



Planning Division  
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May 4, 2021

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

**Re: Second Submission Review** – Project Tiger at Porteos – Site Plan and Plat  
Application Number: **DA-1903-22**  
Case Numbers: **2012-7001-04**

Dear Chris:

Thank you for your recent submission. 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 some important issues remain, you will need to make a technical corrections submission *after* the administrative decision. 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.

Your estimated Administrative Decision date is now set for Wednesday, May 19, 2021. Please remember that all abutter notices for administrative decisions must be sent and the site notices (signs) must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained. Staff will have the signs available to pick up Friday, May 7<sup>th</sup> and will send you the Notice of Pending Administrative Decision via email on May 5<sup>th</sup> to send to abutters. Please provide proof of mailing and proof of sign posting to your case manager.

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](mailto: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:\SDA\1903-22rev3



## *Third Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

#### ***Planning Department***

##### ***Civil Engineering***

- See the comment redlines regarding preliminary drainage approval and minimum and maximum slopes. (see Item 2)

##### ***Traffic Engineering***

- See the comment redlines regarding auxiliary lanes and the pork chop island. (see Item 3)

##### ***Fire / Life Safety***

- See the comment redlines regarding  
(see Item 4)

##### ***Aurora Water***

- See the comment redlines regarding maintenance trail, access path and civil plans. (see Item 5)

##### ***Real Property***

- See the various redline comments for the Plat and Site Plan. (see Item 6)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)**

- 1A. No further comments.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **2. Civil Engineering (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)**

##### ***Site Plan – Sheet 1***

- 2A. This site plan will not be approved by public works until the preliminary drainage letter/report is approved.  
Comments were provided 3/3/21 and no subsequent submittal has been made.

##### ***Site Plan – Sheet 24***

- 2B. Minimum 1% slope on asphalt.

##### ***Site Plan – Sheet 30***

- 2C. Maximum 4% cross slope for fire lanes.

#### **3. Traffic Engineering (Kyle Morris / 303-587-2668 / [kdmorris@auroragov.org](mailto:kdmorris@auroragov.org) / Comments in amber)**

##### ***Site Plan – Sheet 3***

- 3A. It is typical for TISs to only use the word "recommended", as opposed to "required". Auxiliary lanes that are recommended by the TIS were triggered by State Highway Access Code criteria. The City requires that these auxiliary lanes be built if volumes are above the threshold. Additionally, If these auxiliary lanes are proposed to be built through a different infrastructure site plan process, they still need to be shown on this site plan. Include auxiliary lanes identified in the TIS.

##### ***Site Plan – Sheet 17***

- 3B. Pork chop island should be shown to be built by CSP No. 8 at Porteos DA:1903-18.



**4. Fire / Life Safety** (William Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

4A. Site Plan Comments:

Sheet 2

- Please add the following signs to the sign package.

Sheet 6

- The gate must be able to open and provide an unobstructed access along the width of the fire lane.

Sheet 9

- Add a fire lane sign at the indicated locations.

Sheet 14

- A portion of the fire easement that leads into the pond area does not need to be a fire lane. Please remove.

Sheet 15

- This detail does not provide the width of the gating system. The gate must be able to open and provide an unobstructed access along the width of the fire lane. If this is a 23' wide fire lane then a 23' Manual Sliding Gate with Approved Knox Hardware gate and label would be appropriate.

Sheet 85

- Please check with Real Property if this overhead track is acceptable. If acceptable by Real Property, an unobstructed vertical clearance of not less than 13'6" must be maintained over the span of the fire lane easement.

**5. Aurora Water** (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

***Site Plan - Sheet 19***

5A. Change hatching for the maintenance trail. This is indicating rip rap instead of concrete, road base, or other approved material.

***Site Plan - Sheet 28***

5B. See previous comment regarding access path material.

***Site Plan - Sheet 30***

5C. Advisory: On civil plans ensure edge of manhole is a minimum of 2-feet away from lip of gutter.

***Site Plan - Sheet 42***

5D. Advisory: on the civil plans ensure that the valve is a minimum of 2-feet from the lip of gutter.

***Site Plan - Sheet 50***

5E. Confirming that this is landscape or river rock and not concrete.

**6. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

***Plat - Sheet 1***

6A. Add note and add all public street names within ½ mile of the site (vicinity map).

***Plat - Sheet 2***

6B. Contact Andy Niquette to start the off-site easement dedication process.

***Plat - Sheet 3***

6C. Add a Key Map on each page of the graphic.

***Plat - Sheet 4***

6D. See the various redline comments.

***Plat - Sheet 5***

6E. Add tic marks at the change of direction (typ.).

6F. Add Key Map on each page of the graphic.

***Plat - Sheet 6***

6G. Add tic marks at the change of direction (typ.).

6H. See the various redline comments.

***Plat - Sheet 7***

6I. Add a Key Map on each page of the graphic.



***Plat - Sheet 8***

6J. Contact Andy Niquette to start the off-site easement dedication process.

***Site Plan – General***

6K. Add ‘City of Aurora’ where noted.

6L. The easement names should match the plat references. Some of these names do not match.

***Site Plan - Sheet 4, 5 and 6***

6M. This fence/gate that encroaches into the easement(s) needs to be covered by a License Agreement. Contact Grace Gray ([ggray@auroragov.org](mailto: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.

***Site Plan – Sheet 6***

6N. The easement names should match the plat references. Some of these names do not match.

***Site Plan - Sheet 7***

6O. This fence/gate that encroaches into the easement(s) needs to be covered by a License Agreement. Contact Grace Gray ([ggray@auroragov.org](mailto: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.

***Site Plan - Sheet 8***

6P. The easement names should match the plat references. Some of these names do not match.

***Site Plan - Sheet 9***

6Q. This fence/gate that encroaches into the easement(s) needs to be covered by a License Agreement. Contact Grace Gray ([ggray@auroragov.org](mailto: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.

***Site Plan - Sheet 10***

6R. Add “To be dedicated by separate document.”

6S. This fence/gate that encroaches into the easement(s) needs to be covered by a License Agreement. Contact Grace Gray ([ggray@auroragov.org](mailto: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.

***Site Plan - Sheet 11***

6T. The easement names should match the plat references. Some of these names do not match.

***Site Plan - Sheet 11***

6U. The easement names should match the plat references. Some of these names do not match.

***Site Plan - Sheet 12***

6V. The easement names should match the plat references. Some of these names do not match.

6W. This fence/gate that encroaches into the easement(s) needs to be covered by a License Agreement. Contact Grace Gray ([ggray@auroragov.org](mailto: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.

***Site Plan - Sheet 13***

6X. Add this fence located in the easement to the License Agreement. Contact Grace gray to start.

***Site Plan - Sheet 14***

6Y. This fence/gate that encroaches into the easement(s) needs to be covered by a License Agreement. Contact Grace Gray ([ggray@auroragov.org](mailto: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.

6Z. The easement names should match the plat references. Some of these names do not match.

***Site Plan - Sheet 15***

6AA. The easement names should match the plat references. Some of these names do not match.

6BB. This fence/gate that encroaches into the easement(s) needs to be covered by a License Agreement. Contact Grace Gray ([ggray@auroragov.org](mailto: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.



***Site Plan - Sheet 16***

6CC. The easement names should match the plat references. Some of these names do not match.

6DD. A portion of this easement is outside of the plat and will need to be dedicated by separate document – Contact Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) to start

***Site Plan - Sheet 17***

6EE. Add this pork chop island located in the ROW to the License Agreement. Contact Grace Gray.