

March 12, 2021

Stephen Rodriguez
City of Aurora
Department of Planning and Development Services
15151 E. Alameda Pkwy
Aurora, CO 80012

Re: Second Submission Review – Porteos (GG1 and Gopher Gulch - Site Plan)

Application Number: **DA-1903-23**

Case Number(s): **2019-6063-00**

Dear Mr. Rodriguez:

Thank you for taking the time to review the second submission of Porteos Gopher Gulch Infrastructure Site Plan. We received response to comments and redlines on March 1, 2021. Responses to the comments received have been provided in the following pages. All submittal items included with our formal submittal have been included below:

- Response to Comments
- Response to ISP Redlines
- ISP

Please reach out should you have any questions at lvielehr@norris-design.com or 303-892-1166.

Sincerely,
Norris Design



Leanne Vielehr
Senior Associate

Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

1A. Referrals were sent to abutting property owners and outside agencies and comment. No comments were received to date.

Response: Comment has been noted, thank you.

2. Completeness of Application/Zoning and Land Use Issues

2A. Please modify the title block to read, *Porteos Pond GG1 Site Plan for Infrastructure*.

Response: Title has been updated on Cover Sheet and Title Block.

3. Landscape Design Issues

Reviewed by Kelly K. Bish / kbish@auroragov.org / 303-739-7189 / PDF comment color is bright teal.

3A. Site Plan

Sheet 11

- Darken the countours.

Response: Contours have been darkened.

Sheets 13 & 16

- Update/change to the following: Infrastructure Site Plan No. 1 @ Porteos. CN:2012-7001-01

Response: Callout has been updated.

- Update/change to the following: Major Amdt. To the Infrastructure Site Plan No. 1 @ Porteos DA 1903-14

Response: Callout has been updated.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Engineering (Public Works)

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

4A. Sheet 1 - The ISP will not be approved by public works until the preliminary drainage letter/report is approved.

Response: Acknowledged. Preliminary Drainage Report is being revised per comments.

4B. Sheet 4 – The ultimate design of Harvest Road has bot been addressed in this plan set.

Response: Per conversations with Janet Bender and Kristin Tanabe, a note will be added regarding Harvest Road improvements.

4C. Sheet 4 – A license agreement is required for private improvements in the public right-of-way. Please provide an update on the status of the license agreement.

Response: This comment has been acknowledged, thank you.

4D. Sheet 5, 6, 7 & 8 – A minimum 2% slope is required for all non-paved areas.

Response: This comment has been acknowledged, thank you.

5. **Traffic Engineering**

Reviewed by: Kyle Morris / 720-587-2668 / kdmorris@auroragov.org

5A. Sheet 2 – Provide signal easement. Although the intersection improvements and lot grading at this are not included in these plans, the city prefers that signal easements be implemented at the first possible opportunity.

Response: Signal easements will be included with the development of adjacent planning areas.

5B. Sheet 3 – Provide signal easements. Although the intersection improvements for lot grading at this are not included in these plans, the city prefers that signal easements be implemented at the first possible opportunity.

Response: Signal easements will be included with the adjacent planning area developments.

5C. Sheet 11 - Show sight triangles per COA TE-13 in relation to future vehicle stopping location. We are aware that this intersection is not built yet and is shown as a future improvement. The current landscaping may interfere with future sight distance, and we need to check that now.

Response: Sight triangles have been shown and current landscape checked for compliance.

6. **Life Safety**

Reviewed by: Jon Vanessen 303-739-7565 / mapodaca@auroragov.org

****Note: On all Existing or Proposed Fire Hydrants if you are going to show them please label and show the correct orientation and location of them. ****

Response: Orientation will be revised.

6A. **CSP Sheet 4:**

- Please label and show the correct orientation of this Existing Fire Hydrant.

Response: Orientation will be revised.

- Please remove this unnecessary Fire Hydrant.

Response: This fire hydrant is existing and not proposed with these improvements.

7. **Aurora Water**

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

7A. See the red line comment on the ISP. If the easements and other departments need to be dedicated separately, then contact Andy Niquette (aniquette@auroragov.org) to start the process.

Response: Easements will be sent to Andy per comment.

8. **Real Property**

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

8A. See the red line comment on the ISP. If the easements and other documents need to be dedicated separately, then contact Andy Niquette (aniquett@auroragov.org) to start the processes.

Response: This comment has been acknowledged, thank you.

9. Parks Recreation and Open Space

9A. Sheet 5 – A 2-foot wide clear zone/shoulder on both sides of the trail, which is free of obstructions and at the same longitudinal grade as the trail (with maximum 2% cross slope), is required. Shift the trail to the south and west or alter the proposed grading adjacent to the channel and pond to provide the clear zone.

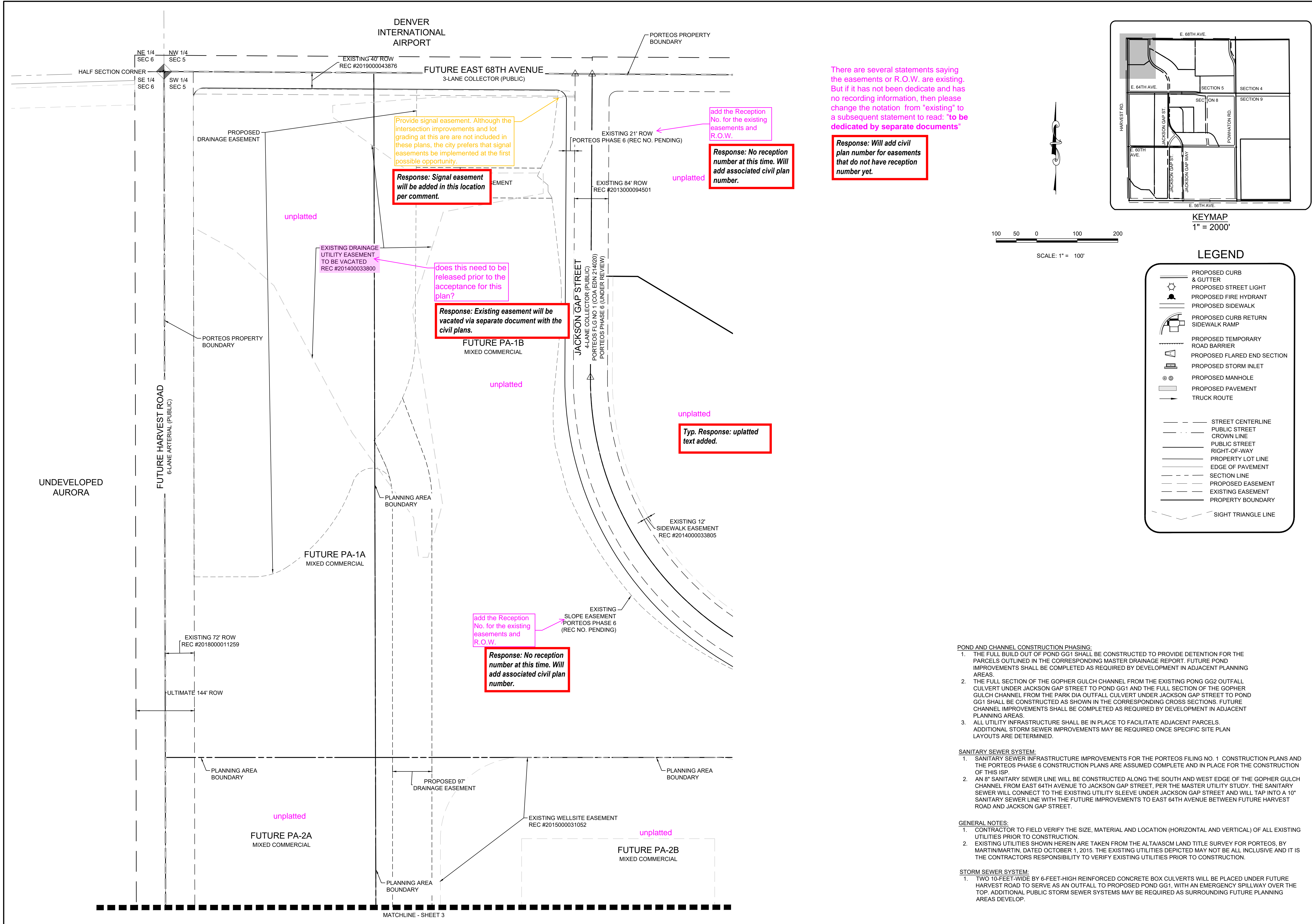
Response: The trail has been shifted to allow for additional 2' on both sides. The trail width is now 15'.

10. Xcel Energy

12A. Public Service Company of Colorado's Right of Way & Permits Referral Desk requests that the natural gas *distribution* line running eastward from the gas regulator station is shown on the plans for Porteos – GG1 and Gopher Gulch.

Response: This comment has been acknowledged, thank you.

N:\PROJECTS\PORTEOS\GOPHER GULCH - G01\CAD\ENGINEERING\SHSHEET SETS\ISP\PROW & EASEMENT EXHIBIT.DWG, NEDIST: 1/29/21



POND AND CHANNEL CONSTRUCTION PHASING:

- THE FULL BUILD OUT OF POND GG1 SHALL BE CONSTRUCTED TO PROVIDE DETENTION FOR THE PARCELS OUTLINED IN THE CORRESPONDING MASTER DRAINAGE REPORT. FUTURE POND IMPROVEMENTS SHALL BE COMPLETED AS REQUIRED BY DEVELOPMENT IN ADJACENT PLANNING AREAS.
- THE FULL SECTION OF THE GOPHER GULCH CHANNEL FROM THE EXISTING POND GG2 OUTFALL CULVERT UNDER JACKSON GAP STREET TO POND GG1 AND THE FULL SECTION OF THE GOPHER GULCH CHANNEL FROM THE PARK DIA OUTFALL CULVERT UNDER JACKSON GAP STREET TO POND GG1 SHALL BE CONSTRUCTED AS SHOWN IN THE CORRESPONDING CROSS SECTIONS. FUTURE CHANNEL IMPROVEMENTS SHALL BE COMPLETED AS REQUIRED BY DEVELOPMENT IN ADJACENT PLANNING AREAS.
- ALL UTILITY INFRASTRUCTURE SHALL BE IN PLACE TO FACILITATE ADJACENT PARCELS. ADDITIONAL STORM SEWER IMPROVEMENTS MAY BE REQUIRED ONCE SPECIFIC SITE PLAN LAYOUTS ARE DETERMINED.

SANITARY SEWER SYSTEM:

- SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS FOR THE PORTEOS FILING NO. 1 CONSTRUCTION PLANS AND THE PORTEOS PHASE 6 CONSTRUCTION PLANS ARE ASSUMED COMPLETE AND IN PLACE FOR THE CONSTRUCTION OF THIS ISP.
- AN 8" SANITARY SEWER LINE WILL BE CONSTRUCTED ALONG THE SOUTH AND WEST EDGE OF THE GOPHER GULCH CHANNEL FROM EAST 64TH AVENUE TO JACKSON GAP STREET. THE SANITARY SEWER WILL CONNECT TO THE EXISTING UTILITY SLEEVE UNDER JACKSON GAP STREET AND WILL TAP INTO A 10" SANITARY SEWER LINE WITH THE FUTURE IMPROVEMENTS TO EAST 64TH AVENUE BETWEEN FUTURE HARVEST ROAD AND JACKSON GAP STREET.

GENERAL NOTES:

- CONTRACTOR TO FIELD VERIFY THE SIZE, MATERIAL AND LOCATION (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- 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.

STORM SEWER SYSTEM:

- TWO 10-FEET-WIDE BY 6-FEET-HIGH REINFORCED CONCRETE BOX CULVERTS WILL BE PLACED UNDER FUTURE HARVEST ROAD TO SERVE AS AN OUTFALL TO PROPOSED POND GG1, WITH AN EMERGENCY SPILLWAY OVER THE TOP. ADDITIONAL PUBLIC STORM SEWER SYSTEMS MAY BE REQUIRED AS SURROUNDING FUTURE PLANNING AREAS DEVELOP.

10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-5556
Fax: (720) 482-5556

CML
CONSULTANTS

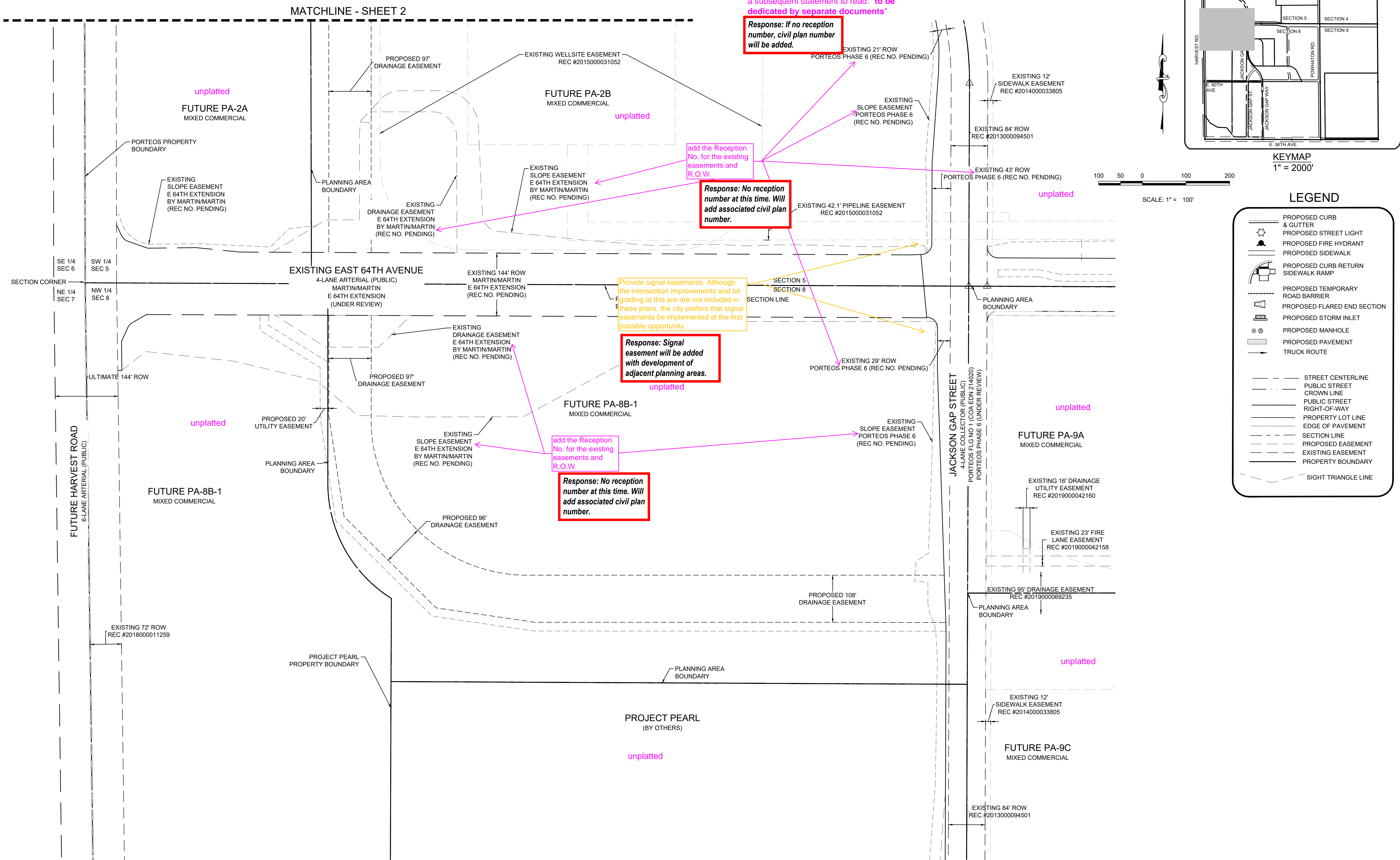
ACP DIA 1287
INVESTORS, LLC
ATTN: BILL WICHTERMAN
4350 E. SHEA BLVD., SUITE 100
PHOENIX, AZ 85028
TEL: (602) 494-7800

PORTEOS INFRASTRUCTURE SITE PLAN
POND GG1 & GG CHANNEL
RIGHT-OF-WAY & EASEMENT EXHIBIT

SCALE: AS SHOWN
DRAWN BY: NJ
CHECKED BY: JF
DATE: NOVEMBER 2020

FILE NO: 8130249711

SHEET NUMBER
2



KEYMAP
1" = 2000

LEGEND

0333 E. Dry Creek Rd.
Suite 240

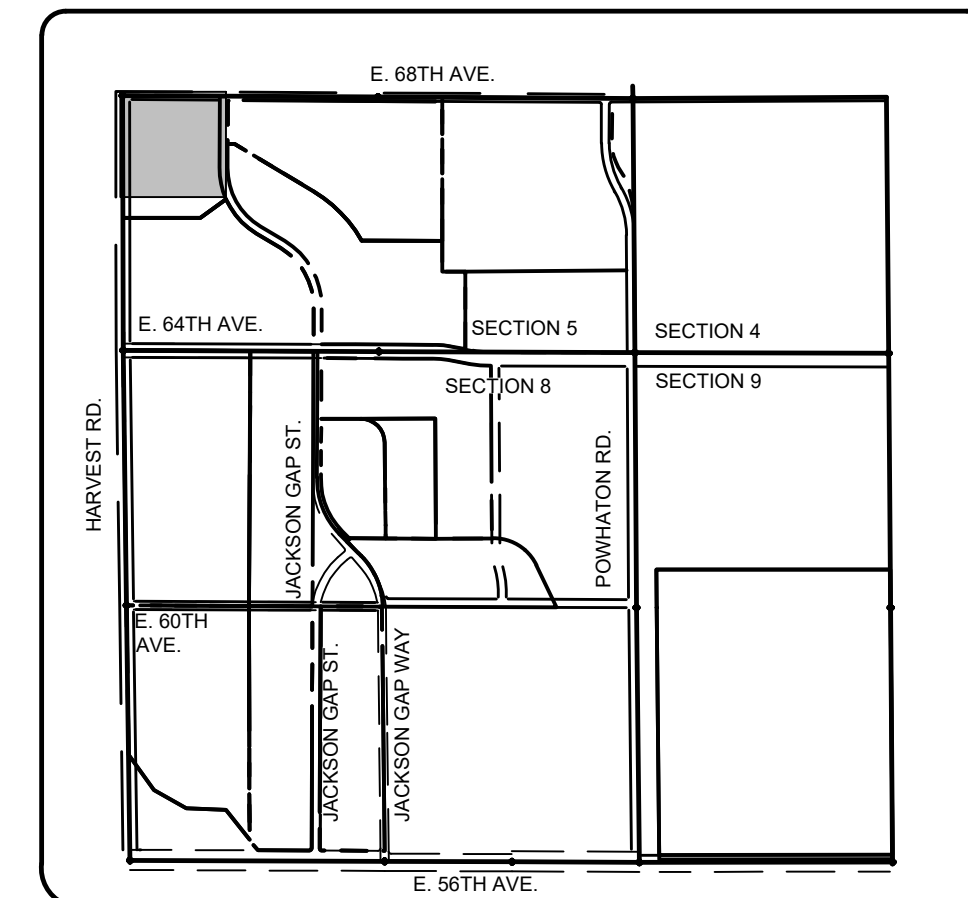
ACP DIA 1287
INVESTORS, LLC

PORTEOS INFRASTRUCTURE SITE PLAN POND GG1 & GG CHANNEL


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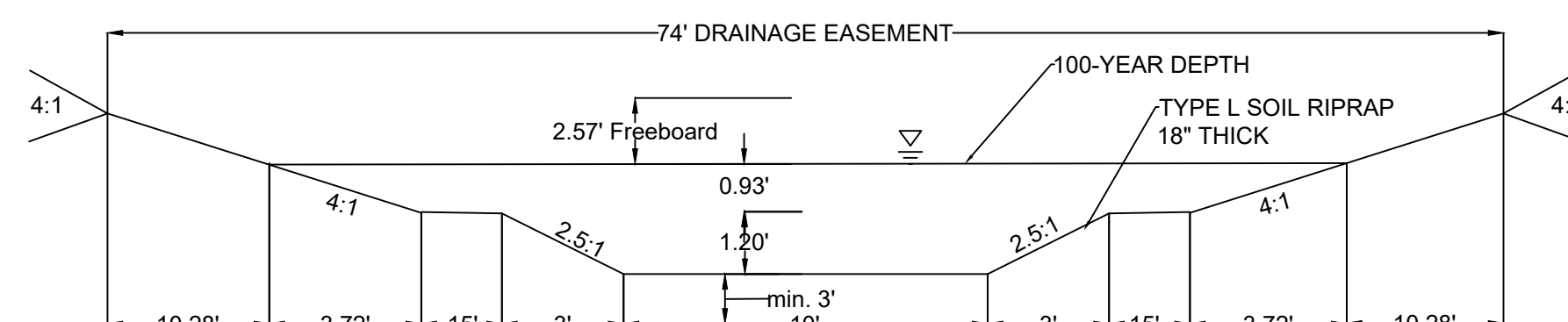
I:\PROJECTS\PORTEOS\GOPHER GULCH - GG\1\CAD\ENGINEERING\SHEET SETS\SPIROW & EASEMENT EXHIBIT.DWG, NEJOST, 1/29/21



LEGEND

- 
 STREET CENTERLINE
 PUBLIC STREET
 CROWN LINE
 PUBLIC STREET
 RIGHT-OF-WAY
 PROPERTY LOT LINE
 EDGE OF PAVEMENT
 SECTION LINE
 PROPOSED EASEMENT
 EXISTING EASEMENT
 PROPERTY BOUNDARY
 SIGHT TRIANGLE LINE

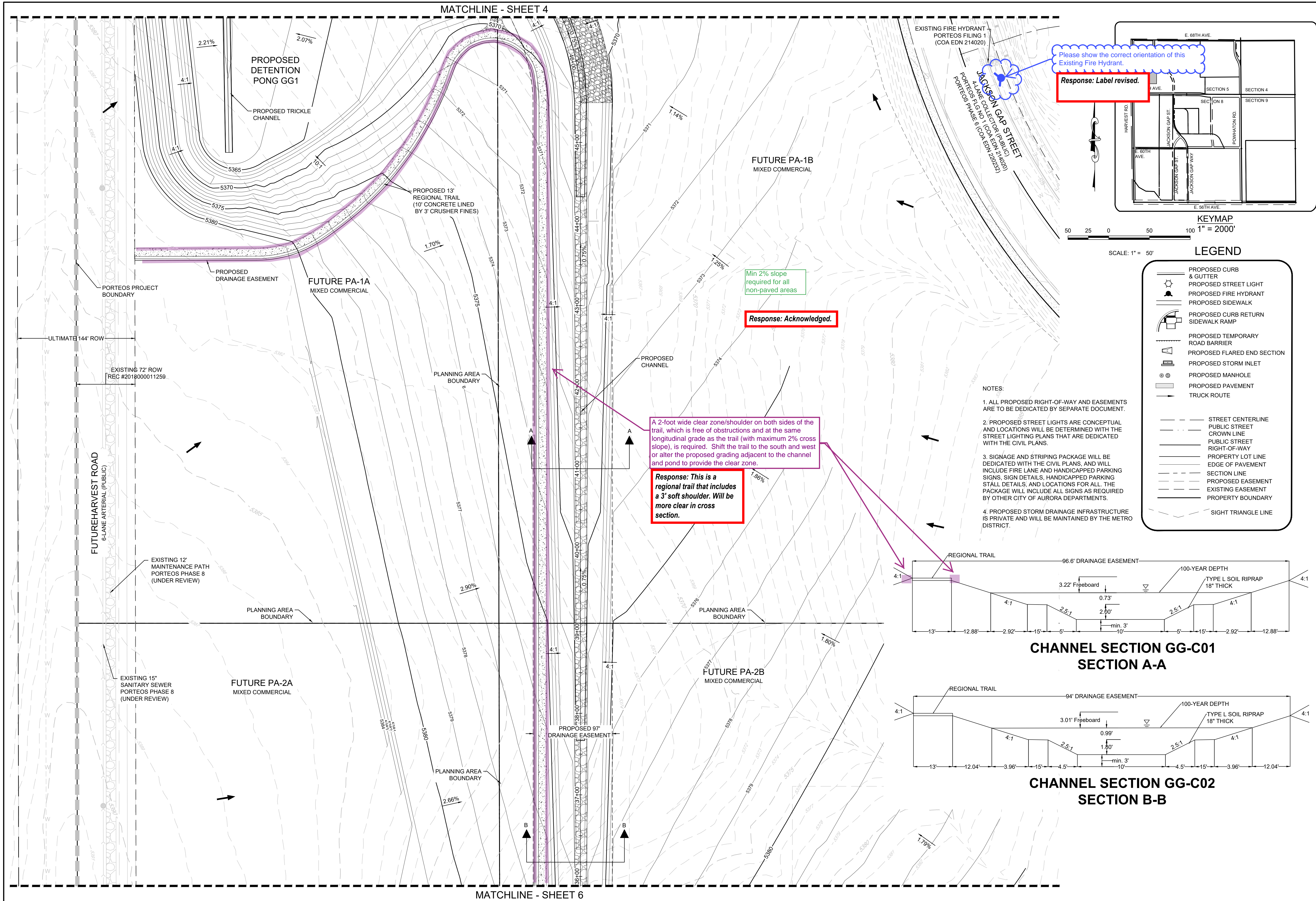
1. ALL PROPOSED RIGHT-OF-WAY AND EASEMENTS ARE TO BE DEDICATED BY SEPARATE DOCUMENT.
2. PROPOSED STREET LIGHTS ARE CONCEPTUAL AND LOCATIONS WILL BE DETERMINED WITH THE STREET LIGHTING PLANS THAT ARE DEDICATED WITH THE CIVIL PLANS.
3. SIGNAGE AND STRIPING PACKAGE WILL BE DEDICATED WITH THE CIVIL PLANS, AND WILL INCLUDE FIVE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS FOR ALL THE PACKAGE WILL INCLUDE ALL SIGNS AS REQUIRED BY OTHER CITY OF AURORA DEPARTMENTS.
4. PROPOSED STORM DRAINAGE INFRASTRUCTURE IS PRIVATE AND WILL BE MAINTAINED BY THE METRO DISTRICT.



CHANNEL SECTION GG-C12
SECTION E-E

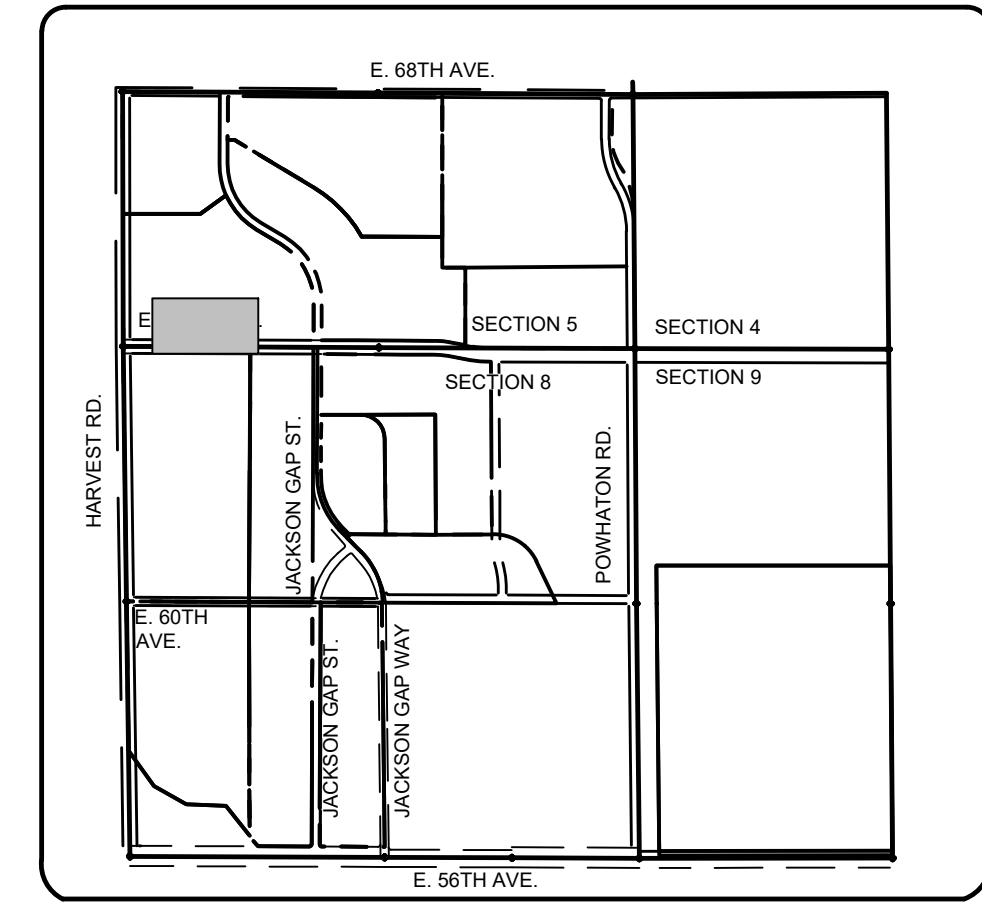
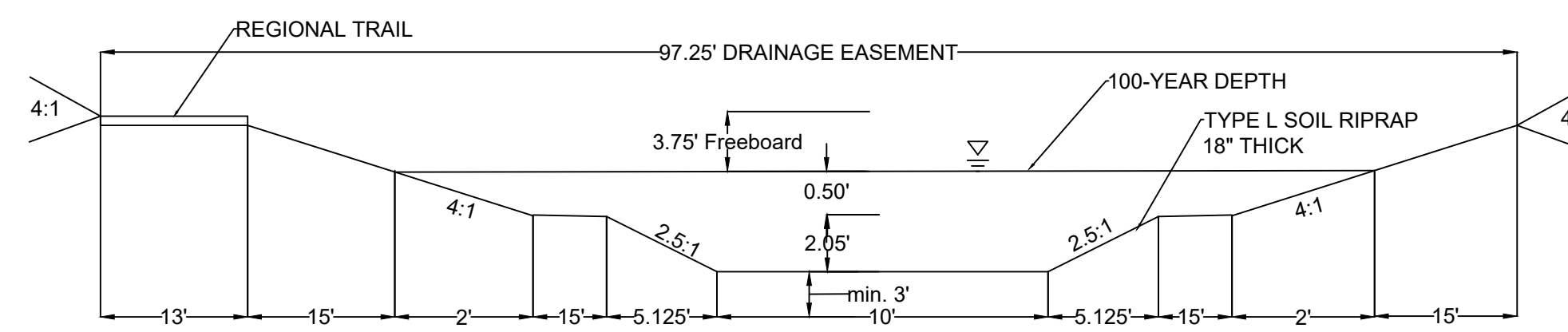
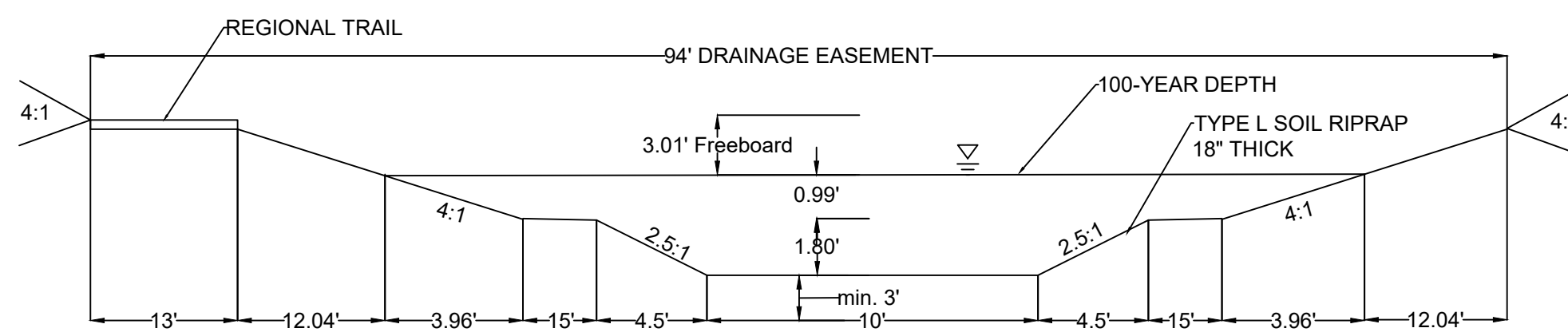
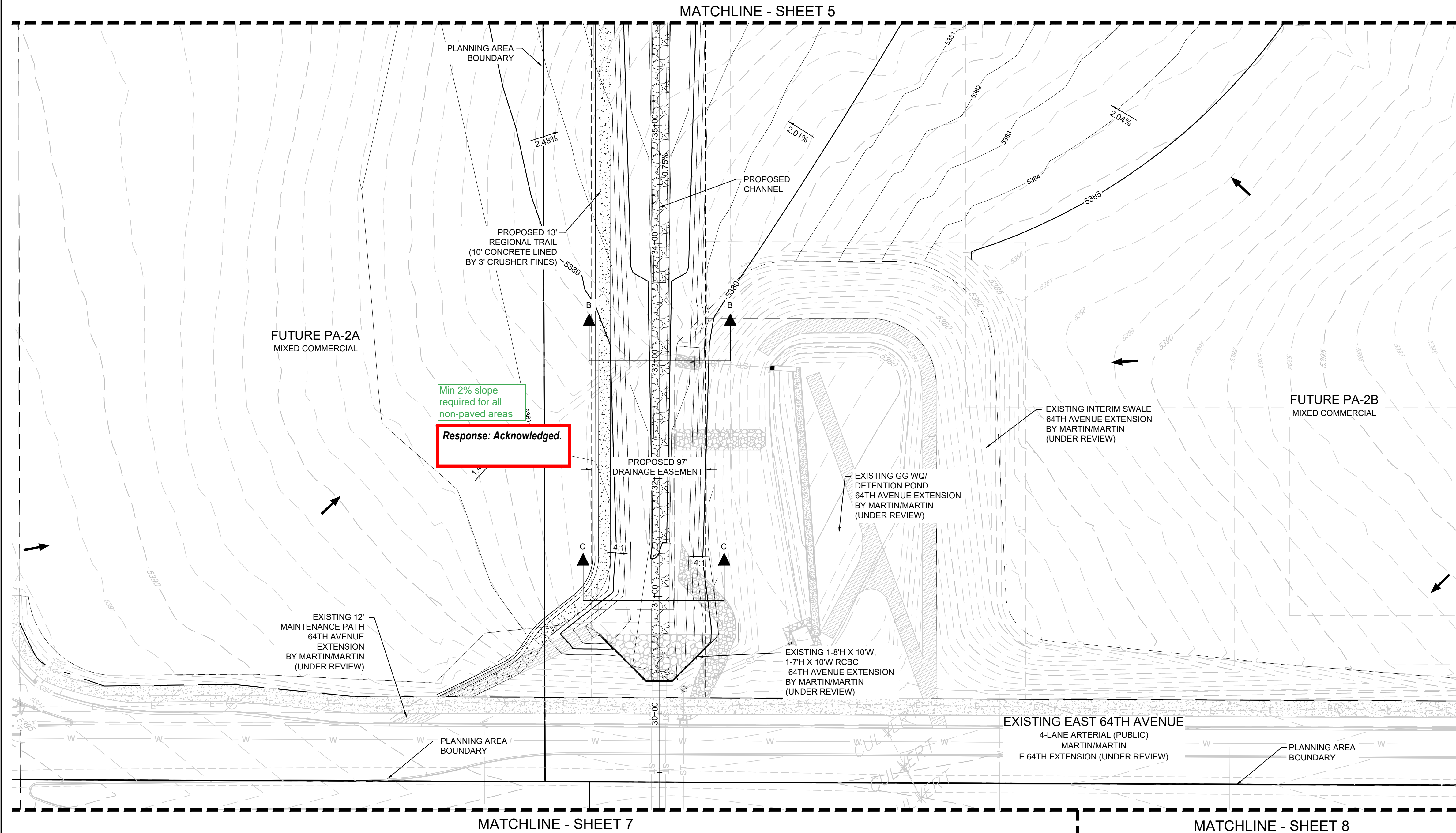
SHEET NUMBER <div>4</div>	DRAWN BY:	NJ	SCALE:	PORTEOS INFRASTRUCTURE SITE PLAN		<div>ACP DIA 1287</div> <div>INVESTORS, LLC</div> <div>ATTN: BILL WICHTERMAN</div> <div>4350 E. SHELL BLVD., SUITE 100</div> <div>PHOENIX, AZ 85028</div> <div>TEL: (602) 494-7800</div>	<div>10333 E. Dry Creek Rd.</div> <div>Suite 240</div> <div>Englewood, CO 80112</div> <div>Tel: (720) 482-9526</div> <div>Fax: (720) 482-9546</div>	<div><div><div></div><div></div><div></div></div></div> <div>CONSULTANTS</div>							
	CHECKED BY:	JF	FILE NO.:	POND GG1 & GG CHANNEL											
	DATE:	NOVEMBER 2020	8130249711	AREA PLAN											
	No.	Revisions	Date	Init.	Appr.										

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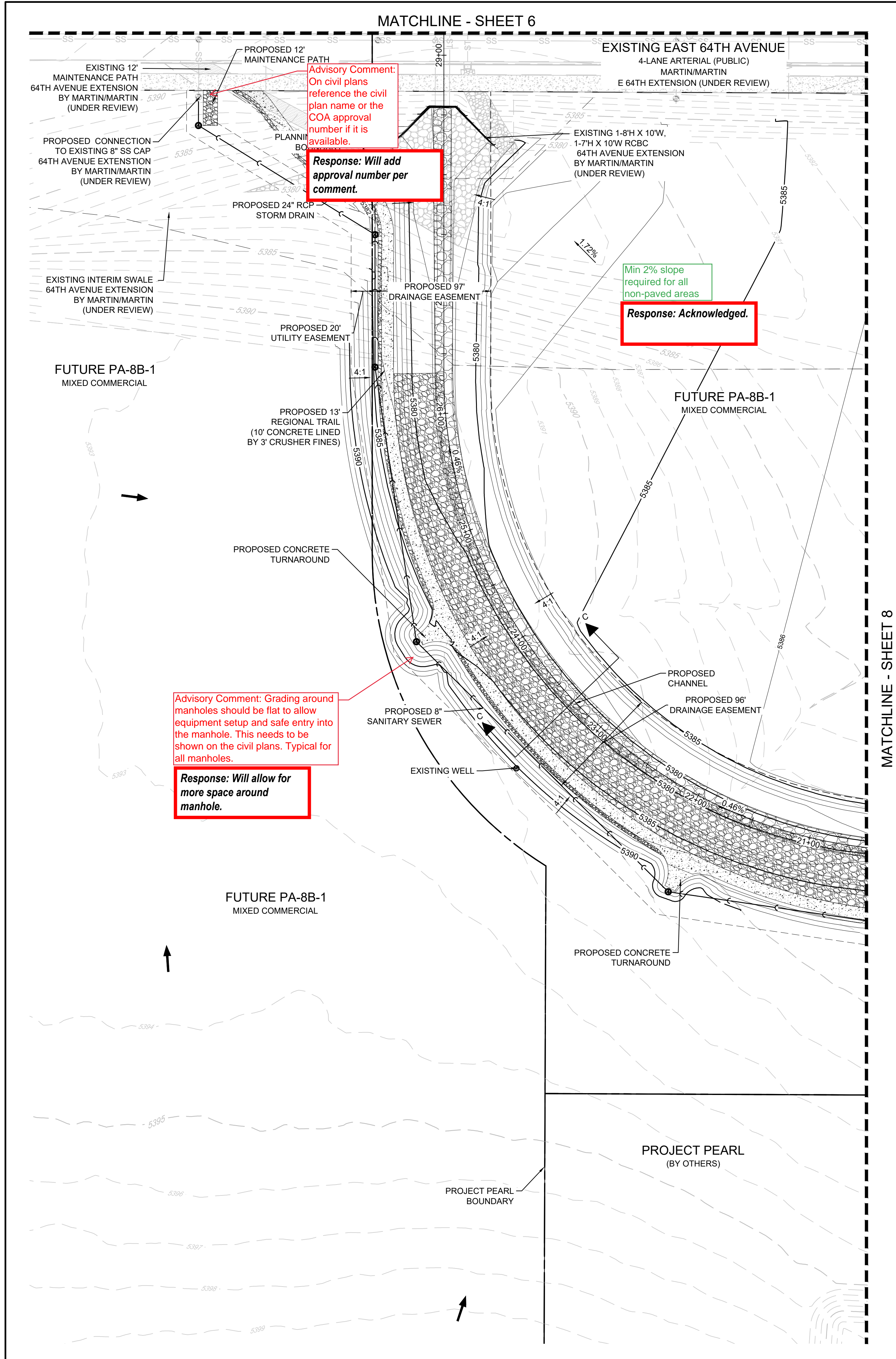


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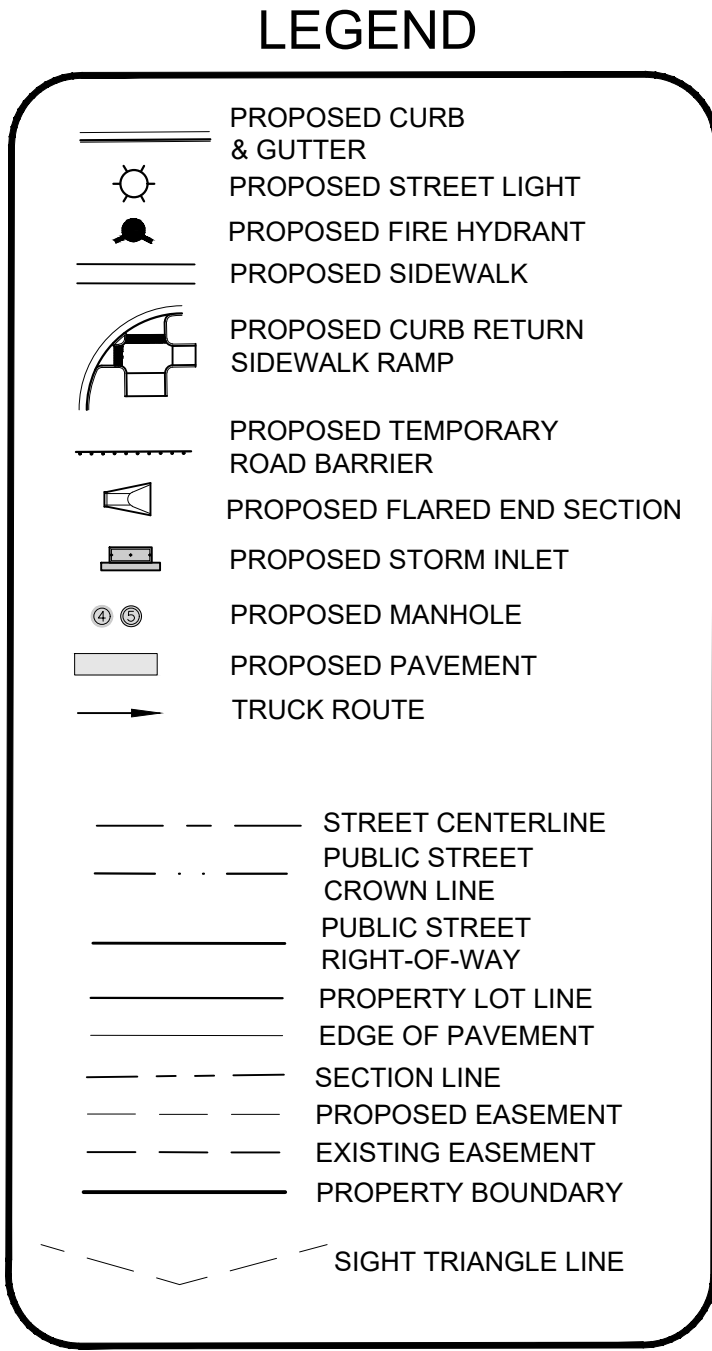
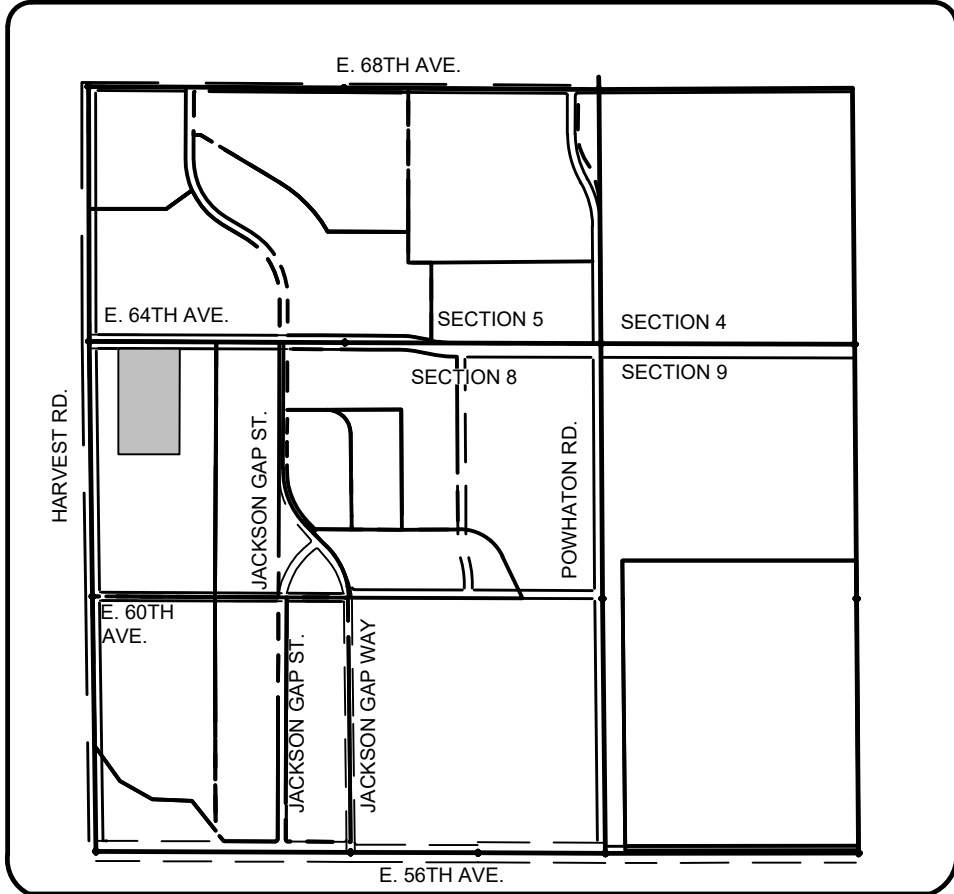
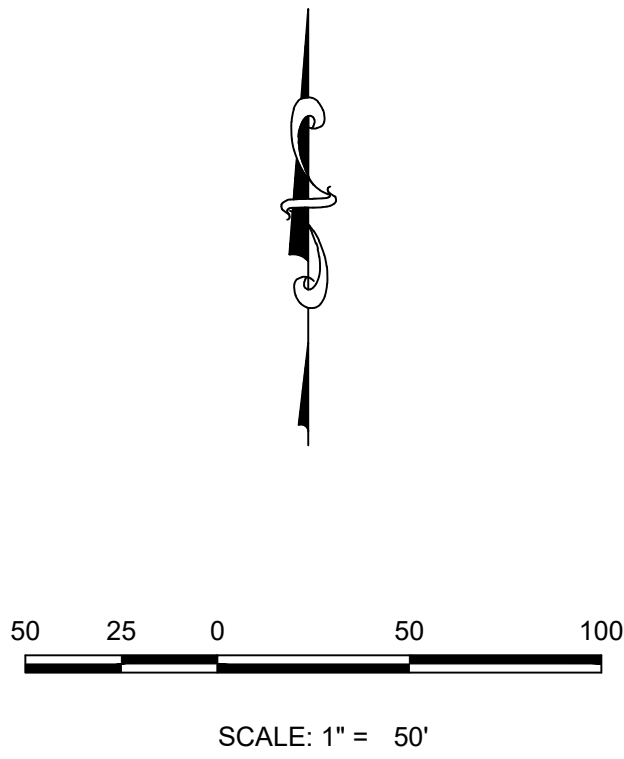
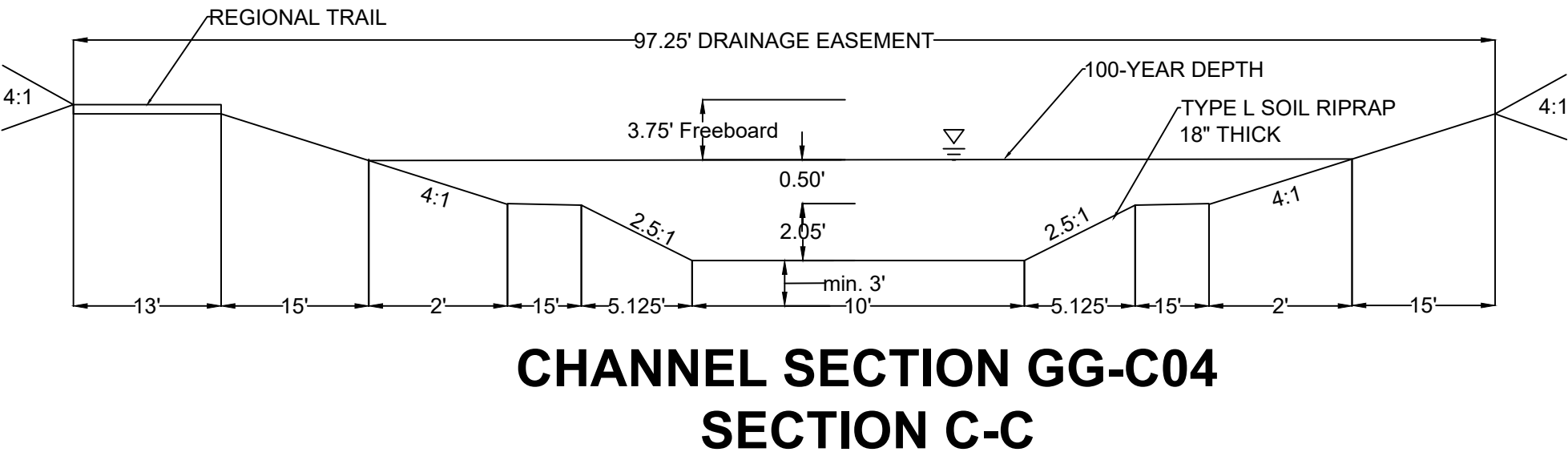




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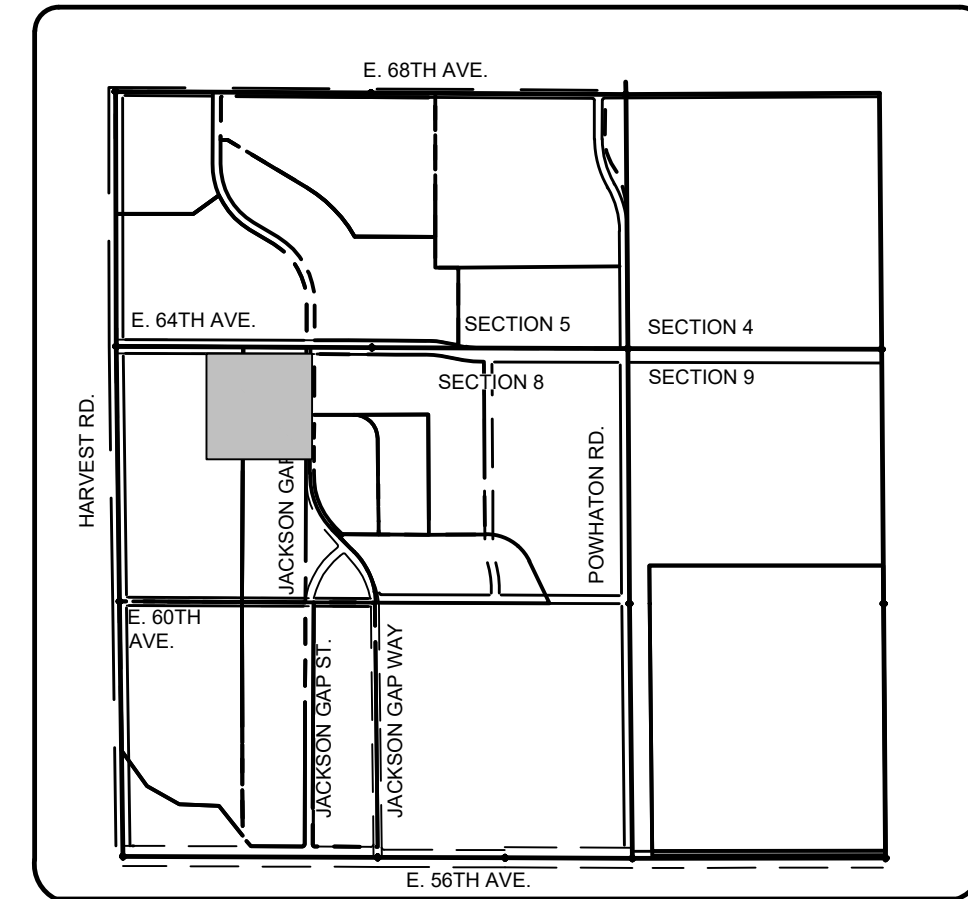
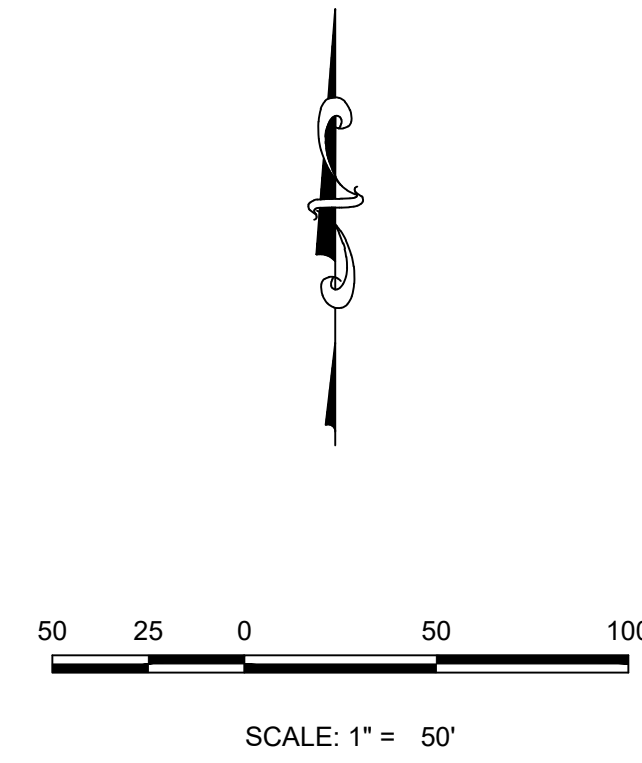
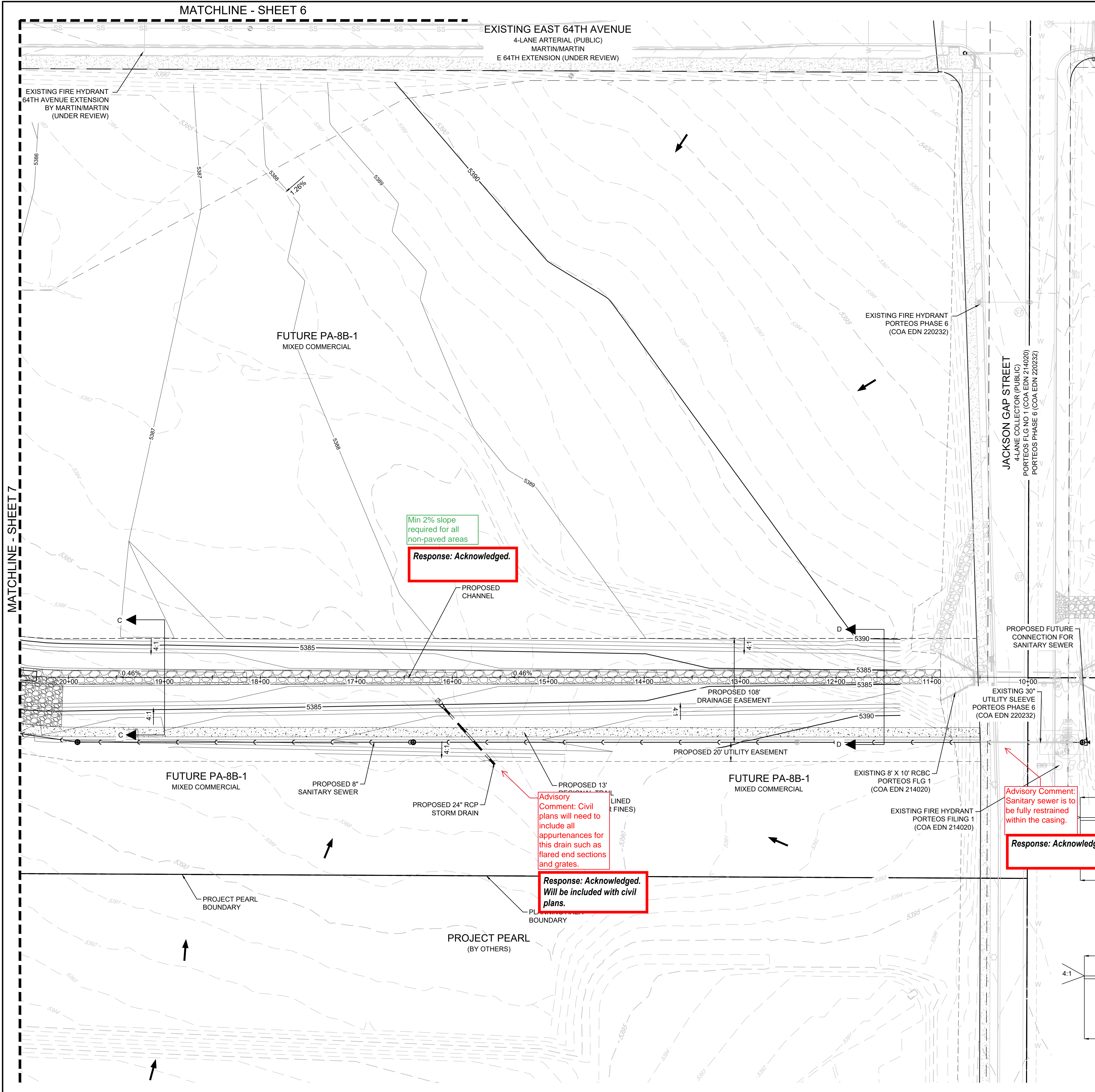
MATCHLINE - SHEET 8



- NOTES:
- ALL PROPOSED RIGHT-OF-WAY AND EASEMENTS ARE TO BE DEDICATED BY SEPARATE DOCUMENT.
 - PROPOSED STREET LIGHTS ARE CONCEPTUAL AND LOCATIONS WILL BE DETERMINED WITH THE STREET LIGHTING PLANS THAT ARE DEDICATED WITH THE CIVIL PLANS.
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 - PROPOSED STORM DRAINAGE INFRASTRUCTURE IS PRIVATE AND WILL BE MAINTAINED BY THE METRO DISTRICT.

SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	AS SHOWN	FILE NO:	NO.	Revisions			Date
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7	NJ	JF	NOVEMBER 2020			8130249711					
PORTEOS INFRASTRUCTURE SITE PLAN POND GG1 & GG CHANNEL AREA PLAN							ACP DIA 1287 INVESTORS, LLC ATTN: BILL WICHTERMAN 4350 E. SHEA BLVD., SUITE 100 PHOENIX, AZ 85028 TEL: (602) 494-7800				
							10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-5656 Fax: (720) 482-5656				
							CML CONSULTANTS				

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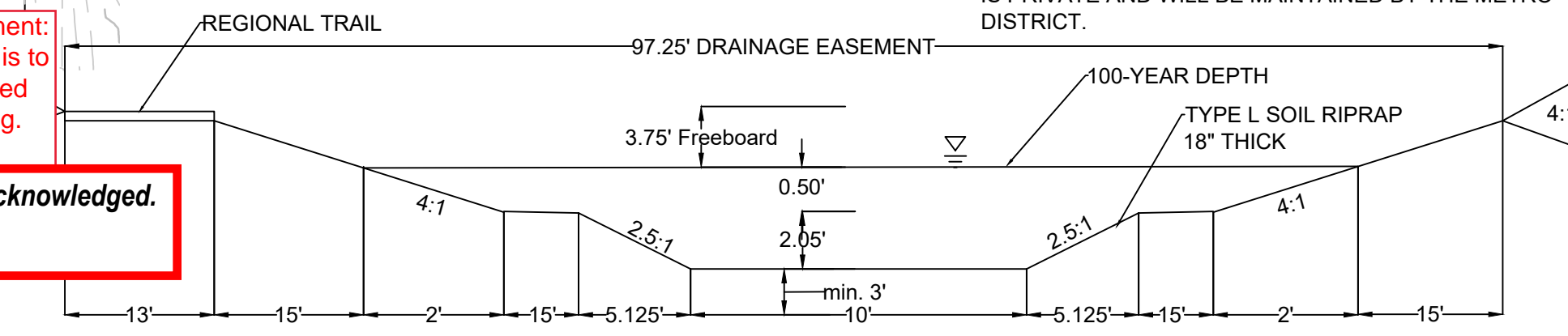


KEYMAP
1" = 2000'

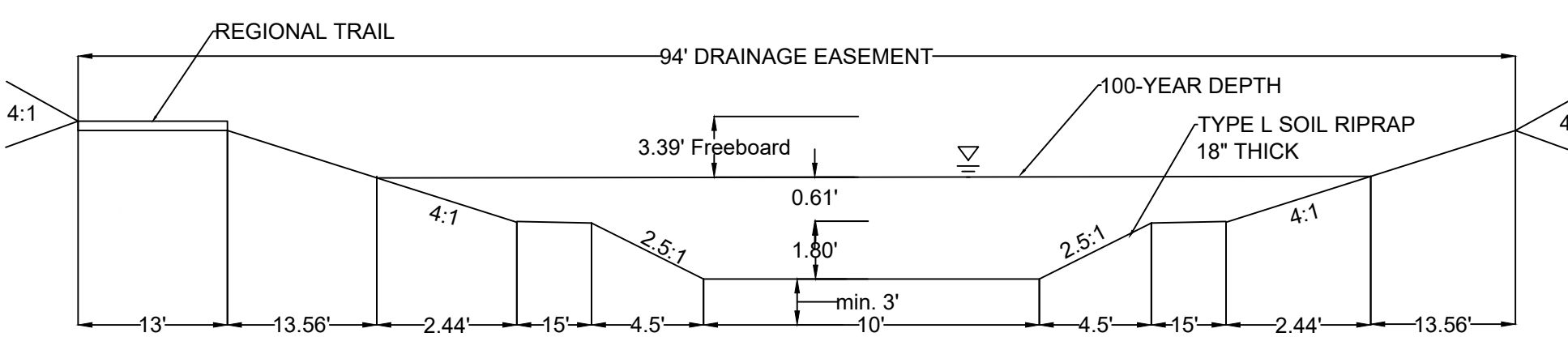
LEGEND

	PROPOSED CURB & GUTTER
	PROPOSED STREET LIGHT
	PROPOSED FIRE HYDRANT
	PROPOSED SIDEWALK
	PROPOSED CURB RETURN
	PROPOSED TEMPORARY ROAD BARRIER
	PROPOSED FLARED END SECTION
	PROPOSED STORM INLET
	PROPOSED MANHOLE
	PROPOSED PAVEMENT
	PROPOSED TRUCK ROUTE
	STREET CENTERLINE
	PUBLIC STREET
	CROWN LINE
	PUBLIC STREET RIGHT-OF-WAY
	PROPERTY LOT LINE
	EDGE OF PAVEMENT
	SECTION LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPERTY BOUNDARY
	SIGHT TRIANGLE LINE

- NOTES:**
1. ALL PROPOSED RIGHT-OF-WAY AND EASEMENTS ARE TO BE DEDICATED BY SEPARATE DOCUMENT.
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 4. PROPOSED STORM DRAINAGE INFRASTRUCTURE IS PRIVATE AND WILL BE MAINTAINED BY THE METRO DISTRICT.



CHANNEL SECTION GG-C04
SECTION C-C



CHANNEL SECTION GG-C05
SECTION D-D

Min 2% slope
required for all
non-paved areas

Response: Acknowledged.

Advisory
Comment: Civil
plans will need to
include all
appurtenances for
this drain such as
flared end sections
and grates.

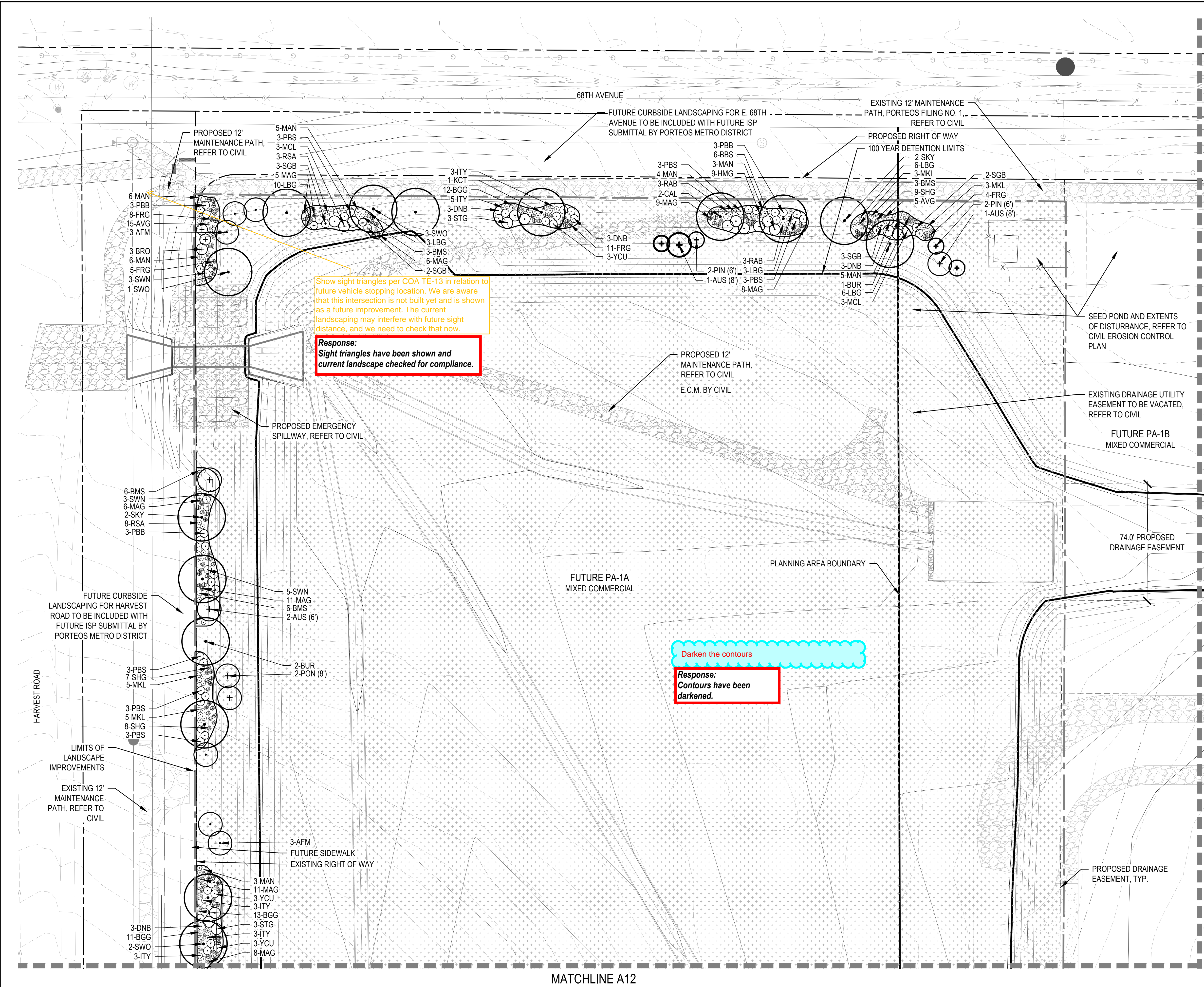
Response: Acknowledged.
Will be included with civil
plans.

Advisory Comment:
Sanitary sewer is to
be fully restrained
within the casing.

Response: Acknowledged.

SHEET NUMBER	DRAWN BY: NJ	CHECKED BY: JF	DATE: NOVEMBER 2020	SCALE: AS SHOWN	PORTEOS INFRASTRUCTURE SITE PLAN POND GG1 & GG CHANNEL AREA PLAN	ACP DIA 1287 INVESTORS, LLC ATTN: BILL WICHTERMAN 4350 E. SHEA BLVD., SUITE 100 PHOENIX, AZ 85028 TEL: (602) 494-7800		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-5556 Fax: (720) 482-5556	Revisions	Date	Appr.	Date
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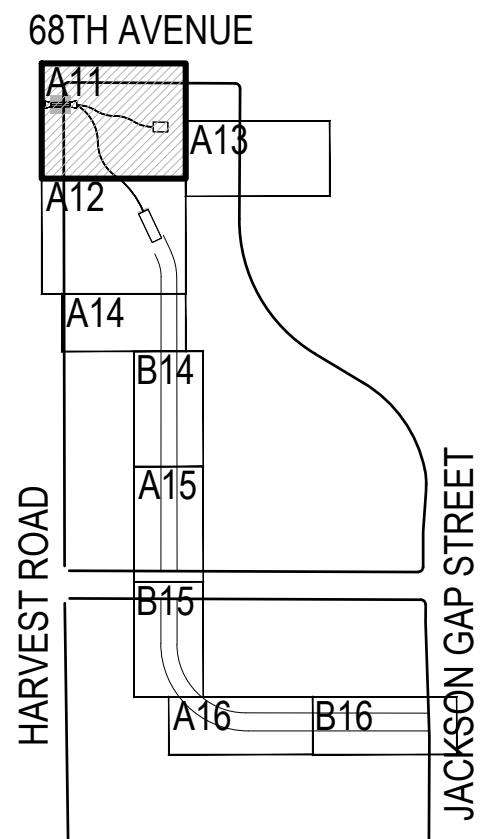
8



LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- ENHANCED NATIVE SEED MIX
- 4" COBBLE
- EROSION CONTROL SEED
- CRUSHER FINES
- STEEL EDGER
- STREET LIGHT
- FIRE HYDRANT
- PROPOSED CONTOURS -MAJOR
- PROPOSED CONTOURS -MINOR
- EXISTING CONTOURS

KEY MAP



NOT FOR
CONSTRUCTION

SHEET NUMBER <

















[illegible]




P 303.892.1166
www.normis-design.com

POND GG1 & GG CHANNEL
LANDSCAPE PLAN

CHECKED BY:	NJ	AS SHOWN
DATE:	JF	FILE NO:
NOVEMBER 2020		8130249711

3/

	CANOPY TREE
	ORNAMENTAL TREE
	EVERGREEN TREES
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES
	ENHANCED NATIVE SEED MIX
	4" COBBLE
	EROSION CONTROL SEED
	CRUSHER FINES
	STEEL EDGER
	STREET LIGHT
	FIRE HYDRANT
	PROPOSED CONTOURS -MAJOR
	PROPOSED CONTOURS -MINOR
	EXISTING CONTOURS

NORTH
 SCALE 1" = 30'

MATCHLINE A12

SCALE: 1" = 30'

Update/change to the following:
Infrastructure Contextual Site Plan No. 1
at Porteos. CN: 2012-7001-01

Response:
Callout has been updated.

Update/change to the following:
Major amendment to Infrastructure Contextual Site
Plan No. 1 at Porteos. DA: 1903-14

Response:
Callout has been updated.

REFER TO PHASE 6 LANDSCAPE PLANS

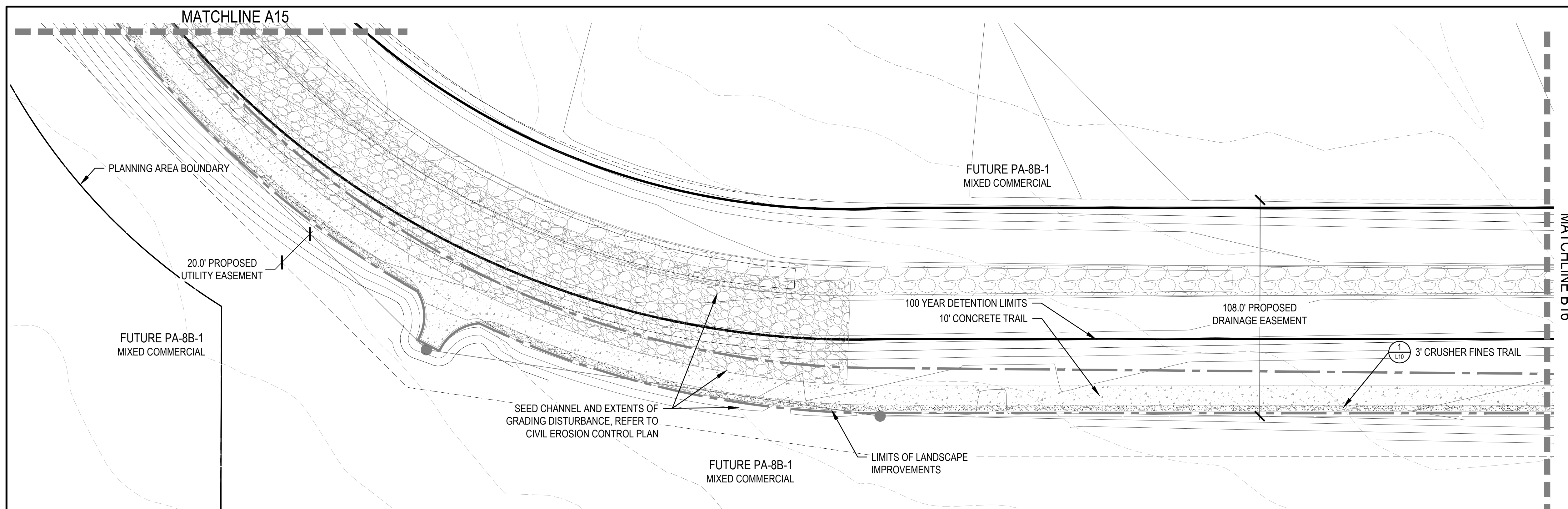
EXISTING SLOPE EASEMENT PORTEOS PHASE 6, REFER TO CIVIL

FUTURE PA-1B
MIXED COMMERCIAL

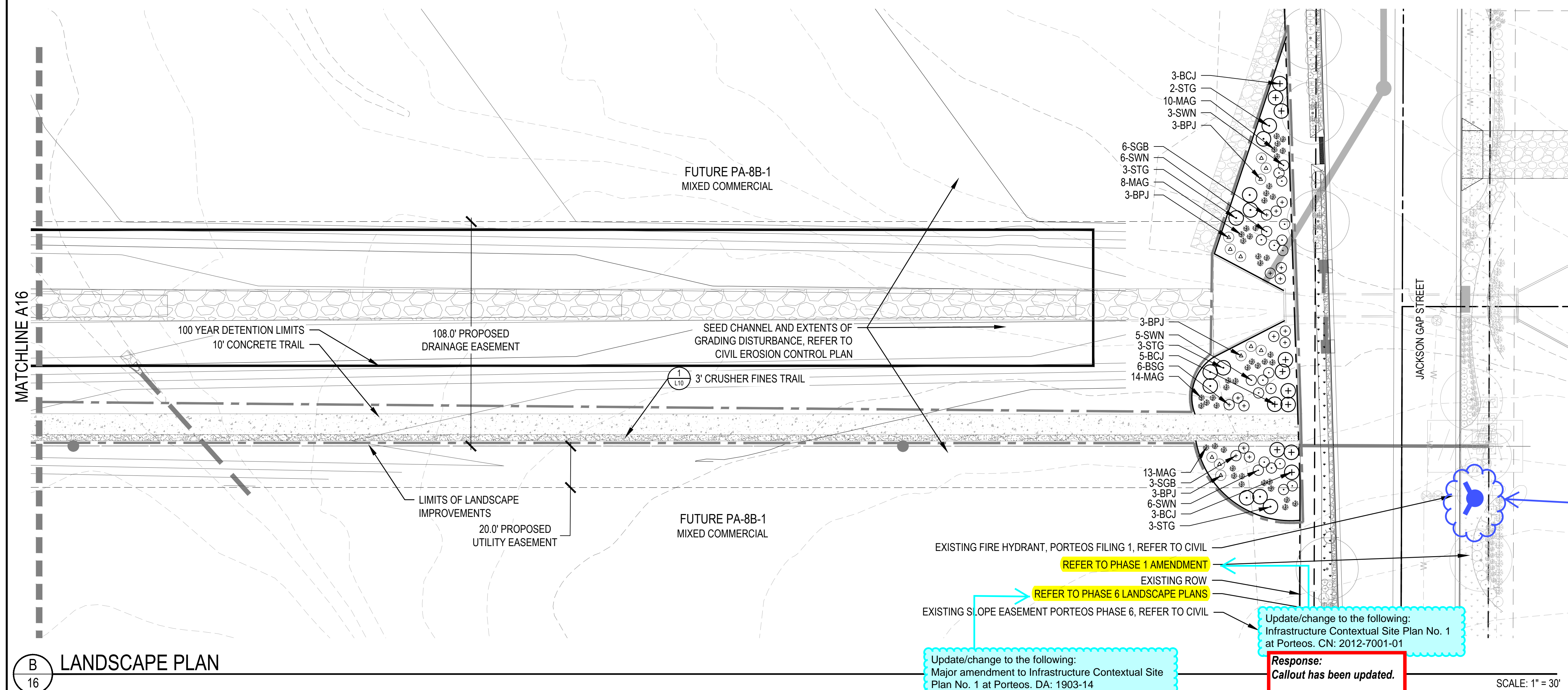
REFER TO PHASE 1 AMENDMENT LANDSCAPE PLANS

Update/change to the following:
Infrastructure Contextual Site Plan No. 1
at Porteos. CN: 2012-7001-01

Response:
Callout has been updated.





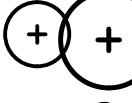



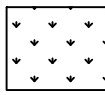
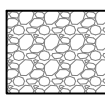
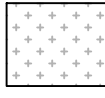
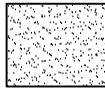






LANDSCAPE PLAN



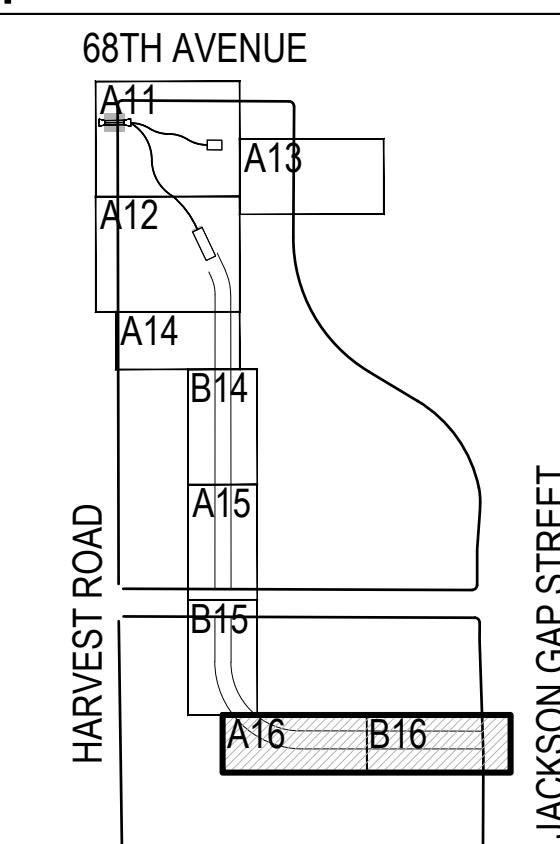
B LANDSCAPE PLAN

NOT FOR
CONSTRUCTION

LEGEND

- | | |
|---|---------------------------|
|  | CANOPY TREE |
|  | ORNAMENTAL TREE |
|  | EVERGREEN TREES |
|  | DECIDUOUS SHRUBS |
|  | EVERGREEN SHRUBS |
|  | ORNAMENTAL GRASSES |
|  | ENHANCED NATIVE SEED MIX |
|  | 4" COBBLE |
|  | EROSION CONTROL SEED |
|  | CRUSHER FINES |
|  | STEEL EDGER |
|  | STREET LIGHT |
|  | FIRE HYDRANT |
|  | PROPOSED CONTOURS - MAJOR |
|  | PROPOSED CONTOURS - MINOR |
|  | EXISTING CONTOURS |

KEY MAP



NOTE: ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10