

October 9, 2020

City of Aurora
Attn: Ryan Loomis
15151 E. Alameda Pkwy
Aurora CO 80012

Re: **Third Submission Review** – Porteos Infrastructure Site Plan (Preliminary Plat) Phase 8 – FDP Amendment and Preliminary Plat

Application Number: DA-1903-18
Case Numbers: 2012-7001-07; 2020-6020-00

Dear Ryan:

Thank you for taking the time to review the third submission of Porteos Infrastructure Site Plan Phase 8, FDP Amendment and Preliminary Plat along with City staff. Valuable feedback was received on September 21, 2020. Please see the following pages for the adjustments made. The following has been included with the resubmittal:

- Phase 8 ISP
- FDP/PIP
- Response to comment letter and all redlines

As always, should you have any questions or concerns, please feel free to reach out via phone, 303-892-1166 or by email, lvielehr@norris-design.com.

Sincerely,
Norris Design



Leanne Vielehr
Senior Associate

Third Submission Review

PLANNING DEPARTMENT COMMENTS

1. **Planning Comments** (Ryan Loomis / rloomis@auroragov.org / 303-739-7220 / comments in teal)

Letter of Introduction

1A. In the Project Overview section of your Letter of Introduction from 7/10/20, it appears clarification is needed on the order of the FDP Amendments and what each FDP Amendment entailed. Please reference Sheet 2 of the FDP-PIP and revise letter to be consistent.

Response: The Letter of Introduction now matches Sheet 2 of the FDP.

FDP-PIP

Redlines to Coversheet et. Al.

1B. Please remove the reference to amendments and dates on the top right of all sheets and place this information within Amendment box on Sheet 2.

Response: The Amendments have been removed from the cover sheet and are only listed on Sheet 2.

1C. Sheet numbering usually goes down on the bottom right portion of the page. Also remove "of 22".

Response: The sheet #s have been moved to the lower right hand corner and the total sheet count removed.

1D. Please review the redlines notes I provided on Sheet 2. Provide correct order of FDP Amendments, notes, approval dates for FDP Amendments, and leave Amendment #5 and #6 blank until approval date. I placed numbers in each comment to help show proper sequencing.

Response: Sheet 2 has been revised per a conversation with Ryan Loomis on September 23, 2020.

Redlines to Page 8 (PIP Map Sheet 3)

1G. Please declutter by providing more space between street sections.

Response: Space provided per comment.

1H. Where are the missing street sections?

Response: Street sections provided per comment.

Redlines to Page 8 (PIP Map Sheet 4)

1I. Please declutter by providing more space between street sections. Also make font sizes consistent.

Response: Space provided per comment.

1J. Indicate that there is a 144' ROW for 64th Avenue is west of Jackson Gap Street. See comments on street sections needed for 64th Avenue east of Jackson Gap Street.

Response: ROW label revised.

Redlines to Page 9 (PIP Map Sheet 5)

1K. Jackson Gap Street is showing as an 84' ROW on map. Is there a street-section for that segment?

Response: Jackson Gap information added per comment.

Redlines to Page 9 (PIP Map Sheet 7)

1L. What segment of Powhaton Road is this street section supposed to show, as Powhaton Road shows as either 80' or 83' ROW. Please clarify by showing in an orange shade if that is how it is delineated.

Response: Powhaton Road south of E. 64th Avenue did not change. It is an 81' ROW.

1M. The shown street-section is missing data. Also indicate area in orange on map as that appears to show each street segment.

Response: Revised per comment.

Redlines to Page 9 (Sheet 8)

1N. The map shows Powhaton Road as 80' or 83' not 81' ROW as shown in street section. Please clarify. Also where is the cross-section for Powhaton Rd north of 64th?

Response: Powhaton Road south of E. 64th Avenue is an 81' ROW.

1O. Fix overtype.

Response: Revised per comment.

Preliminary Plat

1P. Please change the title to say "Porteos Infrastructure Plan No. 8 – Preliminary Plat.

Response: Title has been revised per comment.

1Q. Please provide an additional exhibit showing a key map or phasing map showing the roadways this Infrastructure Plan- Preliminary Plat covers.

Response: An overall key map exhibit has been added to Sheet 2.

1R. Please provide an amendment block on bottom right corner for future amendment notes.

Response: An amendment block has been added to the right-hand corner of the cover sheet.

1S. Please remove "of 10" on all sheets.

Response: The total sheet count has been removed.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Preliminary Plat

Redline to Sheet 1

2A. The Preliminary Plat will not be approved by Public Works until the Preliminary Drainage Report is approved.

Response: Acknowledged. PDR is currently in review.

Redline to Sheet 4

2B. Grading where shown does not reflect a swale.

Response: Grading and swale revised.

2C. Grading for swale has been removed where shown.

Response: Acknowledged.

2D. Where is swale "A"?

Response: Swale A labeled per comment.

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

Preliminary Plat

Redlines to Sheet 2, 3, 4, 5 and 6

3A. Check the REC #'s shown. These only dedicate one half of the ROW.

Response: Acknowledged.

3B. For all of these easements and ROW contact Andy Niquette by email at (aniquette@auroragov.org) to start the processes. Label the existing easements and ROW with the specific reception no. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record. See additional redline comments.

Response: Easements provided to Andy per comment.

3C. Add the reception number for existing easements shown.

Response: Reception numbers provided per comment.

3D. Add the shown section corner labels.

Response: Acknowledged.

3E. Change Permitted to "dedicated".

Response: Changed per comment.

3F. Shown easements to be dedicated by separate document.

Response: Acknowledged.

3G. Label "Subdivision" where shown on Sheet 4.

Response: Label updated per comment.