to the northern boundary. Please show all of the required improvements. The pavement transition should occur past the northern property boundary.
- 5C. The sidewalk should match the section.
- 5D. Show the full extent of the improvements.
- 5E. Remove the street light fixture from the site plan. They will be reviewed/approved with the civil plans.

PLAT

- 5F. Show the lot corner dedication.

6. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in amber)

- 6A. Provide call-out of pavement markings.
- 6B. Relocate the stop bar 4' away from the crosswalk.
- 6C. Relocate the Stop bar and STOP sign 4' from the crosswalk.
- 6D. Relocate the stop bar and STOP sign 4' from the crosswalk.

Traffic Letter

- 6E. Updates look good (the site plan only has a 1,080-sf differential). The report is acceptable.

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

- 7A. Relocate the FDC to the riser room location. The proposed location is not within 100 ft of a hydrant.
- 7B. The fire hydrants and the fire service lines must be looped.
- 7C. Correct this label (SS).
- 7D. The fire hydrants and the fire service lines must be looped.
- 7E. Show the location of the pump house for the private fire service lines. These lines must be looped to provide a redundant water supply. Show the location of the connection for the private fire service lines to the City water supply.
- 7F. Label the fire service line for both buildings.
- 7G. Is this the Fire Service Line into Building IV? It is labeled Water Main.
- 7H. Show the Fire Service Line on the Legend.
- 7I. The fire hydrants and the fire service lines must be looped.
- 7J. The fire hydrants and the fire service lines must be looped. to provide a redundant water supply. Show the location of the connection for the private fire service lines to the City water supply.
- 7K. Relocate the FDC to the riser room location. The proposed location is not within 100 ft of a hydrant.
- 7L. Please line up the Match lines on all pages.
- 7M. Label as domestic water line or fire service line into the building.
- 7N. The fire hydrants and the fire service lines must be looped. to provide a redundant water supply. Show the location of the connection for the private fire service lines to the City water supply.

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

- 8A. Include this hatch on the legend. For this to be a maintenance path it must be an all-weather surface.
- 8B. Provide a drainage easement over the pond.
- 8C. Call out all Private Fire Services.
- 8D. If this will be a private fire hydrant the sanitary must be moved to avoid having a structure within the sanitary easement.
- 8E. Fire service line is to be from a looped main.
- 8F. Private fire loops/lines do not require public easement.
- 8G. Meters should be located near the entrance.
- 8H. Water meters are to be in an area that is publicly accessible at all times.



- 8I. This "water main" is not looped and is not connected to the public main. Is this a Private Fire loop? If so label as such, indicate it will be fully restrained, and adjust easement as this private main should not run parallel within the water easement.
- 8J. Why has the water layout changed to have incredibly long services?
- 8K. Where is the fire service for Building IV?
- 8L. Water meters 3-inches and larger require an 18-foot-wide easement. See Section 5.04 for additional information.
- 8M. Service lines smaller than 3-inches are to be Type K Copper, services 3-inches and larger are to be ductile iron.
- 8N. Fire service is to be labeled private. Please differentiate between the fire service (Main to Building) and the private fire loop (fire pump and around building).
- 8O. I am not showing any meters in this area. Looking at as-builts it looks to be a blow off for the 16-inch water main in Powhaton. Please confirm in the field what this is.
- 8P. Fire service cannot be tapped off the domestic service.

9. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 9A. Please contact the reviewer directly for comments, none were provided to staff. Incorporate all redlines into the plat and site plan and incorporate Land Development Services comments into the comment response letter.

10. Land Development Services - Easements (Grace Gray/ 303-739-7277 / ggray@auroragov.org / Comments in magenta)

- 9A. EASEMENTS TO BE DEDICATED BY PLAT.

11. PROS (Curtis Bish/ 303-739-7131/ cbish@auroragov.org / Comments in purple)

- 11A. Daphne might not be the proper plant for this area. Did you mean to propose *Viburnum burkwoodii* instead, which would be better for wildlife? Or what about using Arrowwood *Viburnum* instead? Either way, PROS is approving the site plan on the basis that DB will be substituted with a more appropriate plant for the greenbelt. Also, rabbitbrush might be better than Russian sage.



Right of Way & Permits

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

October 26, 2023

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

Attn: Rachid Rabbaa

Re: Fine Point Business Park Phase 1 – 2nd referral, Case # DA-1964-04

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk requests that the following language or plat note is added to the plat for **Fine Point Business Park Phase 1**:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

The property owner/developer/contractor is reminded to complete the application process for any new natural gas or electric service, or modification to the existing underground electric distribution facilities along the east property line via xcelenergy.com/InstallAndConnect.

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.

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