

April 16, 2025

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

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

Dear Rachid,

Thank you for the comments on April 7th, 2025, for the above-mentioned project. To address your comments concisely and simplify your review of the submission, we have summarized your comments and our responses below.

COMMENT RESPONSE LETTER: SECOND SUBMISSION REVIEW COMMENTS

1. PLANNING DEPARTMENT

Rachid Rabba / 303.739.7541 / rrabbaa@auroragov.org

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.

■ *Response: Acknowledged.*

2. 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 Powhatan Road and label access points to Fine Parking Business Park Phase 1 Site Plan (DA- 1964-04) (Item 2)

■ *Response: Access points have been labeled.*

- Label roadway classification (Item 4)
 - *Response: Roadway classifications have been labeled.*
- See comments from Traffic Engineering (Item 5)
 - *Response: Traffic Engineering comments have been addressed.*
- Show on this sheet the location of all proposed and existing fire hydrants and the water lines that supply them. (Item 6)
 - *Response: The location of all proposed and existing fire hydrants and water lines have been shown.*
- 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)
 - *Response: This sewer service line has been updated accordingly.*
- 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)
 - *Response: This note has been added to the cover sheet and plan sheets.*
- Please see the advisory comments from the Easements department. (Item 9)
 - *Response: These comments have been reviewed.*
- See outside agency comments from Xcel Energy.
 - *Response: Acknowledged.*

3. 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 an outside referral agency (Xcel Energy). (Please see the attached pdf at the end of this letter).
- *Response: The attached pdf has been reviewed.*

2. Completeness and Clarity of the Application

- 2A.** No comments
- *Response: Acknowledged.*

Cover Page

2B. No comments.

- *Response: Acknowledged.*

Key Map

2C. No comments.

- *Response: Acknowledged.*

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.

- *Response: Access points have been labeled.*

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.

- *Response: Access points have been labeled.*

Conformance Letters

2F. No comments.

- *Response: Acknowledged.*

Drainage Information

2G. No comments.

- *Response: Acknowledged.*

3. Landscaping Issues

Kelly Bish / 303.739.7189 / kbish@auroragov.org / Comments in bright teal

3A. No comments

- *Response: Acknowledged.*

4. Civil Engineering

Jonathan Phan / 303.326.8273 / jigo@auroragov.org / Comments in green

4A. Label roadway classification.

- *Response: Roadway classifications have been labeled.*

4B. Provide the longitudinal slope of the road. Min of 1% (TYP.).

- *Response: The longitudinal slopes of the road have been labeled and meet 1% minimum.*

4C. It appears this receiving ramp is not meeting our standard and a directional ramp will be needed per ADA.

- *Response: The existing accessible ramp will be evaluated during civil plan review to verify compliance with COA accessibility requirements. The ramp will be replaced if not up to current COA accessibility requirements.*

4D. Advisory comment: Cross pans are not allowed across or parallel to arterial roadways (4.B.4 of the 2025 COA Roadway Manual).

- *Response: Cross pans will be removed to be in compliance with the 2025 COA Roadway Manual.*

4E. Label existing contours (TYP.).

- *Response: Existing contours have been labeled.*

4F. ADA requires a complete path of travel. Show the receiving ramp to the south.

- *Response: This has been shown on the plans. A note has been added that design will be coordinated at time of civil plans.*

4G. Show the roadway edge drains for the typical sections (TYP.).

- *Response: Roadway edge drains are shown in the typical sections.*

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'.

- *Response: These requirements have been added to the roadway section descriptions.*

6. Fire / Life Safety

Richard Tenorio / 303.739.7628 / rtenorio@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.

- *Response: The location of all proposed and existing fire hydrants and water lines have been shown. It has been confirmed that the 1,000 ft max spacing has been met.*

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.

- *Response: The hydrants have been confirmed to be following this standard.*

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

- *Response: Acknowledged.*

7B. Confirming that the waterline is being removed from this access road.

- *Response: Yes, this waterline is being removed from this access road.*

7C. Provide easement for these water and sewer stubs.

- *Response: Water and sanitary sewer easements have been added for the 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.

- *Response: This sewer service line has been updated accordingly.*

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.

- *Response: This note has been added to all applicable sheets.*

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.

- *Response: The respective EDN's have been added to the adjacent site labels.*

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.

- *Response: The routing for PA4.1 identified in the master plan is not feasible hydraulically based on additional drainage analysis performed with this design. This pond was added with the intent of providing onsite detention for PA4.1 in the ultimate condition. If drainage analysis performed with Civil Plans warrants, detention will be provided in the interim condition to limit discharges to not exceed existing conditions.*

8D. Prev Comment: Label existing drainage easement for this channel.

- *Response: This existing drainage easement has been labeled with the recording number.*

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?

- *Response: Per email comment coordination on April 9th, a note has been added to the plans as follows: WQ WILL BE PROVIDED FOR INTERIM CONDITION BY SHEETFLOW OVER ADJACENT SITE UTILIZING TEMPORARY UNDERDRAINS BENEATH WALK. DETENTION IS PROVIDED DOWNSTREAM ON POND GG2.*

8F. Previous Comment: Add note that erosion control for interim swales to be evaluated with CDs/FDR.

- *Response: This note has been added to the notes section shown on each site plan sheet.*

8G. Previous Comment: Label all interim swales as public.

- *Response: All interim swales have been labeled 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.

- *Response: Note has been updated. Discussion based on this comment will be added to the conformance letter and detailed calculations will be provided with the Civil Plans.*

8I. Label all emergency overflows or use unique arrow and add to legend.

- *Response: Emergency flows have been labeled, and the arrow was added to the legend.*

8J. Remove all sizing info for proposed storm system.

- *Response: All sizing information for proposed storm has been removed.*

8K. Previous Comment: Label all culverts as public.

- *Response: All culverts have been labeled as public.*

8L. See drainage comments on previous sheet and address on this sheet also.

- *Response: Drainage comments from previous sheets have been carried throughout the plans.*

8M. Label all relevant storm infrastructure as public.

- *Response: All relevant storm infrastructure has been labeled as public and a note has been added to the notes section on each plan sheet page to address this comment.*

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

■ *Response: Acknowledged.*

10. Xcel Energy

Donna George / 303.571.3306 / Donna.L.George@xcelenergy.com /Comments in mauve

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

■ *Response: Acknowledged.*

10B. 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.

■ *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