

February 17, 2025

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

RE: *Second Submission Review – Fine Parking Building 6 - Site Plan and Plat*
Application Number: DA-1964-05
Case Numbers: 2024-6043-00; 2024-3054-00

Dear Rachid,

Thank you for the comments on February 13, 2025, for the above-mentioned project. To address your comments concisely and simplify your review of the Master Plan, we have summarized your comments and our responses below.

COMMENT RESPONSE LETTER: MASTER PLAN COMMENTS

PLANNING DEPARTMENT

Rachid Rabba / 303.739.7541 / rrabbaa@auroragov.org

Thank you for your second submission, which we started to review on January 27, 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.

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.

■ *Response: Acknowledged, thank you.*

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- In the Letter of Introduction please specify the warehouse distribution instead of industrial uses since that is what you based your parking calculations on (Item 2)
 - *Response: The letter of introduction has been updated to list warehouse and distribution as intended uses.*

- Please show the CN number not the DA number. (Item 8)
 - *Response: Based on discussions with staff all Landscape Plans have been removed from Fine Infrastructure and Neighborhood Plans.*
- Please provide an ADA Ramp on the north side of the inlet (Item 9)
 - *Response: An ADA ramp has been added to provide Jackson Gap Way crossing.*
- Please include updated Truck circulation exhibit with the truck avoiding the ADA curb ramp (Item 10)
 - *Response: An updated truck turn exhibit has been included in the plan set.*
- The Accessible Route must also be shown to terminate into the ADA loading areas of all ADA parking spaces, Also show all crosswalk(s) on Photometric Sheets (Item 11)
 - *Response: Accessible Route updated to show access to and terminate in the ADA loading areas beside ADA parking spaces.*
- If the stub is going to remain then rename it to a sewer service stub or provide easement for the public main extension (Item 12)
 - *Response: Renamed to Sewer Service Stub.*
- Please see all the comments from Land Development Services (Item 13-14)
 - *Response: Acknowledged.*

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.*

2. Completeness and Clarity of the Application

- 2A.** In the Letter of Introduction please specify the warehouse distribution use instead of industrial uses since that is what you base your parking calculations on.
- *Response: The letter of introduction has been updated to list warehouse and distribution as intended uses.*
- 2B.** Please provide an amenity area. Please section 146.4.8.4.B.1. and especially since your main pedestrian entry is on the south elevation.
- *Response: Amenity area is not required per correspondence with Rachid Rabbaa on 12/17/24.*

3. Zoning and Land Use Comments

- 3A.** No comments
- *Response: Acknowledged.*

4. Streets and Pedestrian Comments

4A. No comments

- *Response: Acknowledged.*

5. Urban Design Comments

5A. No comments

- *Response: Acknowledged.*

6. Signage & Lighting Comments

6A. No comments

- *Response: Acknowledged.*

7. Addressing

Philip Turner / 303-739-7271 / pturner@auroragov.org / Comments in purple

7A. No comments

- *Response: Acknowledged.*

8. Landscaping Issues

Tammy Cook / 954-684-0532 / TammyC@cgasolutions.com / Comments in bright teal

Sheet 16:

8A. Please show the CN# not the DA#.

- *Response: Based on discussions with staff, landscaping has been removed from the Neighborhood Plan. Note has been removed.*

Sheet 18:

8B. What happened to the outdoor amenity area? Please show the benches, tables, and shade structures or show an enlargement?

- *Response: Amenity area is not required per correspondence with Rachid Rabbaa on 12/17/24.*

REFERRAL COMMENTS FROM OTHER AGENCIES

9. Civil Engineering

Farhad Sarwari / 303-739-7306 / fsarwari@auroragov.org / Comments in green

9A. Please provide an ADA Ramp on north side of the inlet. We normally require the ramp to have at least a 5' offset from an inlet, but in this case this offset could be less than 5'. Please evaluate the area, the ramp shown in blue is still considered directional (since it is facing the opposite edge of receiving ramp). Please shift the proposed sidewalk and connect it to this ramp.

- *Response: An ADA ramp has been added to provide Jackson Gap Way crossing.*

9B. Please label as (with a callout if there is not enough space): N JACKSON GAP WAYLOCAL - PUBLIC

- *Response: Label added however Jackson Gap Way is a four lane collector and not a local street. Note has been added referring to Jackson Gap Way as a four lane collector.*

9C. Please only include the ramp for crossing Powhaton Rd and remove the ramp for crossing 56th Ave.

- *Response: Updated to only propose ramp for Powhaton Rd crossing.*

9D. Please label as sidewalk easement.

- *Response: Sidewalk easement labeled.*

9E. Please refer to the Plat and revise this radii. It is currently shown as 15' radii. It should match with this site plan (25').

- *Response: Site Plan and Plat match with a 25' radii.*

9F. Accessible route line color is red on the plans, please revise on all sheets.

- *Response: Accessible route update to show as red.*

9G. Typo. Please remove 1Check all grading sheets.

- *Response: Text updated.*

10. Traffic Engineering

Jason Igo / 303-739-1792 / jigo@auroragov.org / Comments in amber

10A. Need to include updated Truck circulation exhibit with the truck avoiding the ADA curb ramp

- *Response: An updated truck turn exhibit has been included in the plan set.*

11. Fire / Life Safety

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

Sheet 24 of 29 / Overall Photometric Plan

11A. Indicate The Accessible Route must also be shown to terminate into the ADA loading areas of all ADA parking spaces. (TYP)

- *Response: Accessible Route updated to show access to and terminate in the ADA loading areas beside ADA parking spaces.*

Sheet 26 of 29 / Photometric Plan

11B. Show all crosswalk(s) on Photometric Sheets.

- *Response: Crosswalk has been added.*

12. Aurora Water

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

12A. If the stub is going to remain then rename it to a sewer service stub or provide easement for the public main extension.

- *Response: Renamed to Sewer Service Stub.*

13. Land Development Services

Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta

13A. See the Advisory Comments on the first page of the plat.

- *Response: Acknowledged.*

13B. Change the margins to meet the City of Aurora standards for subdivision plats.

- *Response: Sheet size confirmed, no changes proposed.*

13C. Delete the company logo in the North Arrow (Vicinity Map)

- *Response: North arrow has been updated.*

13D. Add the email address for the surveyor

- *Response: Email address has been provided.*

Page 2:

13E. Note #4: update the Title date to be within 30 days of the plat approval/recording date.

- *Response: Note has been updated.*

13F. In the Fire Lane Covenant change "Land" to "Lane", as indicated.

- *Response: Text has been updated.*

13G. Add the Drainage Covenant language for the Drainage easement used hereon.

- *Response: Text has been added.*

Page 3:

13H. Send in the Monument Records for all these aliquot corners used on the plat.

- *Response: Monument Records have been provided.*

Page 4:

13I. Add and label the Section Corner at this end of the Basis of Bearing line - match the Monument Records.

- *Response: Please see updated plat.*

13J. Fill in the blanks, as indicated. (Plat name to the North & the Sidewalk easement). If this easement does not exist now, then dedicate it on this plat. Show line work bearings, distances and curve data that will encompass the sidewalk.

- *Response: The adjoining subdivision plat is to be recorded prior to this plat. The reception number will be filled in prior to recordation of this plat.*

13K. Add "to be dedicated" to the off-site Drainage easement (Show the line work of the easement).

- *Response: Text and linework have been removed.*

13L. Change to "Signalization" (Typ.)

- *Response: Text has been updated.*

13M. Tie out the Subdivision to an independent Aliquot Section Corner - add tie out Bearing and Distance.

- *Response: Please see updated plat.*

Pages 5 & 7:

13N. Fill in the blanks, as indicated. (the Sidewalk easement). If this easement does not exist now, then dedicate it on this plat. Show line work bearings, distances and curve data that will encompass the sidewalk.

- *Response: This sidewalk easement is being dedicated by a separate document. The reception number will be filled in prior to recordation.*

Site Plan:

Page 3:

13O. Add "to be dedicated by separate document" to the off-site Drainage easement.

- *Response: Label has been updated.*

13P. (Typ.) Make all the Lot and R.O.W. line solid/continuous lines. (all pages)

- *Response: Lot lines and R.O.W. lines updated to continuous linetype.*

Page 4:

13Q. Label the Sidewalk easement

- *Response: Sidewalk easement labeled.*

Page 6:

13R. Change to "Signalization" (Typ.)

- *Response: Label updated.*

14. Easements

Gray Grace / 303-739-7277 / ggray@auroragov.org /Comments in magenta

14A. ADVISORY COMMENTS: 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. License Agreements will be processed with civil plans.*

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