



Planning Division
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March 1, 2021

Chris Fellows
Velocity Metropolitan District No 1
Greenwood Plaza Blvd. Ste # 220
Greenwood Village, CO 80111

Re: Second Submission Review – Porteos (GG1 and Gopher Gulch - Site Plan)
Application Number: **DA-1903-23**
Case Number(s): **2019-6063-00**

Dear Mr. Fellows:

Thank you for your recent submission, which we started to process on Monday, February 8, 2021. We reviewed it 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 several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Tuesday, March 16, 2021.

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 will be determined based on your next set of resubmittal comments. Please note that all abutter notices for administrative decisions must be sent at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the decision date to be postponed.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303) 739-7186.

Sincerely,

Stephen Rodriguez, Planning Supervisor
City of Aurora Planning Department

cc: Stephen Rodriguez, Planning Supervisor
Leanne Vielehr – Norris Design 1101 Bannock St Denver CO 80204
Scott Campbell – Neighborhood Liaison
Cesarina Dancy - ODA
Filed: K:\\$DA\1903-23rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Address comments and redlines from Planning, Landscaping, Engineering, Traffic Engineering, Life Safety, Real Property, and Parks.
- See comments at the end of this letter from Xcel Energy.

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.

2. Completeness of Application/Zoning and Land Use Issues

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

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 contours.

Sheets 13 & 16

- Update/change to the following: Infrastructure Site Plan No. 1 @ Portoes. CN:2012-7001-01
- Update/change to the following: Major Amdt. to the Infrastructure Site Plan No. 1 @ Porteos DA 1903-14

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.

4B. Sheet 4 – The ultimate design of Harvest Road has not been addressed in this plan set.

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.

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

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.

5B. Sheet 3 - Provide signal easements. 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.

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.

6. Life Safety

Reviewed by: Jon Vanessen 303-739-7656 / jvanesse@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**.**

6A. CSP Sheet 4:

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

7. Aurora Water

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

7A. See advisory comments on sheets 7 and 8 regarding grading, sanitary sewer, and civil plans.

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.

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.

10. Xcel Energy

10A. 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**.

Donna George

Right of Way and Permits

Public Service Company of Colorado / Xcel Energy

Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com