

August 20, 2020

City of Aurora
Attn: Liz Fuselier
15151 E. Alameda Pkwy
Aurora CO 80012

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 Liz:

Thank you for taking the time to review the second submission of Porteos Infrastructure Site Plan Phase 8, FDP Amendment and Preliminary Plat along with City staff. Valuable feedback was received on August 3, 2020. Please see the following pages for the adjustments made. The following has been included with the resubmittal:

- Phase 8 ISP
- FDP/PIP
- Master Utility Report Amendment
- Response to comment letter and all redlines

As always, should you have any questions or concerns, please feel free to reach out via phone, 303-892-1166 or by email, lvielehr@norris-design.com.

Sincerely,
Norris Design



Leanne Vielehr
Senior Associate

Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. Planning Comments

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

Response: The maps have been updated to reflect all changes to street widths.

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

2A. No comments.

Response: Acknowledged, thank you.

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.

Response: A CAD file will be provided.

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.

Response: Acknowledged, thank you.

4B. Sheet 4- Less than 0.8% is not recommended for street design. Show/label 100-year water surface elevation, emergency overflow direction.

Response: Acknowledged. A grade of 0.5% is allowed per COA RRDCS 4.05.1, and it is only 0.5% for roughly 900'. Pond is only providing for WQCV and EURV. Future detention will be accounted for with the development of adjacent parcels. EURV WSEL has been shown.

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.

Response: No, the sidewalk and curb and gutter on the south side for this stretch will be installed when Harvest Road is constructed. The linework has been shaded back and labels have been added. Light has been shaded to future layer.

4D. ALL swales are required to be 2%, even those temporary in nature, typical.

Response: Swales have been revised as needed.

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

5A. No Comments.

Response: Acknowledged, thank you.

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

6A. No Comments.

Response: Acknowledged, thank you.

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

7A. No Comments.

Response: Acknowledged, thank you.

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

8A. No Comments.

Response: Acknowledged, thank you.

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.)

Response: Grading Easements have been revised to Slope Easements.

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.

Response: CVL is coordinating with Andy Niquette regarding the proposed easement package. Existing ROW and easements have already been labeled, except for the "existing" easements associated with Porteos Phase 6 Improvements to Jackson Gap Street and Pond JG-ST1, which is currently under review with COA.

9C. See additional redline comments.

Response: Additional redline comments have been addressed.

10. **Mile High Flood District** (David Skuodas / 303-455-6277)

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:

- N/A

We have the following comments to offer:

- 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 may not be maintenance eligible.

Response: Acknowledged, thank you.

Sheet 4 Comments

- Is there any need to be rock? (typ.)

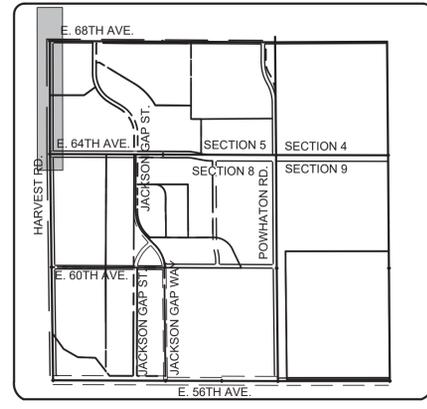
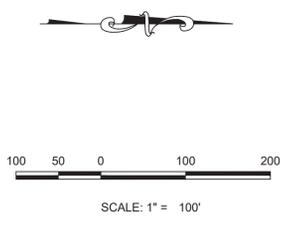
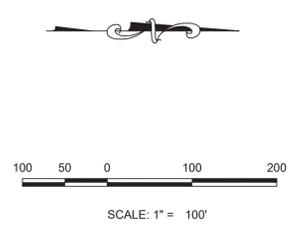
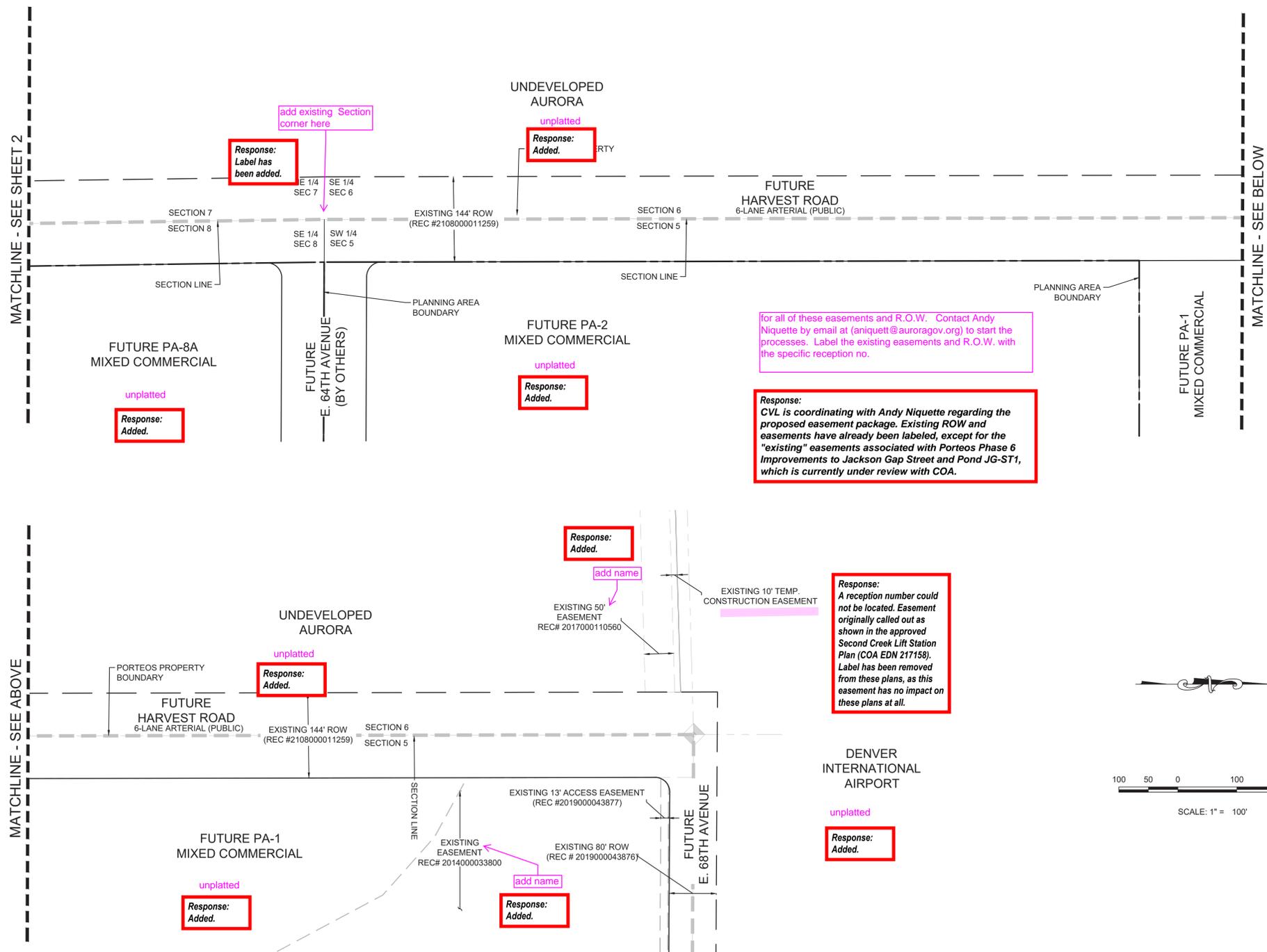
Response: No rock shall be needed.

- What sort of bank stabilization is proposed here?

Response: Type M rip/rap will be used.



- The way this outfall is set up will cause the water to expand at the wing walls, then contract again as it flows around the bend.
Response: Culvert has been realigned and the grading/outfalls have been revised accordingly.
- Formalize this outfall, either outfall to the channel with appropriate outfall protection, or to a level spreader. As currently configured this would erode the banks of the proposed channel.
Response: Culvert has been realigned and the grading/outfalls have been revised accordingly.
- Should the alignment of this culvert be changed to better match existing flow patterns?
Response: Culvert has been realigned to match the existing natural tributary more closely.



LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIDEWALK
- PROPOSED CURB RETURN SIDEWALK RAMP
- PROPOSED TEMPORARY ROAD BARRIER
- PROPOSED FLARED END SECTION
- PROPOSED STORM INLET
- PROPOSED MANHOLE
- PROPOSED PAVEMENT
- 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

SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	AS SHOWN	FILE NO:	8130249709
				NO. 1	RESUBMITTAL	NO.	No.
3	NJ	JFF	FEBRUARY 2020	10333 E. Dry Creek Rd., Suite 240, Englewood, CO 80112, Tel: (720) 482-9526, Fax: (720) 482-9546			
PORTEOS - PHASE 8 INFRASTRUCTURE SITE PLAN EAST 60TH AVENUE RIGHT-OF-WAY & EASEMENT EXHIBIT				No.	Date	Appr.	Date
				7/10/20	JFF		

