



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

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August 5, 2021

Chris Miller
Scannell Properties
8801 River Crossing Blvd., Suite 300
Indianapolis, IN 46240

Re: 1st Technical Submission Review – Project Tiger at Porteos – Site Plan and Plat
Application Number: **DA-1903-22**
Case Numbers: **2020-6058-01 2020-3056-00**

Dear Mr. Miller:

Thank you for your recent technical submission. We have reviewed your plans and attached our comments along with this cover letter.

Since some important issues remain, you will need to make an additional technical 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 303-739-7186 or srodrigu@auroragov.org.

Sincerely,

Stephen Rodriguez, Planning Supervisor
City of Aurora Planning Department

cc: Brad Cooney, Kimley-Horn Associates, 4582 S. Ulster St., Denver, CO 80237
Scott Campbell, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\\$DA\1903-22tech1



First Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

Civil Engineering

- See the Site Plan comment redlines regarding preliminary drainage approval and minimum slopes. (see Item 1)

Traffic Engineering

- See the various comment redlines for the Traffic Study and Site Plan (see Item 2)

Fire / Life Safety

- See the Site Plan comment redlines regarding the sign for the manway gate. (see Item 3)
(see Item 4)

Real Property

- See the various redline comments for the Plat and Site Plan. (see Item 5)

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

1. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

Site Plan – Sheet 1

- 1A. This site plan will not be approved by public works until the preliminary drainage letter/report is approved.

Site Plan – Sheet 19

- 1B. Per drainage comments, 0.5% minimum slope in trickle channel. Minimum 0.5% slope for any concrete pavement, typical.

2. Traffic Engineering (Kyle Morris / 303-587-2668 / kdmorris@auroragov.org / Comments in amber)

Site Plan – Sheet 6

- 2A. Provide dimension of storage length to stop location.

Site Plan – Sheet 9

- 2B. Add “Emergency Only.”

Site Plan – Sheet 15

- 2C. Provide line work.

Site Plan – Sheet 16

- 2D. Call out turn lane storage (275') and provide line work.

Site Plan – Sheet 17

- 2E. Previous comment not addressed:

Per previous comments and email coordination, this crossing layout is not acceptable due to lack of directionality and large crossing distance.

Shift southern ramp to the west. Consider collocating stop sign on light pole. (move light pole to currently shown stop sign location).

Move maintenance access to the north, out of the traffic signalization easement.

Traffic Study

- 2F. Provide updated analysis for the intersection of 56th Ave & Jackson Gap Street.

2G. Orange highlights indicate site traffic volumes that change between figure 8 and figure 9. Background traffic should not have a reason to access the site. However, all highlighted movements are increased providing a conservative analysis.

- 2H. Table 3 - SBR volumes changed. Provide updated analysis.

- 2I. Move this sheet to the background volumes section of the appendices.



3. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

Site Plan Comments:

3A. Sheet 15 - As discussed 5/17, provide a "fire access" sign on this manway gate. Please add the fire access sign to the sign package.

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

Site Plan Comments:

4A. No further comments.

5. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

5A. There are some easement issues and some License Agreement issues. See the numerous comments on the Plat and Site Plan document(s). Contact Andy Niquette dedicationproperty@auroragov.org and release easements @auroragov.org for the easement concerns and contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record. Send in the separate documents still needed.