

August 5, 2020

Juliana M. Berry
Planner II
Planning & Development Services
City of Aurora

Re: **Second Submission:** Porteos PA-3 FDP Amendment, Preliminary Plat and
Final Plat
Application Number: DA-1903-12
Case Number: 2012-7001-06; 2020-6011-00; 2020-3016-00

Juliana and Team,

Thank you for the thoughtful review and notes for the First Submission for Porteos FDP PA-3 Amendment and Preliminary Plat. The design team has reviewed and responded to all comments and made necessary modifications where necessary.

This represents our Second Submission and the following documents are included for your review: Porteos FDP Amendment No. 5, Preliminary Plat, Final Plat and response to First Submission Review.

Please feel free to reach out to me to discuss if necessary.

Sincerely,



Chris Parezo

Principal

Summary of Changes in FDP Amendment NO. 5

- **Sheet 1** of 25: add all 5th amendment sheet index.
- **Sheet 2** of 25: add all 5th amendment sheet index.
- **Page 1** (sheet 23 of 27): modified PA-3 lot lines, add PA-3 specific note.
- **Page 2** (sheet 23 of 27): modified legend.
- **Page 4** (sheet 23 of 27): modified a potential location of public art.
- **Page 5** (sheet 24 of 27): removed "ROW", modified diagram.
- **Page 6** (sheet 24 of 27): removed key map and modified illustrative diagrams.
- **Removed** "Commercial Identify Signage" sheet
- **Page 7** (sheet 25 of 27): removed Jackson Gap enhanced streetscape and buffer along the 64th Ave.
- **Page 8** (sheet 25 of 27): modified sub-title.
- **Page 9** (sheet 25 of 27): removed "ROW", Jackson Gap enhanced streetscape and buffer along the 64th Ave.
- **Page 10** (sheet 25 of 27): modified sub-title.
- **Page 12** (sheet 26 of 27): modified furnishings to reflect approved FDP.
- **Page 14** (sheet 26 of 27): removed "ROW".
- **Page 15** (sheet 27 of 27): removed "ROW".
- **Page 16** (sheet 27 of 27): added note for landscape buffer.

First Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Revise and add to labeling, notes, symbology, details, and tables per the redlines and comments (see Items 2—4, 6—8)
Response: Acknowledged.
- Illustrate and elaborate on how the proposal meets Unified Development Ordinance (UDO) requirements, the approved Framework Development Plan (FD), and other applicable City standards (see Items 2—4, 6—7)
Response: Acknowledged.
- Ensure that the Preliminary Plat information will match the Final Plat, and is represented accurately in FDP amendment graphics (see Items 2, 6, 8)
Response: Acknowledged.
- Public Works cannot sign off until the Preliminary Drainage Report is approved (see Item 4)
Response: Acknowledged.
- Update the Preliminary Plat to match the Traffic Impact Study data and conclusions (see Item 5)
Response: Preliminary Plat has been updated to match TIS.
- Amend the Master Utility Letter as indicated (see Items 6—7)
Response: This has been amended.
- Please contact Diana Porter at dsporter@auroragov.org for revenue-related comments.
- Respond to all additional redline comments on the documents
Response: Acknowledged and updated.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. Three adjacent property owners were notified of the Site Plan application. No comments were received, so it does not appear that a neighborhood meeting is necessary for this application. If you wish to schedule a neighborhood meeting, please contact Scott Campbell, your Neighborhood Liaison, at 303-739-7441 or scampbel@auroragov.org.

Response: Acknowledged.

1B. Received from outside agencies:

- Name: Donna George (donna.l.george@xcelenergy.com)

Organization: Public Service Company of Colorado dba Xcel Energy, 1123 West 3rd Avenue, Denver CO 80223

Comment: Please see the attached letter

Response: We will grant easements along the main roads. Individual lot owners can grant further easements as needed in the future.

- Name: David Skuodas (dskuodas@udfcd.org)

Organization: Mile High Flood District, 2480 W. 26th Ave, Suite 156-B, Denver CO 80211

Comment: Please see the attached letter

Response: Acknowledged. Comments from MHFD will be addressed.

2. Completeness and Clarity of the Application

2A. Address all correspondence (i.e. Letter of Introduction, Response to Comments) to the Case Manager.

Response: Acknowledged.

2B. Add a sheet-by-sheet / page-by-page (corresponding to the FDP Amendment sheet numbers and PDF page numbers, respectively) summary of changes to the Letter of Introduction, including justification of any revisions to the existing FDP approval standards.

Response: Added.

2C. Detail how the proposed lots meet lot/block requirements in the UDO for Subarea C, AD Zone, in the Letter of Introduction; the particulars of how the proposal meets the UDO sections listed on page 3 (A.3.b.ii.) should be elaborated upon.

Response: Acknowledged. Future subdivisions entries and open spaces will break up long block frontages.

2D. Address the permanent and temporary fire stations called out in the approved FDP as part of PA-3 in the Letter of Introduction, and make the related changes to the Preliminary Plat (and Final Plat) and FDP Amendment No. 4.

Response: The location of the temporary and permanent fire station have been identified in the Preliminary Plat and FDP Amendment.

2E. As a reminder, the City has developed CAD Data Submittal Standards for internal and external use to streamline the process of importing AutoCAD information into the city's Enterprise GIS. Please note that a digital submission meeting the CAD Data Submittal Standards is required before your final Site Plan mylars can be routed for signatures or recorded. Please review the CAD Data Submittal Standards, including templates and required layer file labeling, at <http://tinyurl.com/AuroraCAD>. Email your Case Manager the appropriate Plat file before submitting your final Plat mylars. Once received, the City's AutoCAD Operator will run an audit report and your Case Manager will let you know whether the file meets or does not meet the City's CAD Data Submittal Standards. Please email CADGIS@auroragov.org for questions or more detailed instructions.

Response: Acknowledged.

Preliminary Plat

2F. Sheet 1

- No waivers are indicated to be requested for the Plat; please delete as applicable. If adjustments under the UDO are requested, however, list them for the relevant Porteos application and not Painted Prairie and provide justification in the Letter of Introduction.

Response: reference to Painted Prairie waivers has been removed.

- The application is not for a CSP; correct the label in the Vicinity Map.

Response: Label corrected.

- Correct reference to a "Site Plan" to "Preliminary Plat".

Response: Reference to preliminary plat per comment.

- Add typical notes.

Response: Notes added per comment.

2G. Sheet 2

- Depict the proposed lots too, matching the Final Plat, and divided out in sections keyed to the corresponding Key Maps on subsequent sheets.

Response: Lot labels added per comment.

- Outline PA-3 and hatch on this sheet's Key Map.

Response: Hatch updated per comment.

- Make the PA-3 boundary more clear through better symbolization, i.e. a bolder line, and add to the Legend.

Response: Acknowledged.

2H. Depict the proposed lots on each sheet as well as proposed utilities, streets and access, easements, grading, drainage, and landscaping.

Response: Updated sheets per comment.

FDP Amendment

2I. Add note(s) to the new sheets specifically addressing conformance with architectural design standards listed on pages 1 and 4 (Sheet 11 of 25), page 7 (Sheet 12 of 25), and page 10 (Sheet 13 of 25) for retail/commercial and office/hospitality uses.

Response: Architectural standards established on pages 1 and 4 (Sheet 13 of 27), page 7 (Sheet 14 of 27), and page 10 (Sheet 15 of 27) for retail/commercial and office/hospitality uses shall govern architecture in PA-3.

2J. Add a graphic to the new sheets illustrating pedestrian connectivity and access throughout PA-3, including access to open spaces.

Response: Pedestrian connectivity added to graphic on page 5, Sheet 24 of 27.

2K. Sheet 1

- Include any revisions made to other sheets in the 4th Amendment Sheet Index list.
Response: Sheet 1 amended to include 5th Amendment Sheet Index and Sheet 2 amended to include FDP #5 Amendment Table.
- Add signature lines for the 4th Amendment.
Response: Added.

2L. Sheet 2

- Add a Sheet Index to the FDP Amendment No. 4 section to match FDP Amendment No. 3.
Response: Added.

2M. Sheet 21 of 25 / Pages 1 and 2

- Delineate the proposed lots on all graphics, and be precise with acreage, to match the Preliminary Plat (and Final Plat).
Response: Adjusted.

2N. Sheet 21 of 25 / Page 3

- Add a table of permitted uses that matches the Permitted Uses table 146-3.2-1 for the AD zone in the UDO; for instance, bars and taverns are actually conditional uses.
We are maintaining the broad use category of Mixed-Use Commercial per the approved FDP.

2O. Sheet 21 of 25 / Page 4

- The public art location is intended to generally be halfway through the parcel along Jackson Gap Street (see Sheet 20 of 25 / Page 1); if the intent is to adjust this location then the related section of the approved FDP needs to be clouded as revised and notations added to refer to the new section of the amended FDP.
Response: Public Art located along Jackson Gap per the approved FDP.
- Add timing of the art installation as a note, and the responsible party.
Response: Note Added. Public art is the responsibility of the metro district and will be installed 50% of the net acreage has been sold.

2P. Sheet 22 of 25 / Page 5

- Indicate the width/classifications of Streets A—D and the proposed sidewalks.
Response: Added.

2Q. Sheet 22 of 25 / Page 6

- Match the Key Maps to the proposed lot delineation.
Response: Key maps have been removed. These are example development patterns not tied to any specific lot delineation.
- Alter drive-thru configurations to comply with the UDO: Drive-up or drive-through facilities shall be located to the side or rear of the primary building and not between any façade of a primary building and any street.
Response: We believe the orientations described in the FDP PA-3 amendment meets the intent of the UDO and overall vision for PA-3 in that we regard the new internal streets as the primary, walkable streets.
- Add details to the signage requirements to match standards listed on pages 1 and 2 (Sheet 8 of 25), pages 5 and 6 (Sheet 9 of 25), and page 11 (Sheet 10 of 25).
Response: signage sheet is removed from document. Identity signage for PA-3 will be governed by overarching Urban Design Standards.

2S. Sheet 24 of 25 / Page 12

- Add details to the lighting requirements to match standards listed on page 2 (Sheet 8 of 25) and page 8 (Sheet 9 of 25).
Response: PA-3 pedestrian lighting standards meet the intent of lighting fixtures listed on page 2 (Sheet 10 of 27). PA-3 lighting fixtures are selected to reflect design intent described on page 8 (Sheet 11 of 27).

2T. Sheet 24 of 25 / Page 13

- Add details to the furnishings requirements to match standards listed on page 2 (Sheet 8 of 25) and page 10 (Sheet 10 of 25)
Response: Modified to reflect page 2 (Sheet 10 of 27) and page 10 (Sheet 12 of 27)

2U. Any proposed design concept for PA-3 that differs from the standard in the approved FDP section must be

cross- referenced by clouding/redlining the approved standard as revised and referring to the PA-3 concept.

Response: No design concepts differ from the approved overall FDP Design Guidelines. The PA-3 Design Guidelines only refine overarching guidelines to be specific to PA-3. No guidelines in PA-3 Amendment shall apply outside of PA-3.

3. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Preliminary Plat

3A. Please include the entire development with a hatch over the area represented by each sheet on each sheet's Key Map, so that each sheet can be evaluated in the context of the overall development.

3B. Sheet 3

- A landscape plan shall be provided to address the landscaping for the detention pond and the internal street frontages. Provide a landscape plan that includes the necessary street trees and plantings within the curbside landscape. Refer to the Unified Development Ordinance for what is permitted within the curbside landscape. Sod is not permitted in curbside landscapes that are less than 10 feet in width.
Response: The detention pond is temporary. Landscaping for the detention shall be native seed mix. Internal street landscape plan has been added to the Preliminary Plat
- If the Master Developer so chooses, they may have the individual pad site owners install, irrigate, and maintain the landscapes directly abutting their development. However, a note shall be added to the landscape plan that states that the individual pad site developers shall be responsible for the installation, irrigation, and maintenance of the curbside landscape. In addition, a second note shall be provided that reads as follows: "The Master Developer shall install and complete all curbside landscape improvements for each lot no later than the date that is three (3) years after issuance of the first certificate of occupancy."
Response: The following note has been added.
"The Master Developer shall install and complete all curbside landscape improvements along internal drives (streets A, B, C and D) no later than the date that is three (3) years after issuance of the first certificate of occupancy."
- If the indicated pond is being constructed as part of the PA-3 overall development, then landscaping shall be provided as part of this Preliminary Plat meeting code requirements. Landscaping shall be provided for the area above the 100-year water surface elevation.
Response: The detention pond is temporary. Landscaping for the detention shall be native seed mix.
- Provide a note on the landscape plan that states the curbside landscape improvements along Jackson Gap Street have been previously installed as part of Infrastructure Site Plan No. 1 at Porteos.
Response: Added.

3B. Sheet 5

- Add a note on the landscape plan that states that the landscaping for the curbside area along the north side of E. 64th Avenue shall be installed, irrigated, and maintained by the Metro District in accordance with Infrastructure Site Plan No. 5 at Porteos.
Response: Added.

FDP Amendment

3C. Sheet 22 of 25 / Page 6

- Staff does not support the location of trash enclosures facing street frontages as shown in the graphic.
Response: Note removed. Lot configuration are conceptual in nature, trash enclosure to be located during CSP.
- The UDO does not permit drive thru lanes to face the street as proposed in the graphic.
We believe the orientations described in the FDP PA-3 amendment meets the intent of the UDO and overall vision

for PA-3 in that we regard the new internal streets as the primary, walkable streets.

3D. Sheet 23 of 25 / Page 11

- Refer to the approved design standards within the FDP. Does the proposal conflict or meet the intent of the current entry monument and key entry point landscaping? If different, the related section of the approved FDP needs to be clouded as revised and notations added to refer to the new section of the amended FDP.

Response: This is not a change. The FDP designates landscape concepts for Main Intersections and Entry Monumentation. This page designates landscape standards for PA-3 specific Gateway Landscape/ Entry Streetscape which utilizes designated plant material in the overarching landscape pallet, but has been refined specifically for PA-3. For clarity purposes, language has been edited to say "Gateway Landscape & Entry Streetscape" as to not be confused with "Main Intersection" or "Entry Monumentation" nomenclature used describe other intersections in the FDP document.

3E. Sheet 24 of 25 / Page 14

- The buffer concept does not buffer or screen parking lot areas as required by the UDO. FDP standards must, at minimum, meet UDO standards. Please revise the proposed buffers to meet or exceed UDO requirements.

Response: Reference to buffer landscape has been removed. Individual lot development will be responsible for parking lot buffers per FDP and/or UDO.

3F. Sheet 24 of 25 / Page 15

- Refer to the approved FDP standards for Gateway Landscaping. If the highlighted is a change from the current standards, then that section must be clouded as revised and notations added to refer to the new section of the amended FDP.

Response: This is not a change. The FDP designates landscape concepts for Main Intersections and Entry Monumentation. This page designates landscape standards for PA-3 specific Gateway Landscape which utilizes designated plant material in the overarching landscape pallet, but has been refined specifically for PA-3. For clarity purposes, language has been edited to say "Gateway Landscape" as to not be confused with "Main Intersection" or "Entry Monumentation" nomenclature used elsewhere in the document.

3G. Sheet 24 of 25 / Page 16

- Unless curbside landscape areas (formerly tree lawns) are 10' in width or greater then they may not be sod. Anything between 6'-10' may be a combination of shrubs, ornamental grasses, and native seed. Anything less than 3'-6' has to be a minimum of shrubs and ornamental grass- no native seed. Only 40% of the total required plant counts may be ornamental grasses. Please refer to the new Unified Development Ordinance for specific planting requirements, but please note that ornamental grasses are not permitted as the only plant material.

Response: Curbside landscape has been revised.

3H. Sheet 24 of 25 / Page 17

- Buffers are required along all street frontages in accordance with the Unified Development Ordinance; "low" groundcover type plantings will not meet the buffer requirements.

Response: Reference to buffer landscape has been removed. Individual lot development will be responsible for parking lot buffers per FDP and/or UDO.

3I. Sheet 24 of 25 / Page 18

- The highlighted buffer shall be 10'-15' depending upon the layout that is proposed adjacent to the property line for PA-3. If a building with no parking is proposed, then a 15' wide buffer is allowed per the approved FDP. The current FDP language is more restrictive and should be followed.

Response: Language has been modified to indicate 15' buffer is required if a building is present.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

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

Preliminary Plat

4A. Public Works cannot sign off until the Preliminary Drainage Report is approved.

Response: Acknowledged.

4B. Sheet 1

- The listed waivers reference Painted Prairie.
- In addition to adding the required notes, please add the following Notes:
 - In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer.
Response: Acknowledged.
 - o The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line, and grounding details shall be submitting to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the street lights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.
Response: Acknowledged.

4C. Sheets 2—3, 5—8, 10— 11

- Add a note indicating if the storm sewer system is public or private and who will maintain it.
Response: Storm sewer system will be private. Indicated as such on plans.

4D. Sheets 2—3, 5—6

- Per the Pre-Application notes (ID# 1383707), internal roadways are private. Please remove references to ROW.
Response: Streets noted as private.

4E. Sheet 2

- Please provide centerline curve data.
Response: Centerline data added per comment.

4F. Sheets 3, 5—6, 8, 10—11

- Show and label private street lights on private streets.
Response: Street lights labeled.

4G. Sheets 3—6

- Correct any slopes below 2% to match the required 2% minimum slope.
Response: Acknowledged.

4H. Sheets 3, 5—6

- Label curb ramps and cross pans (where applicable).
Response: Curb ramps and pans labeled per comment.
- Label curb return radii at the highlighted access points.
Response: Radii labels added per comment.

4I. Sheet 3

- Indicate direction of emergency overflow in the detention pond.
Response: Flow direction arrows added.

- Show and label 100-year water surface elevation for the detention pond.

Response: 100 year WSEL added to plan.

4J. Sheets 5—6

- Street slopes are recommended to be not less than 0.8%.

Response: Acknowledged.

4K. Sheet 5

- Label the slope where indicated.

Response: Slope labels added per comment.

FDP Amendment

4L. Sheet 21 of 25 / Page 2

- Clarify in the Key that the internal streets are private.

Response: Edited to indicate they are private.

4M. Sheet 22 of 25 / Page 5

- Clarify in the Pedestrian Circulation Framework that the internal streets are private, and remove reference to ROW.

Response: Edited to indicate they are private.

4N. Sheet 23 of 25 / Page 10

- Remove reference to ROW in Section A-A.

Response: Removed.

4O. Sheet 25 of 25 / Pages 16—17

- Remove reference to ROW in Section A-A.

Response: Removed.

5. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in orange)

Traffic Impact Study

5A. The auxiliary lane analysis for 2025 & 2040 is very helpful, but lacking a discussion or recommendation on the built or initially-striped length. With Jackson Gap & 64th having a striped median, initially striping for the larger auxiliary lanes are supported for left turns. Address the deficiency, and include a comparison for right turn lanes.

Response: The longer of the two lengths should be provided.

5B. Page 1

- List the JAG Logistics Center too.

Response: Acknowledged.

- Have traffic volumes from the Costco Depot at the SW corner of Powhaton & 64th been accounted for? This could modify the east-west through volumes on 64th and potential turning movements on 64th & Powhaton.

Response: Traffic generation for Costco were included in the master TIS and the 64th ISP and have been recognized in background traffic volume projections.

5B. Figure 4 (TAZ Map)

- A northwest/southeast stop control at the indicated location would be supported.

Response: Acknowledged, this is also supported by the developer and has been noted in the revised study.

- Provide a brief discussion on interior intersection control (side street stops are anticipated). If all-way stops are proposed, then MUTCD warrants would need to be met.

Response: All internal intersections are anticipated to be side street stop controlled.

5C. Page 21

- Double-check the highlighted recommended storage lengths.

Response: Acknowledged.

5D. Page 22

- Address recommendations for the significant difference in 2025 and 2040 auxiliary lanes (for instance: Build the larger ones now? Add additional median landscaping in the future?).

Response: The longer of the two lengths should be provided.

- Compare the 2025 and 2040 auxiliary lanes to the Infrastructure Site Plan for 64th & Jackson Gap, and address the necessitated changes and associated analysis.

Response: A comparison with the previous study has been included in the updated study.

Preliminary Plat

5E. Update the plans to include the right turn auxiliary lanes, as required by the Traffic Impact Study for all access points but the one furthest north.

Response: Right turn directions added per comment.

5F. Add sight triangles per COA STD TE-13.1 & TE-13.2.

Response: Sight triangles have been added per comment.

5G. Show curbside landscaping.

Response: See Landscape plans

5H. A Traffic Signal Escrow note is required. Assign the percentage of total land area (minus roadways) to each parcel, with 50% for Jackson Gap & the associated access, 25% for Jackson Gap & 64th, and 50% for 64th & Karcher/the associated site access.

- Since a Traffic Signal is anticipated to be warranted for the build year, the developer has the option to build the signal in lieu of payment of Traffic Signal Escrow.

Response: Note has been added to cover sheet per comment.

5I. Sheet 2

- There is only ¾ movement at the three redlined intersections, so there can be no left turn out of the site. Provide physical channelization for westbound traffic, for right turn only.

Response: Right turn channelization has been added per comment.

- Remove the indicated ramp locations.

Response: We request an explanation as to why these need to be removed. The intent of this area is to create an internal network of walkable streets. Removing pedestrian ramps is counter to this intent.

- Reconcile the highlighted access road width with the requirement for a 150' left turn lane from the Traffic Impact study.

Response: Left turn lane off of Jackson Gap will be detailed with Civil Plans.

- Clarify whether a pedestrian crossing area or access to the parcels is intended at the two indicated areas; label accordingly and properly accommodate to meet accessibility standards if they're pedestrian crossings.

Response: Crossings have been revised per comment.

- Add labels for future signalized location, add traffic signal easements, and provide ADA ramps across Jackson Gap Street and 64th where redlined.

Response: Labels have been added for future signal.

- Correct the highlighted internal intersection angle to meet the standard 90 degrees.

Response: Intersection is at 85 degrees and is within the allowable per standard 4.04.5.01.

- Ramps are needed or strongly preferred at the indicated internal intersections, so shift the inlets accordingly to allow ramp alignment.

Response: Ramps and inlets have been modified per comment.

5J. Sheet 3

- Physical channelization is required at Jackson Gap and the shown access road intersection.
- Clarify whether a pedestrian crossing area or access to the parcels is intended at the indicated area; label accordingly and properly accommodate to meet accessibility standards if it's a pedestrian crossing.
- Include intersection control per the redline.

Response: Channelization has been added per comment

5K. Sheet 5

- Traffic Signal Easements are required at each of the highlighted access road intersection corners with Jackson Gap.

Response: Signal easements have been added.

- Ramps are needed for across Jackson Gap Street.
Response: Ramps have been added per comment.
- Right turn lanes are required off of Jackson Gap, where indicated. Match length and taper from the Traffic Impact Study.
Response: Right turn lane has been added.
- Physical channelization is required at Jackson Gap and the shown access road intersection.
Response: Channelization has been added per comment
- A Traffic Signal Easement is required for the corner of Jackson Gap Street and 64th.
Response: Signal easement has been added.

5L. Sheet 6

- Ramps at T-intersections must be adjusted to only the right-hand side.
Response: Ramps have been adjusted per comment.
- Label the stop sign at the redlined internal intersection.
Response: Signs have been labeled per comment.
- Right turn lanes are required off of 64th, where indicated. Match length and taper from the Traffic Impact Study.
Response: Right turn lane has been added per comment.
- The highlighted intersection is ¾ movement only. Add physical channelization.
Response: Channelization has been added per comment.
- Add a Future Traffic Signal label, Traffic Signal Easement, and ramps across 64th Avenue at the western-most access road intersection with 64th.
Response: Easement has been added.

FDP Amendment

5M. Sheet 21 of 25 / Page 2

- Although lot access is subject to change, per the Note, please ensure match access spacing remains at least 75 feet from centerline to centerline.
Response: Acknowledged. Entry points are conceptual in nature. Actual lot access will be determined during CSP.

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

Master Utility Letter

6A. Page 3 of the PDF / Porteos – PA-3 Filing No. 1 Utility Exhibit Sheet 1

- The scale bar appears to be in accurate- revise.
Response: Revised.

Preliminary Plat

6B. Sheet 1

- Add the following Notes:
Response: Notes have been added.
 - o THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
 - o THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
 - o RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS AND SHALL BE POSTED "NO PARKING - FIRE LANE".

- o ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.
- o ATTENTION BUILDING DIVISION: per ARTICLE xi, C.O.A. Building and Zoning Code, Section 22-425 through 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING CANA (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.

6C. Sheet 2

- Please show the fire station land dedications, per the approved FDP.
Response: Fire stations have been added per comment.

6D. Sheet 7

- Show the existing fire hydrant in the redlined areas.
Response: Existing fire hydrants labeled per comment.
- Please move the highlighted label so that all fire hydrants are visible.
- Show the location of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.
Response: Utilities labeled per comment.

6E. Sheet 8

- The indicated fire hydrant does not meet the City of Aurora distance standard. Fire hydrants shall be placed between 3'6" and 8'0" from the edge of the fire lane easement or public way. Also, fire hydrants must be placed at least one foot in front or behind a sidewalk while still meeting the minimum back of curb clearance requirements. Please relocate fire hydrants to be within the required distances.
Response: Fire hydrant adjusted per comment.

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

Master Utility Letter

7A. Page 1

- In the narrative, include that a sampling station will be part of PA-3. The exact location does not need to be determined at this time, but general requirements entail that it cannot be located on a dead-end main, near a fire hydrant, in a low-traffic area, or under any trees.
Response: Note added per comment.

7B. Page 5 (Sanitary Sewer Calculations table)

- If the total flow is higher than what was reported, then additional downstream segments of the sewer main must be evaluated to ensure capacity is not exceeded.
Response: Acknowledged.
- Peaking factor should be based on the latest formula and used on the entire PA-3 area- revise.
Response: Peaking factor is based on the previously approved MUS where a revised peaking factor for the Porteos site was approved.

7C. Page 9 (Water Demands table)

- Why is GPM/acre different for each Planning Area? All Commercial planning areas should be the same-revise.
Response: Revised
- Add a column summarizing demands for the entire Planning Area 3, not split between uses.
Response: Revised per comment.
- Footnote #2- Provide backup for the Hotel and Apartment demands value.
Response: Back ground information added from previously approved MUS reports.
- Footnote #3- Commercial demands should be based off of the standards in Section 5- revise to reflect 1,500 gpd/acre.
Response: Revised per comment.

- Footnote #4- How was the irrigation demand determined?

Response: Irrigation demand based on previously approved report. Information has been added.

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

Preliminary Plat

8A. Sheet 1

- Add the standard site plan notes.

Response: Notes added per comment.

8B. Sheets 2 – 11

- Add boundary bearings, distances, and curve data to match the plat information.

Response: Information added per comment.

8C. Contact Andy Niquette at aniquett@auroragov.org to commence dedication of the easements and ROW by plat or separate documents.

Response: Acknowledged.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.
571.3284
donna.l.george@xcelenergy.com

April 16, 2020

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Juliana Berry

Re: Porteos PA-3, Case # DA-1903-17

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Porteos PA-3** and requests minimum 10-foot wide utility easements around the perimeter of each lot in the subdivision. PSCo also requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Utility easements are dedicated to the City of Aurora for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities. Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Public Service Company also requests that all utility easements be depicted graphically on the preliminary and final plats. While these easements may accommodate certain utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along Jackson Gap Road. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

MAINTENANCE ELIGIBILITY PROGRAM (MEP)

MHFD Referral Review Comments

For Internal MHFD Use Only.	
MEP ID:	107105
Submittal ID:	10004622
MEP Phase:	Referral

Date: April 17, 2020
To: Juliana Berry
Via email
RE: MHFD Referral Review Comments

Project Name:	Porteos Planning Area 3
Location:	Aurora
Drainageway:	Gopher Gulch

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

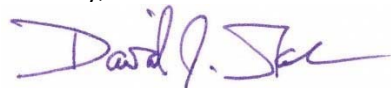
- Future PA-1 Mixed Commercial Pond and Outfall to Gopher Gulch

We have the following comments to offer:

- 1) The outfall from the proposed detention pond to Gopher Gulch may be an eligible feature, however more information is required. Please provided additional information on both the detention pond and the outfall.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Sincerely,



David Skuodas, P.E., CFM, LEED AP Project
Manager, Watershed Services Mile High
Flood District