



Planning Division
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September 21, 2020

Chris Fellows
Velocity Metropolitan District No. 1
5600 Greenwood Plaza Boulevard, Suite 220
Greenwood Village, CO 80111

Re: Third Submission Review: Porteos Infrastructure Plan No. 8 – FDP Amendment and Preliminary Plat
Application Number: DA-1903-18
Case Numbers: 2012-7001-07; 2020-6020-00

Dear Mr. Fellows:

Thank you for your third 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.

The administrative decision date is tentatively set for October 7th. Following the administrative decision, a technical corrections submittal is required to address all comments outlined in this review letter.

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 set for October 7th, 2020. Please remember that all abutter notices for administrative decisions must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the 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.

As always, if you have any comments or concerns, please give me a call. I may be reached at rloomis@auroragov.org or 303-739-7220.

Sincerely,

Ryan Loomis, Senior Planner
City of Aurora Planning Department

cc: Bill Wichterman, The San Juan Company, 4530 E Shea Blvd., Suite 100, Phoenix, AZ 85028
Scott Campbell, Neighborhood Liaison
Mark Geyer, ODA
Filed: K:\SDA\1903-18rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Ensure PIP Exhibits show all street-sections and correct widths.
- Provide a key map or exhibit showing the area of work or roadway improvements proposed with the Preliminary Plat.
- Preliminary Plat will not be approved by Public Works until the Preliminary Drainage Report is approved.
- Complete easement and ROW Dedication

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.

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.

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

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.

PIP Exhibits

Redlines to Page 8 (PIP Map Sheet 1)

1E. It appears that for each following page, the orange highlighted roadway improvements correspond to the street sections shown on the page. Please ensure any missing segments are shown and provided.

Redlines to Page 8 (PIP Map Sheet 2)

1F. The 64th Avenue is not 114' ROW, but is 144', 108' and 102'. Please provide missing street sections.

Redlines to Page 8 (PIP Map Sheet 3)

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

1H. Where are the missing street sections?

Redlines to Page 8 (PIP Map Sheet 4)

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

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

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?



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

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?
- 1O. Fix overtype.

Preliminary Plat

- 1P. Please change the title to say "Porteos Infrastructure Plan No. 8 – Preliminary Plat.
- 1Q. Please provide an additional exhibit showing a key map or phasing map showing the roadways this Infrastructure Plan- Preliminary Plat covers.
- 1R. Please provide an amendment block on bottom right corner for future amendment notes.
- 1S. Please remove "of 10" on all sheets.

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.

Redline to Sheet 4

- 2B. Grading where shown does not reflect a swale.
- 2C. Grading for swale has been removed where shown.
- 2D. Where is swale "A"?

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 dedicated one half of the R.O.W.
- 3B. For all of these easements and R.O.W. Contact Andy Niquette by email at (aniquett@auroragov.org) to start the processes. Label the existing easements and R.O.W. 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.
- 3C. Add the reception number for the existing easements shown.
- 3D. Add the shown section corner labels.
- 3E. Change Permitted to "dedicated".
- 3F. Shown easements to be dedicated by separate document.
- 3G. Label "Subdivision" where shown on Sheet 4.