

April 17, 2020

City of Aurora
Stephen Rodriguez
15151 E. Alameda Pwky, Suite 2300
Aurora, CO 80012

Re: **Sixth Submission Review – Porteos** (Infrastructure CSP)
Application Number: **DA-1903-13**
Case Number: **2019-6032-00**

Dear Mr. Rodriguez:

Thank you for taking the time to review our sixth submission of Porteos Phase 5 Powhaton ISP. We received your comments on March 24, 2020. Responses to comments have been provided below. The following items have been included in the resubmittal:

- Phase 5 ISP Technical Corrections
- Response to Comments Letter (including response to comments and response to ISP redlines).

Please feel free to reach out if you should have any questions and/or concerns at 303-892-1166 or lvielehr@norris-design.com.

Sincerely,
Norris Design



Leanne Vielehr
Senior Associate

Sixth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Address remaining comments from Engineering, Traffic Engineering (contact reviewer directly), Aurora Water, and Real Property for the ISP and other relevant documents.
Response: Acknowledged. Will respond to comments remaining.

REFERRAL COMMENT FROM OTHER DEPARTMENTS AND AGENCIES

1. Engineering (Public Works)

Reviewed by: Kristin Tanabe 303-739-7306 / ktanabe@auroragov.org

1A. ISP Sheet 1 – The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

Response: Preliminary Drainage Report has been approved. Approval date 4-13-2020. A link to the approved files was emailed directly to Stephen Rodriguez on the same day.

2. Traffic Engineering

Reviewed by: Brianna Medema 303-739-7336 / bmedema@auroragov.org

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2A. My previous comments have been satisfactory addressed. I have closed my process as Complete/Approved.

Response: Acknowledged.

ISP

2B My previous comments have been satisfactory addressed. I have closed my process as Complete/Approved.

Response: Acknowledged.

3. Aurora Water

Reviewed by: Casey Ballard 303-739-7296 / cballard@auroragov.org

3A. No additional comments.

Response: Acknowledged.

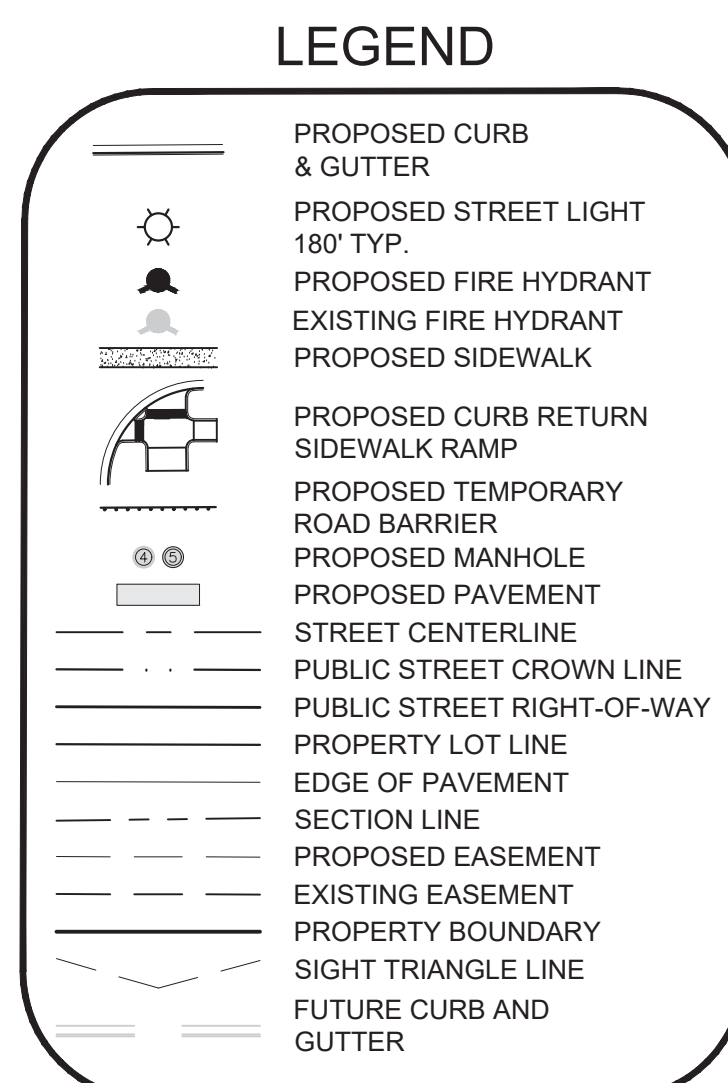
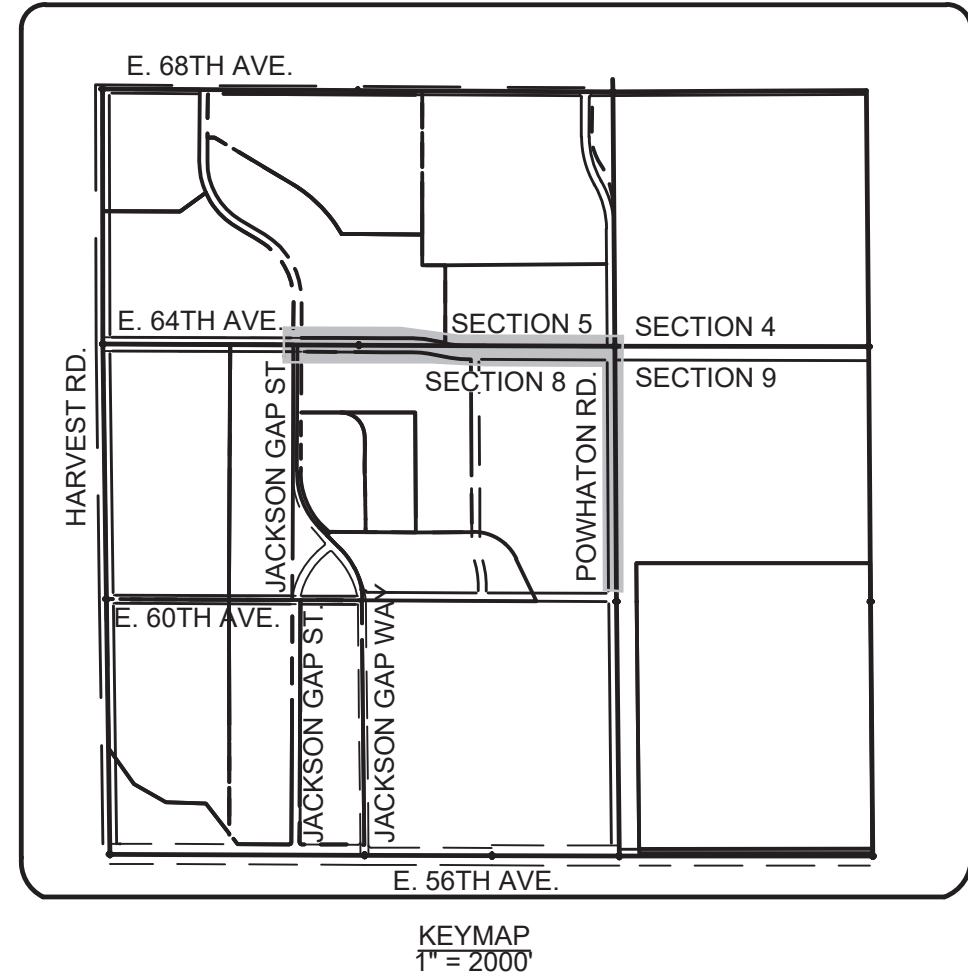
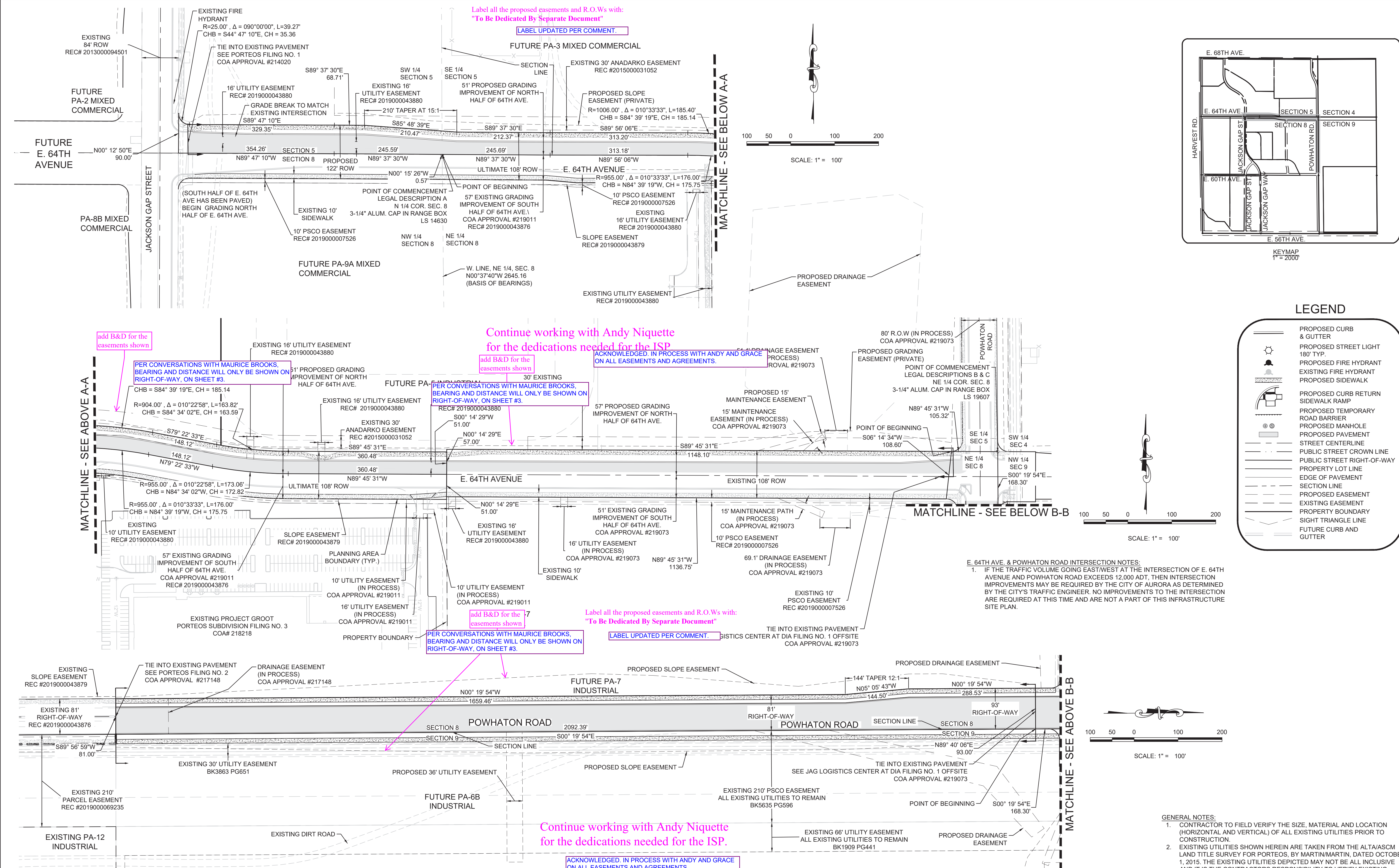
4. Real Property

Reviewed by: Maurice Brooks / mbrooks@auroragov.org / 303-739-7294 / PDF comment color is magenta.

4A. Start the process of the easement and Right of Way dedications. Contact Andy Niquette for the processes for those dedications. See the red line comments in the ISP. Make sure the descriptions on the ISP match the illustrations. Any physical features located in the Drainage easements will need to be covered by a License Agreement. Contact Grace Gray to start the License Agreement process.

Response: Acknowledged, our team will continue working with Andy and Grace on all easements and agreements.

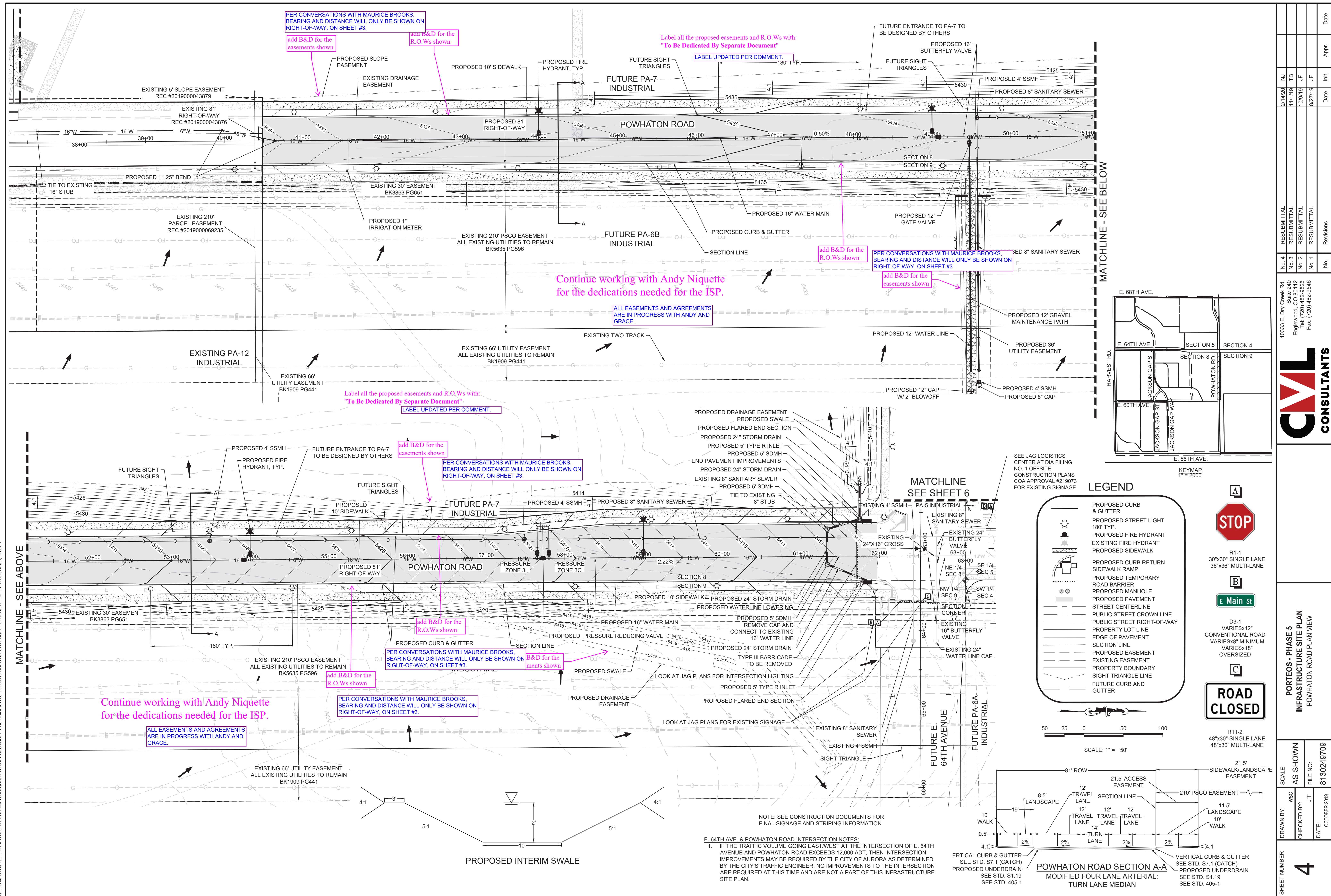
N:\PROJECTS\PORTEOS\POWATHON CONNECTION\ENGINEERING\SHSHEET SET\SUSIP\POWATHON CONNECTION EASEMENTS - ISP - 2.DWG, NELL 21220

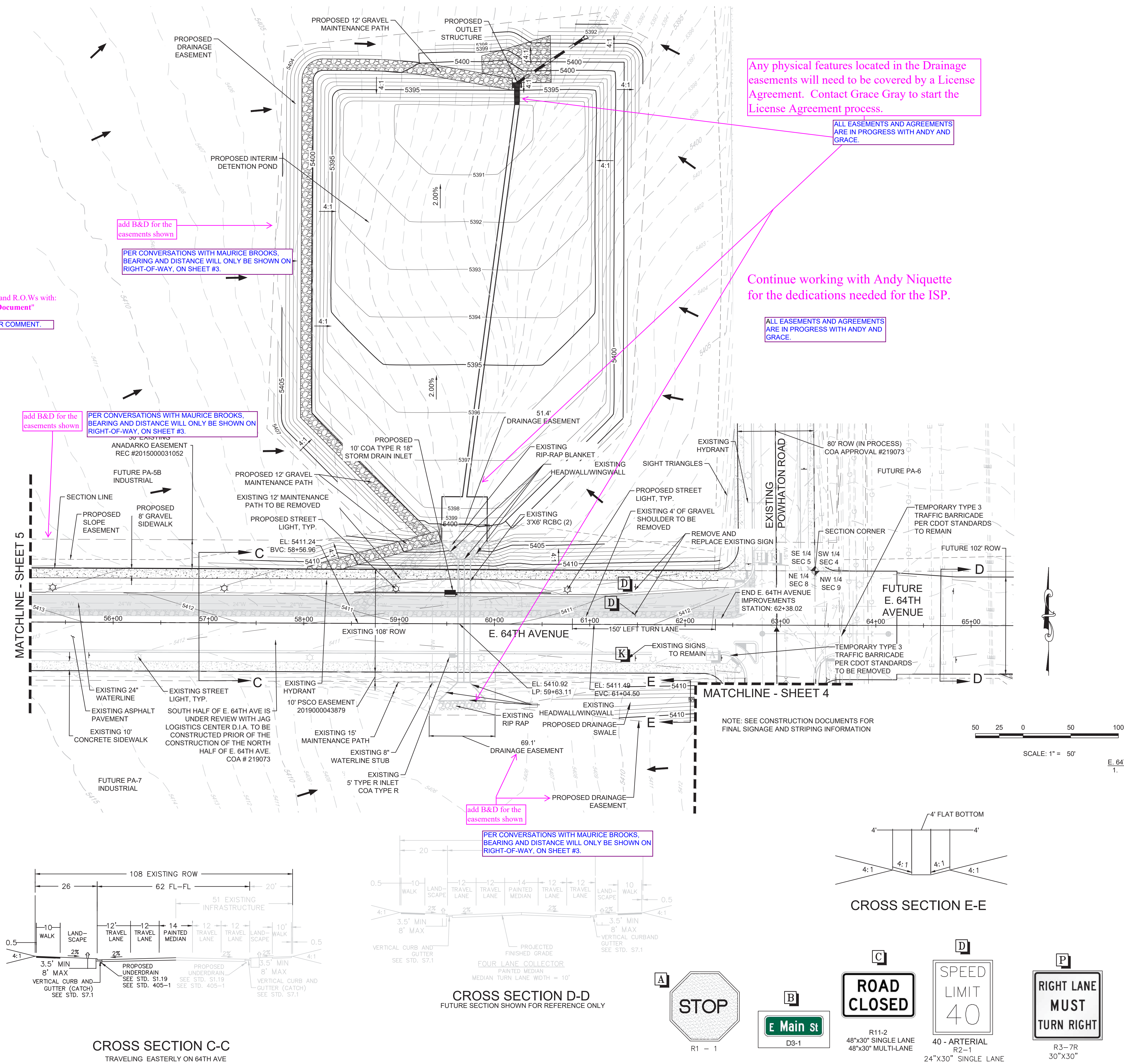


E. 64TH AVE. & POWHATHON ROAD INTERSECTION NOTES:
1. IF THE TRAFFIC VOLUME GOING EAST/WEST AT THE INTERSECTION OF E. 64TH AVENUE AND POWHATHON ROAD EXCEEDS 12,000 ADT, THEN INTERSECTION IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF AURORA AS DETERMINED BY THE CITY'S TRAFFIC ENGINEER. NO IMPROVEMENTS TO THE INTERSECTION ARE REQUIRED AT THIS TIME AND ARE NOT A PART OF THIS INFRASTRUCTURE SITE PLAN.

GENERAL NOTES:
1. CONTRACTOR TO FIELD VERIFY THE SIZE, MATERIAL AND LOCATION (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. EXISTING UTILITIES SHOWN HEREIN ARE TAKEN FROM THE ALTA/ASCM LAND TITLE SURVEY FOR PORTEOS, BY MARTIN/MARTIN, DATED OCTOBER 1, 2015. THE EXISTING UTILITIES DEPICTED MAY NOT BE ALL INCLUSIVE AND IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION.

ROADWAY CONSTRUCTION PHASING: 1. THE ENTIRE SECTION OF POWHATHON STREET FROM THE INTERSECTION OF POWHATHON STREET AND EAST 64TH AVENUE TO THE PROPERTY LINE OF PA-12 INDUSTRIAL SHALL BE CONSTRUCTED AS SHOWN IN THE PROPERTY LINE OF PA-12 INDUSTRIAL AS SHOWN IN THE 104.5' CROSS SECTION. FUTURE ROAD IMPROVEMENTS SHALL BE COMPLETED AS NECESSARY THE ADJACENT PLANNING AREA. 2. ALL ROADWAY AND UTILITY INFRASTRUCTURE SHALL BE IN PLACE TO FACILITATE ADJACENT PARCELS. ADDITIONAL STORM SEWER IMPROVEMENTS MAY BE REQUIRED ONCE SPECIFIC SITE PLAN LAYOUTS ARE DETERMINED. 3. THE DEVELOPER IS RESPONSIBLE FOR STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. 4. ALL MAJOR INTERSECTIONS ARE CANDIDATES FOR FUTURE SIGNALIZATION IF AND WHEN SIGNAL WARRANTS ARE MET. AS AN ADJACENT LAND OWNER/DEVELOPER, YOU MUST PARTICIPATE IN THE SIGNAL COST. 5. TRANSITION PAVING WILL BE CONSTRUCTED AS REQUIRED. 6. THE DEVELOPER IS RESPONSIBLE FOR STREET LIGHTS ALONG ALL PUBLIC STREETS.		WATER MAIN SYSTEM: 1. OFFSITE WATER MAIN INFRASTRUCTURE IMPROVEMENTS FOR THE JAG LOGISTICS CENTER AT DIA SUBDIVISION FILING NO. 1 OFFSITE CONSTRUCTION PLANS ARE ASSUMED COMPLETE AND IN PLACE FOR THE CONSTRUCTION OF THIS ISP. 2. A 16" WATER MAIN WILL CONNECT TO THE 24" WATER MAIN (AS CONSTRUCTED BY THE PA-5 INDUSTRIAL DEVELOPMENT). 3. THE PORTEOS PROJECT SITE IS LOCATED WITHIN ZONE 3 OF THE CITY OF AURORA WATER NETWORK AND WILL OPERATE ON TWO WATER PRESSURE ZONES PER THE APPROVED MASTER UTILITY REPORT. 4. EACH PLANNING AREA SHALL BE REQUIRED TO PROVIDE AN INTERNAL LOOPED WATER NETWORK PER CITY CRITERIA DURING THEIR RESPECTIVE CSP SUBMITTALS. 5. REFER TO THE APPROVED PUBLIC IMPROVEMENT PLANS, MASTER UTILITY REPORT, FDP AND SUBSEQUENT ADDENDUMS FOR ADDITIONAL INFORMATION REGARDING PHASING REQUIREMENTS. 6. WATER MAIN STUBS HAVE BEEN PROVIDED TO PLANNING AREA PA-6B FOR REFERENCE PURPOSES. THESE ARE SUBJECT TO CHANGE PER THE POWHATHON EXTENSION CSP.		SANITARY SEWER SYSTEM: 1. PER THE AURORA "MASTER SEWER PLANS" A FUTURE PERMANENT GRAVITY SYSTEM SHALL BE PROVIDED TO CONNECT TO THE DENVER METRO INFRASTRUCTURE AND NORTHERN TREATMENT PLANT. A TIME TABLE FOR THESE IMPROVEMENTS HAS YET TO BE DETERMINED; HOWEVER, AURORA AND PORTEOS OWNERSHIP HAVE IDENTIFIED PARAMETERS AND OTHER DEVELOPMENT TRIGGERS FOR BOTH INTERIM AND FINAL ALTERNATIVE SEWER CONVEYANCE SYSTEMS. REFER TO THE APPROVED MASTER UTILITY STUDY AND AMENDMENTS FOR SPECIFIC INFORMATION REGARDING PHASING REQUIREMENTS. 2. PROPOSED SANITARY SEWER MAINS SHALL BE CONSTRUCTED AS PART OF THESE ISP IMPROVEMENTS TO FACILITATE PA-6B. ADDITIONAL SANITARY SEWER MAINS WILL BE REQUIRED AS OTHER PLANNING AREAS DEVELOP. AS OUTLINED IN THE APPROVED PUBLIC IMPROVEMENT PLANS, MASTER UTILITY REPORT, FDP AND SUBSEQUENT AMENDMENTS TO THESE DOCUMENTS.		STORM SEWER SYSTEM: 1. STORM INLETS SHALL BE INSTALLED AT THE SOUTHEAST AND SOUTHWEST CORNER OF THE POWHATHON ROAD AND EAST 64TH AVENUE INTERSECTION. THESE INLETS WILL CAPTURE STORMWATER FROM THE POWHATHON ROAD EXTENSION AND THE EAST 64TH AVENUE CONNECTION. BOX CULVERTS AND CULVERT CROSSINGS ACROSS EAST 64TH AVENUE ARE CURRENTLY UNDER REVIEW WITH THE JAG LOGISTICS CENTER AT DIA. FILING NO. 2 AND SHALL BE CONSTRUCTED PRIOR TO COMMENCEMENT OF CONSTRUCTION OF THE NORTH HALF OF EAST 64TH AVENUE. 2. BMPs AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSION CHARACTERISTICS AT CULVERT CROSSINGS AND WITHIN EXISTING CHANNEL CONVEYANCE PATHS. 3. ADDITIONAL PUBLIC STORM SEWER SYSTEMS MAY BE REQUIRED AS PLANNING AREAS DEVELOP.	
DRAWN BY: WSC		CHECKED BY: JFF		DATE: OCTOBER 2019		SHEET NUMBER: 3	
SCALE: AS SHOWN		FILE NO: 8130249709		PORTEOS - PHASE 5 INFRASTRUCTURE SITE PLAN POWHATHON ROAD & E. 64TH AVENUE RIGHT-OF-WAY & EASEMENT EXHIBIT		CML CONSULTANTS	
No. 3		RESUBMITTAL		11/1/19		Date	
No. 2		RESUBMITTAL		10/9/19		Date	
No. 1		RESUBMITTAL		8/27/19		Date	
No.		Revisions		Init		Date	

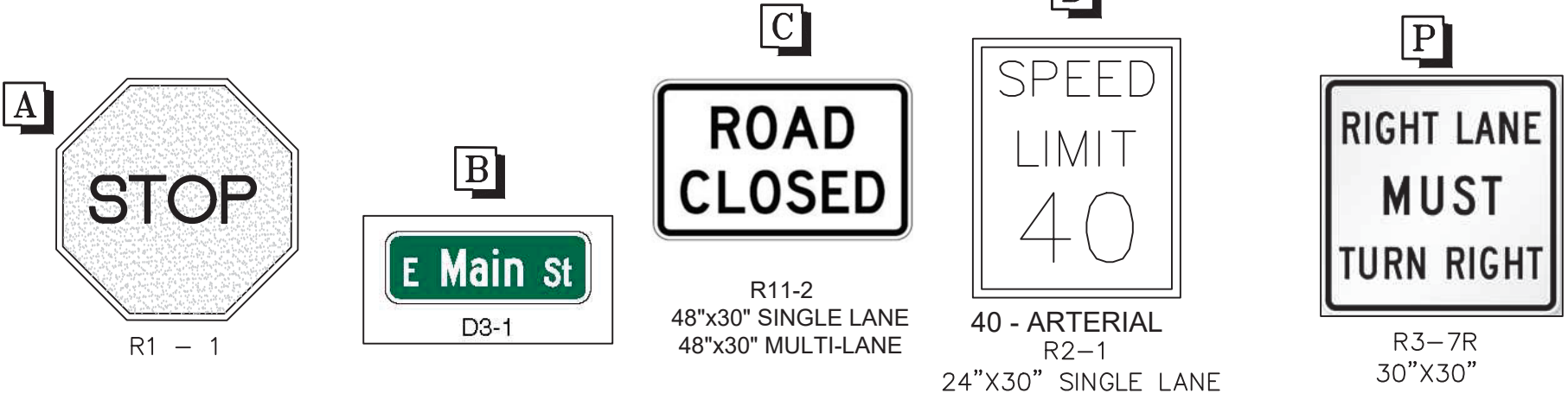
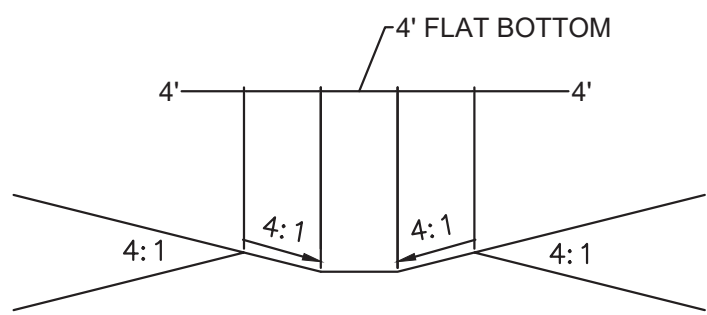





LEGEND

E. 64TH AVE. & POWHATON ROAD INTERSECTION NOTES:

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SHEET NUMBER 6	ORTEOS - PHASE 5 INFRASTRUCTURE SITE PLAN E. 64TH AVENUE PLAN VIEW					10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	No. 4	RESUBMITTAL	No. 4	2/14/20	NJ	
	DRAWN BY: JRG		SCALE: AS SHOWN				No. 3	RESUBMITTAL		11/11/19	TB	
	CHECKED BY: JFF		FILE NO:				No. 2	RESUBMITTAL		10/9/19	JF	
	DATE: OCTOBER 2019		8130249709				No. 1	RESUBMITTAL		8/27/19	JF	
							No.	Revisions		Date	Init.	Appr.