



Planning Division
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March 29, 2023

Karen McShea
Corporex Colorado
188 Inverness Drive West
Englewood, CO 80112

Re: Second Technical Submission Review: Fitzsimons Village Office Building - Site Plan
Application Number: DA-1279-49
Case Numbers: 2020-6034

Dear Ms. McShea:

Thank you for your recent technical submission. We reviewed it 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 some minor issues remain, you will need to make another submission. Please revise your previous work and send us a *technical corrections* resubmission and include a *comment response letter* addressing all redline comments on the Site Plan and in the comment letter.

Note that all our comments are numbered. 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 give me a call. I may be reached at 303-739-7186.

Sincerely,

Stephen Rodriguez, Planning Supervisor
City of Aurora Planning Department

cc: Natalie Fremming - Altitude Land Consultants Inc. 3461 Ringsby Ct. Ste #125, Denver CO 80216
Scott Campbell, Neighborhood Services
Cesarina Dancy - ODA
Filed: K:\SDA\1279-49tech2.rtf



Second Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- See Planning comments (see Items 1-2)
- See Aurora Water comments (see Item 4)
- See comments from Land Development Review Services (see Item 5)
- Respond to any and all comments on the Site Plan and in the comment letter

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. Provide a *comment response letter* with your resubmittal addressing all comments in the *comment response letter*.

2. Streets and Pedestrian Issues

2A. Please include the required Louis Poulsen Kipp (Black) pedestrian lights in the Photometric Plan and Cutsheet.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Brianna Medema / 303-739-7310 / bmedema@auroragov.org / Comments in green)

3A. No further comments.

4. Aurora Water (Steve Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

4A. Sheet 3 – 12” gate valve required to isolate the fire hydrant and the private fire line sprinkler.

4B. Sheet 3 – A water fixture unit table is required with the civils to determine the water meter size.

4C. Sheet 10 - You can use the commercial 4” water meter for irrigation. A backflow prevention device is required in the riser room of the building to serve irrigation needs. There shouldn't be a second meter attached to the 4” service line.

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

5A. Sheet 2 – Label this fire lane and access easement – add the reception number. There is some cross-hatching that needs to be added to the Legend.

5B. Sheets 3 and 6 – These colored concrete pavers are not allowed in the street ROW. Confirm this with our Engineering department.

5C. Continue to work on completing the fire lane and access easement.