



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

AuroraGov.org

January 13, 2025

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

Re: Initial 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 December 18, 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.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission. on or before January 28, 2025. Please pay the invoice amount of **\$31,832.11 prior to resubmitting.**

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\1964-06rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please pay the invoice amount of **\$31,832.11** upon submitting your second submittal.
- Please see comments from Planning regarding updating Site Plan (Neighborhood Plan) cover sheet (Item 2)
- Please remove the landscape plan sheets with the next submittal (Item 3)
- See the comments from Civil Engineering regarding roadway classification labeling. (TYP.)(2.06.1.03 of the 2023 COA Roadway Manual) Dimension the ROW width (Item 4).
- Drainage comments will be sent to you via email by public works when the PDR review is complete. Please do not resubmit the neighborhood plan until you have received and reviewed the PDR comments.
- Neighborhood Plan comment includes needing to add roadway classification to cross-sections (Item 5)
- See comments from Life Safety regarding looped water supply (Item 6)
- Advisory: Aurora Water - 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 (Item 7)
- See comments from Land Development Services about easement dedications (Item 8)
- 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. The development application review fee balance of **\$31,832.11** is outstanding and must be paid prior to making the second submission.
- 2B. Please provide a signed Avigation Easement in the resubmittal.
- 2C. Missing proof of ownership and statement of authority. Please provide it with your resubmittal.
- 2D. Please delete the landscape pages - see landscaping notes to follow for specifics.
- 2E. Please provide a single "overall" landscape sheet.

Cover Page

- 2F. Please provide signature block for a Site Plan - The one you have now is for Civil Plan.
- 2G. Please include reference and case number on the plan - (Case Number # 2024-6049-00)

Key Map

- 2H. Please show the perimeter conditions, including streets and accesses and drainage corridors, of abutting projects across the street.
- 2I. Please show pedestrian connections.
- 2J. Please correct the key map on each page to show the lot layout for the entire development.

Plan Set Pages

- 2K. Please provide the location and dimensions of all proposed streets and alley right of way.
- 2L. Please add **lotting** with lot by lot sheets including adjacent streets. Include lot dimensions, boundaries and lot block numbers.
- 2M. On each sheet please refer to the existing/matching Site Plan application number. For example, DA-1964-03 (Fine Parking Master Plan Amendment), DA-1964-04 (Fine Point Business Park Phase 1 Site Plan and Plat), and DA-1964-05 (Fine Parking Site Plan and Plat).



- 2N. The private drive cross-section from E 58th Avenue to E 56th Avenue requires curbside landscape and sidewalks for both sides. Please update the cross section. (Sheet 15)
- 2O. There appears to be a drainage conflict based on the interim ponds you are showing, and the existing Site Plan access for the Site Plan (CN 2023-6039-00) in progress north of 58th Avenue. Address this potential conflict in your resubmittal.

Conformance Letters

- 2P. Please provide a Land Dedications Conformance Letter stating conformance with requirements identified in the approval Master Plan is required.
- 2Q. Please provide a Landscape Conformance Letter which states that when site plans come in or that are in for vertical development that curbside landscaping will be provided for the adjacent street(s). And that permanent detention pond landscaping will be installed at the time of construction. And that landscape plans for the pond(s) shall be included with the Final Plat.

Drainage Information

- 2R. Drainage comments will be sent to you via email by Aurora Water when the PDR review is complete.
- 2S. Advise: Please do not resubmit the Neighborhood Plan set until you have received and reviewed the PDR comments.

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

- 3A. Please remove the landscape plan sheets with the next submittal. Landscaping for the streets will be provided when the adjoining lots/pad sites development and vertical development is being proposed. Four full spectrum detention ponds are included and labeled as interim in this plan set. If any of the ponds are determined to be permanent, a conformance letter shall be provided indicating that the landscaping will be installed at time of construction. Landscape plans for the pond(s) shall be included with the plat as the detention ponds will need to be shown as separate tracts and the right-of-way for the streets will need to be dedicated.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 4A. Sheet 1: Remove approval block as this is for the civil plans
- 4B. Sheet 5: Label the roadway classification. (TYP.)(2.06.1.03 of the 2023 COA Roadway Manual)
- 4C. Dimension the ROW width (TYP.)
- 4D. Dimension the curbside landscaping (TYP.)
- 4E. Label the purposed and existing curb return radii. For a collector min radius is 20 and 25 for an arterial (4.04.5.02 of the 2023 COA Roadway Manual) (TYP.)
- 4F. Please show the conceptual location for the public street lights. Please don't provide any public street light information as that will be needed in the civil plans
- 4G. Please add the following note:
- 4H. "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."
- 4I. Public streets shall have public streetlights in conformance with COA standards.
- 4J. For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:
 - Roadway Classification (typical section name)
 - Adjacent Land Use Category (i.e., TOD), as applicable
 - Number of lanes
 - Back-to-back curb width
 - Pedestrian Activity Level
 - Pavement Type: R3, for all lighting calculations
- 4K. Sheet 12: Identify the roadway classification on the typical section (TYP.)



- 4L. The typical sections shall indicate type of roadway(s); profile grade design point (centerline, flow line, top of curb, lip of gutter, etc.); roadway width, street name, R.O.W.; type of curb, roadway edge drain, gutter, fire hydrant location, and walk; pavement cross slope, etc. (TYP.)(2.06.1.15 of the 2023 COA Roadway Manual)

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

- 5A. Traffic Conformance Letter minor comment regarding updated Bldg 6 square footage (see Table 1).
5B. Need confirmation on SF size and total for this conformance letter.
5C. Neighborhood Plan comment includes needing to add roadway classification to cross-sections.

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

- 6A. SHOW THE LOOPED WATER SUPPLY THROUGH THE PROPOSED SITE. The Utility Letter references the looped water main in PA-1B East, PA-1B West, PA-2A, PA-2B, and PA-3.
6B. SHOW ON ALL SITE AND UTILITY PLANS ALONG WITH PROPOSED FIRE HYDRANTS.

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 jt.fowler@auroragov.org 303-739-7393.
7B. Remove all size information from the Neighborhood plan. Sizing will be determined during the civil plan process.
7C. Access is required to all manholes.
7D. Show easement. Easement dedication will be handled during plat or civil plan processes.
7E. Advisory: MUS called this out as 15-inch. Per above comment remove all size information. This will be handled during the civil plan review.
7F. Advisory: Ensure that this sanitary sewer will have appropriate cover even in this interim stage. The profile for this will be reviewed during civil plan review.
7G. Waterline cannot dead end. If the 56th avenue main is not installed before this site then it must install the main to have a looped water supply for private service and hydrant coverage.
7H. Existing water is a 16-inch. Please coordinate with the Aeros development as they are also working on an extension near this location, RSN 1810650. The extension of this main is to be a 16-inch.
7I. Blow offs should be at the end of the line instead of a plug.
7J. Waterlines are a minimum of 8-inch in diameter.
7K. Advisory: Utility design information has not been reviewed as this is a neighborhood plan. Items such as slope, clearance, dimension, sizing, etc. will be reviewed with the civil plans.

8. Land Development Services (Maurice Brooks / 303.739.7294 / mbrooks@auroragov.org / Comments in magenta)

- 8A. No comments.

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

- 9A. 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. City Forester (Becky Lamphear/ 303.739.7177 / rlamphea@auroragov.org / Comments in purple)

- 10A. Approved. No comments.

11. PROS (Adison Petti / 303.739.7437 / apetti@auroragov.org / Comments in mauve)

- 11A. No comments.

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

- 12A. See attached comments.