

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



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August 3, 2020

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

**Re: Second Submission Review – Porteos Infrastructure Site Plan (Preliminary Plat) Phase 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 second 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.

Some issues remain and so you will need to make another submission. Please revise your previous work and send us a new submission on or before August 14, 2020.

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 August 26, 2020. Please remember that all abutter notices for public hearings must be sent and the site notices 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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7541 or efuselier@auroragov.org.

Sincerely,

Liz Fuselier, Planner I
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\1903-18rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Preliminary Drainage (Public Works)
- Sidewalk Location (Public Works)
- Easement/ROW Dedication (Real Property)
- Street Width Graphics (Planning)

PLANNING DEPARTMENT COMMENTS

1.Planning Comments

1A. Please update graphics to reflect 108' street width on sheets 3, 11, 19 and 22.

2. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

2A. No comments.

3. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

3A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

- 4A. The site plan will not be approved public works until the preliminary drainage letter/report is approved.
- 4B. Sheet 4- Less than 0.8% is not recommended for street design. Show/label 100-year water surface elevation, emergency overflow direction.
- 4C. Is the sidewalk going to be constructed in the turnaround area? Please clarify. Also, the location of the streetlight is problematic in the interim. The intention is for a light to be on the west side of Harvest. This can be shown as a future light.
- 4D. ALL swales are required to be 2%, even those temporary in nature, typical.

5. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

5A. No Comments.

6. Fire / Life Safety (Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

6A. No comments.

7. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

7A. No comments.

8. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve)

8A. No comments.

9. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 9A. Change the name of Grading easements to Slope easements (typ.)
- 9B. For all of these Easements and R.O.W dedications: 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.
- 9C. See additional redline comments.

MAINTENANCE ELIGIBILITY PROGRAM (MEP)

MHFD Referral Review Comments

For Internal MHFD Use Only.	
MEP ID:	106325
Submittal ID:	10004973
Partner ID:	1451177
MEP Phase:	Referral

Date: July 29, 2020
To: Elizabeth Fuselier
Via email
RE: MHFD Referral Review Comments

Project Name:	Porteos Phase 8
Location:	Aurora
Drainageway:	NA

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

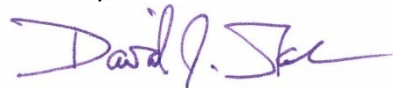
- NA

We have the following comments to offer:

- 1) We have no comment as the crossing in question does not service at least 130 acres tributary. As a courtesy we have provided some comments regarding the submittal, however this feature will not be maintenance eligible.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Sincerely,



David Skuodas, PE, CFM, LEED AP
Watershed Manager
Mile High Flood District

