

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](mailto: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 is 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 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](mailto:wpolk@auroragov.org) / Comments in blue)

6A. No Comments.

**Response: Acknowledged, thank you.**

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

7A. No Comments.

**Response: Acknowledged, thank you.**

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

8A. No Comments.

**Response: Acknowledged, thank you.**

9. **Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto: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](mailto: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.***



ROADWAY CONSTRUCTION PHASING:

- THE FULL SECTION OF EAST 60TH AVENUE FROM EXISTING JACKSON GAP STREET TO FUTURE HARVEST ROAD (THE WEST BORDER OF THE PORTEOS PROJECT BOUNDARY) SHALL BE CONSTRUCTED AS SHOWN IN THE CORRESPONDING CROSS SECTION. FUTURE ROAD IMPROVEMENTS SHALL BE COMPLETED AS REQUIRED BY DEVELOPMENT IN ADJACENT PLANNING AREAS.
- 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.
- 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.
- 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.
- TRANSITION PAVING WILL BE CONSTRUCTED AS REQUIRED.
- THE DEVELOPER IS RESPONSIBLE FOR STREET LIGHTS ALONG ALL PUBLIC STREETS.
- A TEMPORARY TURN AROUND WILL BE CONSTRUCTED AT THE WEST END OF EAST 60TH AVENUE. THE TEMPORARY TURN AROUND WILL REMAIN UNTIL EAST 60TH IS EXTENDED WEST, HARVEST ROAD IS DEVELOPED, OR THE SURROUNDING FUTURE PLANNING AREAS ARE DEVELOPED.

WATER MAIN SYSTEM:

- WATER MAIN 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.
- A 16" WATER MAIN WILL CONNECT TO THE EXISTING 16" STUBOUT FROM THE 16" WATER MAIN IN JACKSON GAP STREET (AS CONSTRUCTED BY THE PORTEOS FILING NO. 1 CONSTRUCTION PLANS).
- 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.
- EACH PLANNING AREA SHALL BE REQUIRED TO PROVIDE AN INTERNAL LOOPED WATER NETWORK PER CITY CRITERIA DURING THEIR RESPECTIVE CSP SUBMITTALS.
- REFER TO THE APPROVED PUBLIC IMPROVEMENT PLANS, MASTER UTILITY REPORT, FDP AND SUBSEQUENT ADDENDUMS FOR ADDITIONAL INFORMATION REGARDING PHASING REQUIREMENTS.
- WATER MAIN STUBS HAVE BEEN PROVIDED TO PLANNING AREA PA-6B FOR REFERENCE PURPOSES. THESE ARE SUBJECT TO CHANGE PER THE PORTEOS PHASE 8 CSP.

SANITARY SEWER SYSTEM:

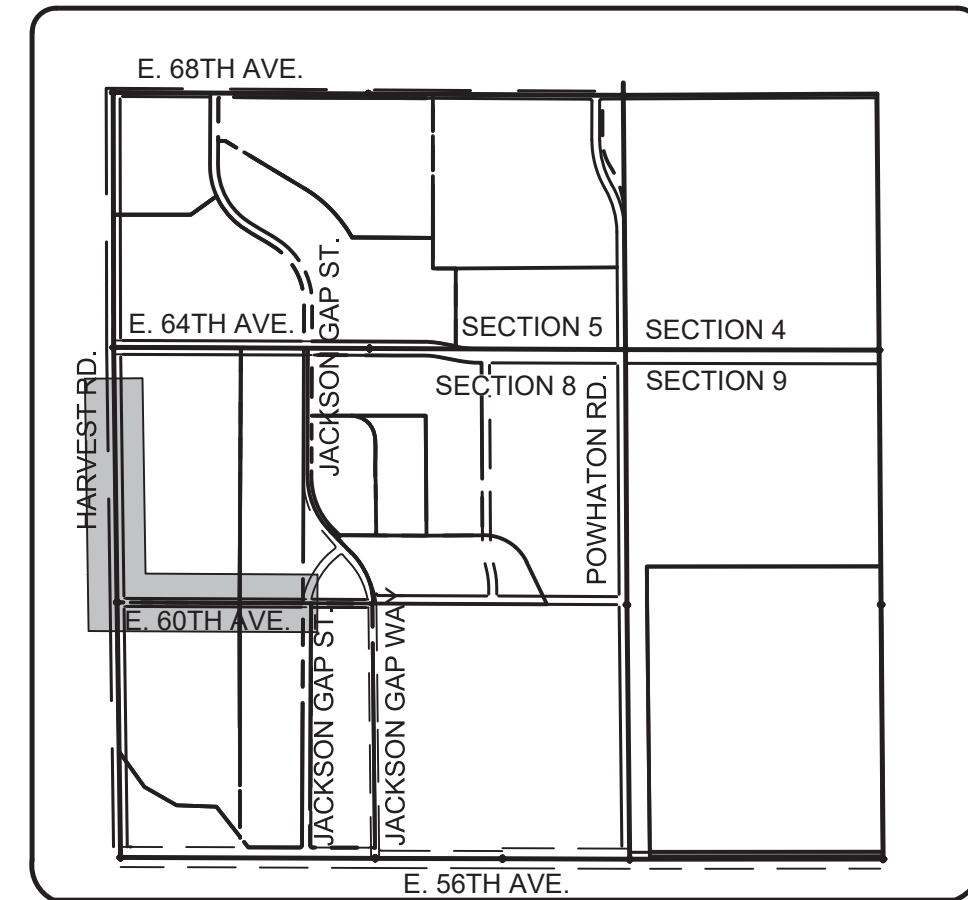
- A 15" SANITARY SEWER LINE WILL BE CONSTRUCTED WITHIN THE E. 60TH AVENUE RIGHT-OF-WAY PER THE MASTER UTILITY STUDY. ADDITIONALLY THE SANITARY SEWER WITHIN HARVEST ROAD WILL BE CONSTRUCTED BETWEEN E. 60TH AVENUE AND E. 68TH AVENUE. CONNECTION TO THE EXISTING GRAVITY LINE AT THE INTERSECTION OF E. 68TH AVENUE AND HARVEST ROAD. THE SIZE OF THE SANITARY SEWER LINE IN HARVEST ROAD WILL BE PER THE MASTER UTILITY STUDY.
- OFFSITE WATER MAIN INFRASTRUCTURE IMPROVEMENTS FOR THE JAG LOGISTICS CENTER AT DIA FILING NO. 1 OFFSITE CONSTRUCTION PLANS AND THE PORTEOS PHASE 5 CONSTRUCTION PLANS ARE ASSUMED COMPLETE AND IN PLACE FOR THE CONSTRUCTION OF THIS ISP.
- PER THE AURORA "MASTER SEWER PLANS" A FUTURE PERMANENT GRAVITY SYSTEM SHALL BE PROVIDED TO CONNECT TO THE DENVER METRO INFRASTRUCTURE AND NORTHERN TREATMENT PLAN. 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.
- PROPOSED SANITARY SEWER MAINS SHALL BE CONSTRUCTED AS PART OF THESE ISP IMPROVEMENTS TO FACILITATE PA-8A, PA-8B, PA-10A, AND PA-10B. 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.

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:

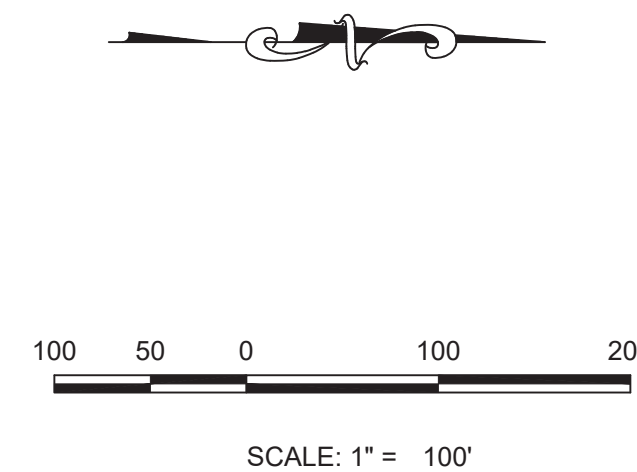
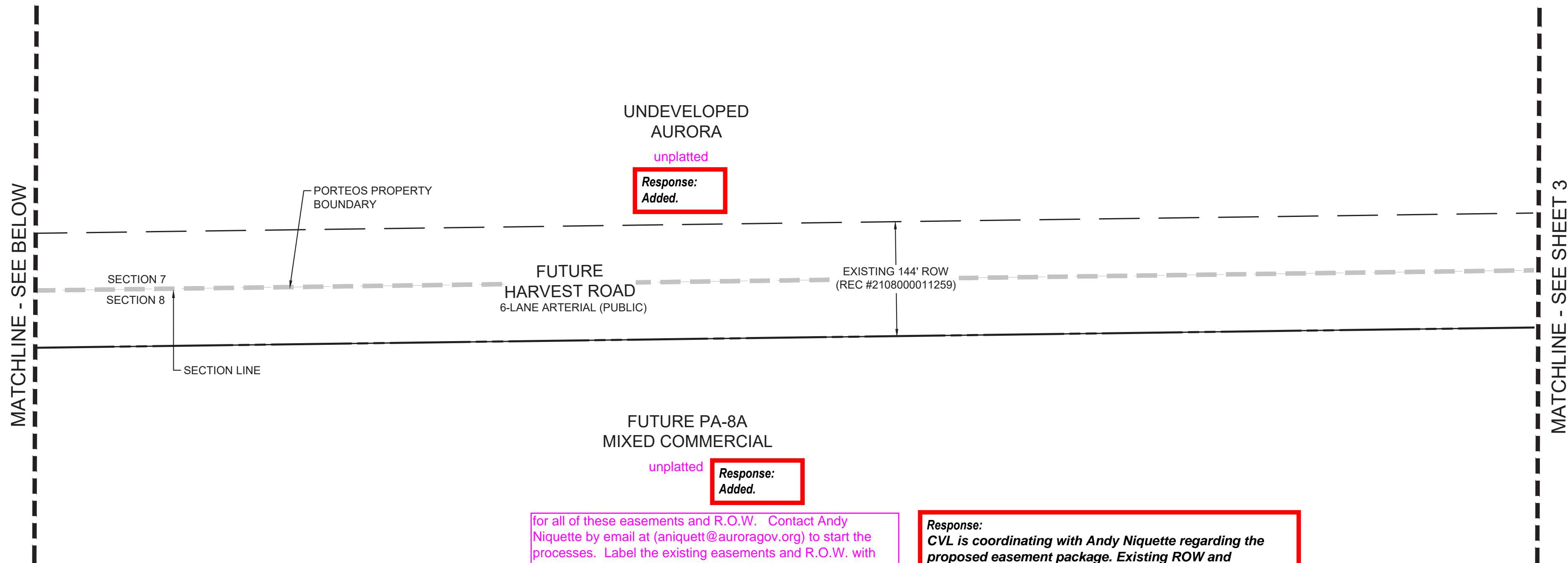
- STORM INLETS SHALL BE INSTALLED AT SPECIFIED ON-GRADE SUMP LOCATIONS ALONG EAST 64TH AVENUE LOCATIONS ABOVE THE TWO PROPOSED CULVERTS, JUST EAST OF THE FUTURE INTERSECTION OF HARVEST ROAD AND EAST 64TH AVENUE. THESE INLETS WILL CAPTURE RUNOFF FROM PROPOSED IMPROVEMENTS TO EAST 60TH AVENUE. TWO FIVE-FEET-WIDE BY 4-FEET-HIGH REINFORCED CONCRETE BOX CULVERTS WILL BE INSTALLED UNDER THE ASSOCIATED IMPROVEMENTS TO EAST 60TH AVENUE TO CONVEY RUNOFF WITHIN THE SECOND CREEK FLOODPLAIN NORTH UNDER THE ROAD. BMPs AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSION CHARACTERISTICS AT CULVERT CROSSINGS AND WITHIN EXISTING CHANNEL CONVEYANCE PATHS.
- ADDITIONAL PUBLIC STORM SEWER SYSTEMS MAY BE REQUIRED AS SURROUNDING FUTURE PLANNING AREAS DEVELOP.



KEYMAP  
1" = 2000'

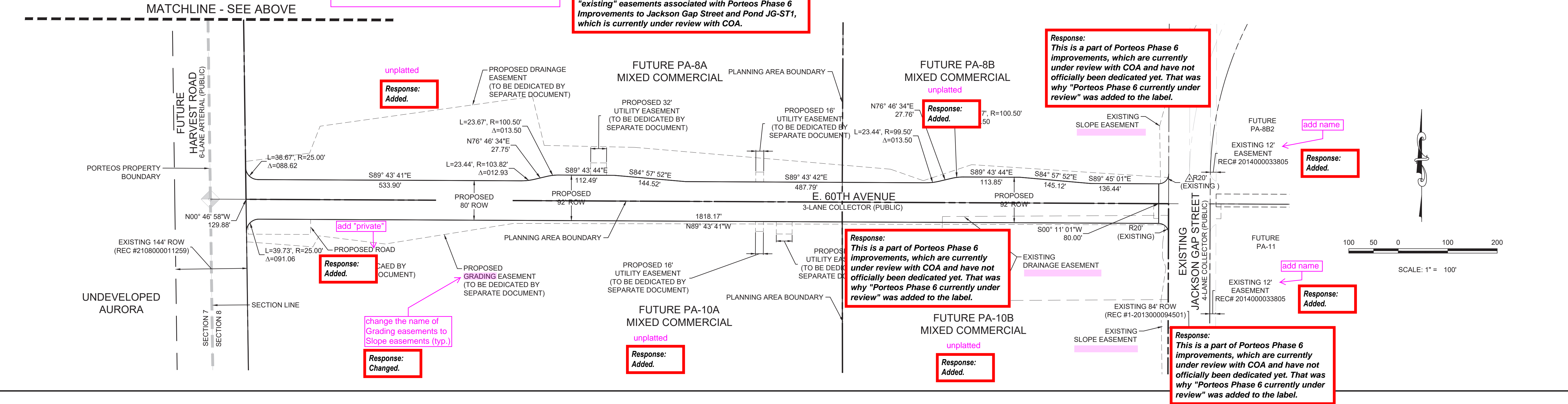
LEGEND

- 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
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- SIGHT TRIANGLE LINE

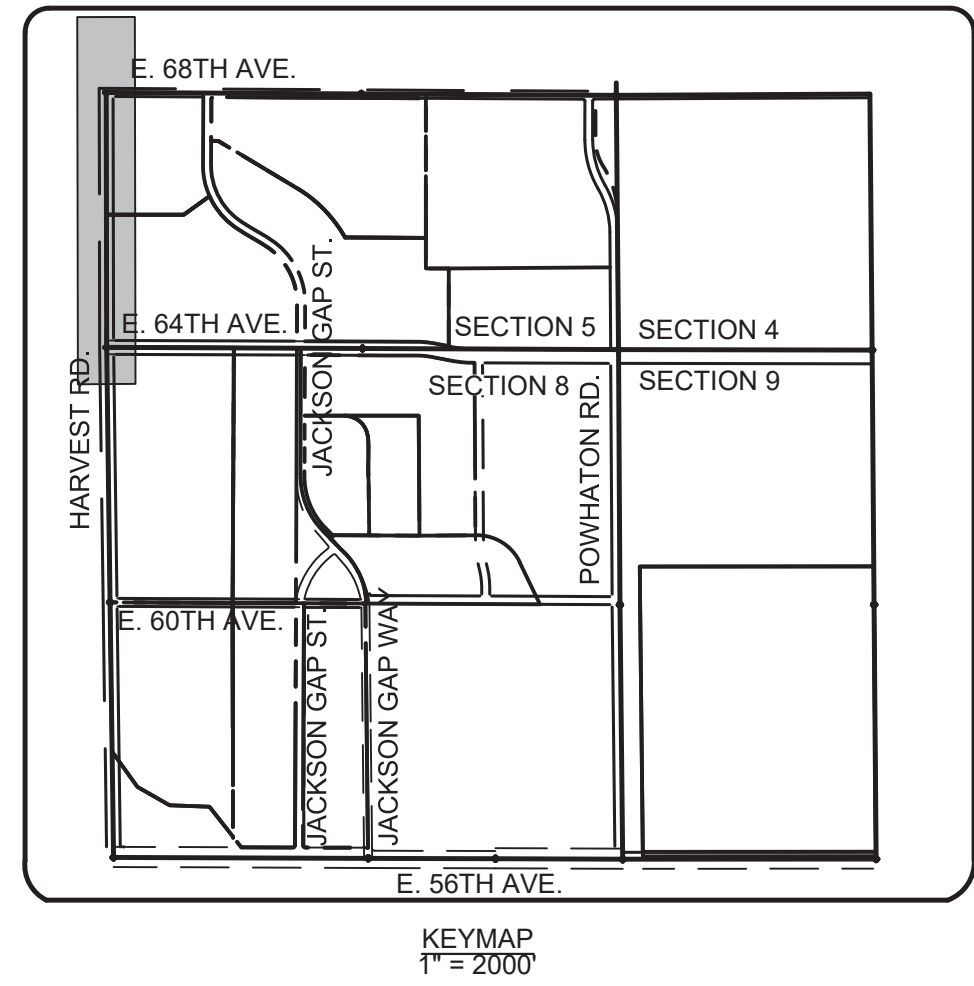
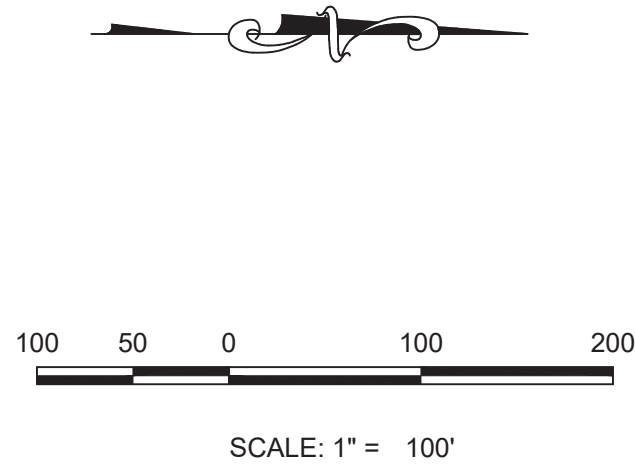
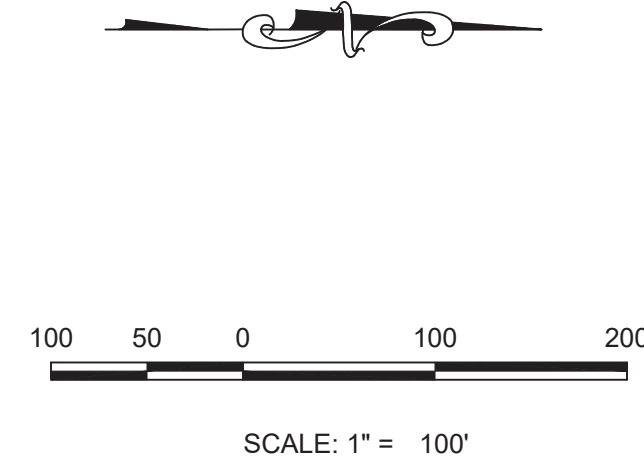
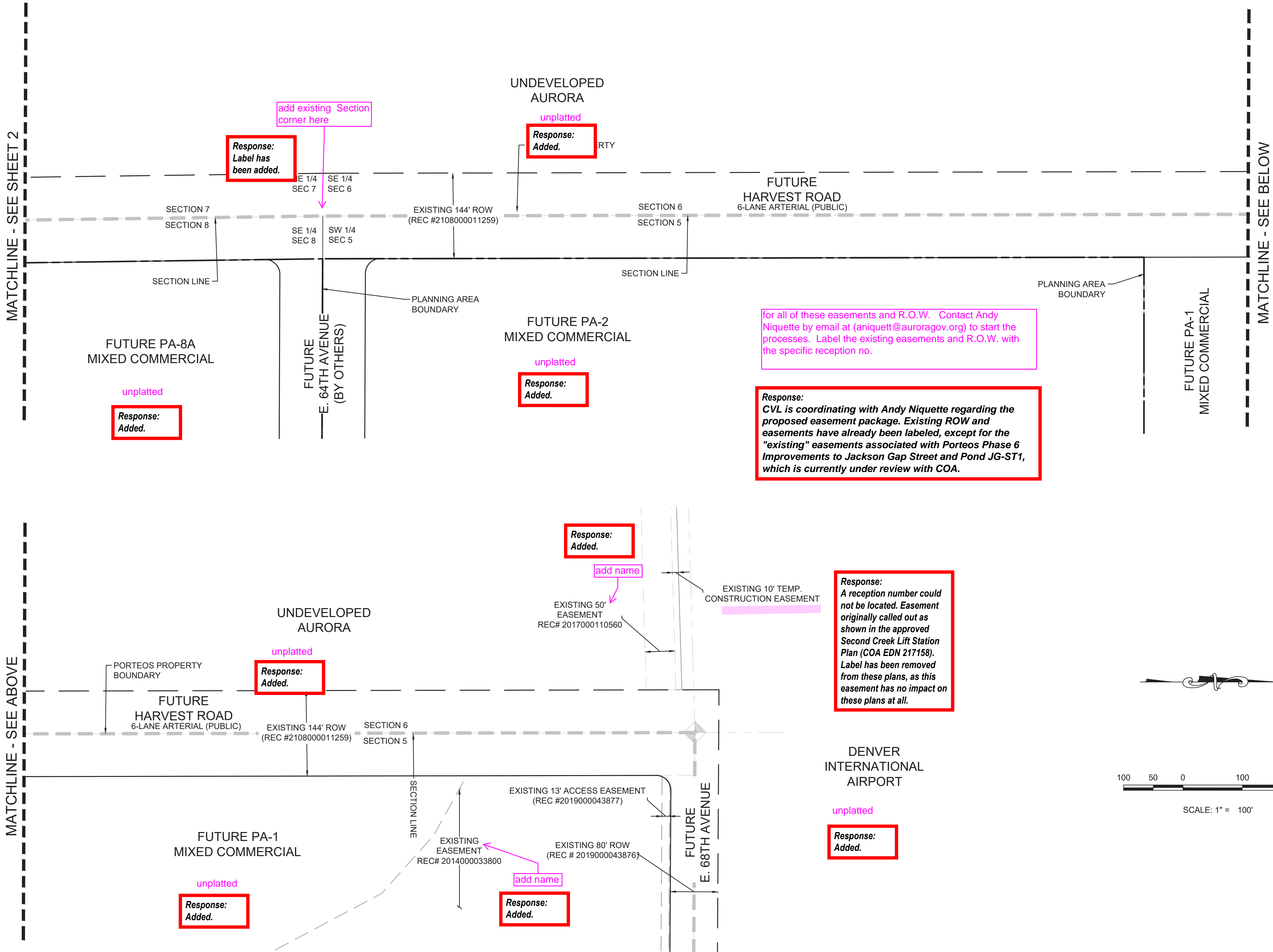


for all of these easements and R.O.W. Contact Andy Niquette by email at (aniquette@auroragov.org) to start the processes. Label the existing easements and R.O.W. with the specific reception no.

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.



SHEET NUMBER <div>2</div> <div>OF 10</div>	DRAWN BY: NJ	CHECKED BY: JFF	DATE: FEBRUARY 2020	FILE NO: 8130249709	SCALE: AS SHOWN	PORTEOS - PHASE 8 INFRASTRUCTURE SITE PLAN EAST 60TH AVENUE RIGHT-OF-WAY & EASEMENT EXHIBIT	<div><div><div></div><div></div><div></div></div><div>CML</div><div>CONSULTANTS</div></div> <div>10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546</div>																								
								NO. 1				RESUBMITTAL				7/10/20				JF											
								No.				Revisions				Date				Init.				Appr.				Date			



- ### LEGEND
- PROPOSED CURB & GUTTER
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  - EDGE OF PAVEMENT
  - SECTION LINE
  - PROPOSED EASEMENT
  - EXISTING EASEMENT
  - PROPERTY BOUNDARY
  - SIGHT TRIANGLE LINE

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

for all of these easements and R.O.W. 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.

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Show/label 100-year water surface elevation, emergency overflow direction

Response: 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.

unplatted

Response: Added.

Response: Added.

Less than 0.8% is not recommended for street design

Response: Acknowledged. A grade of 0.5% is allowed per COA RRDCS 4.05.1, and it is only 0.5% for roughly 900'.

for all of these easements and R.O.W. 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.

Response: This is a part of Porteos Phase 6 improvements, which are currently under review with COA and have not officially been dedicated yet. That was why "Porteos Phase 6 currently under review" was added to the label.

label this Section Corner

Response: This is a half section corner for section 8. Section corners are located at E 56th Ave and future Harvest Road and at future E 64th Ave and future Harvest Road.

Is the sidewalk going to be constructed in the turn around area? Please clarify. Also, the location of the street light 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.

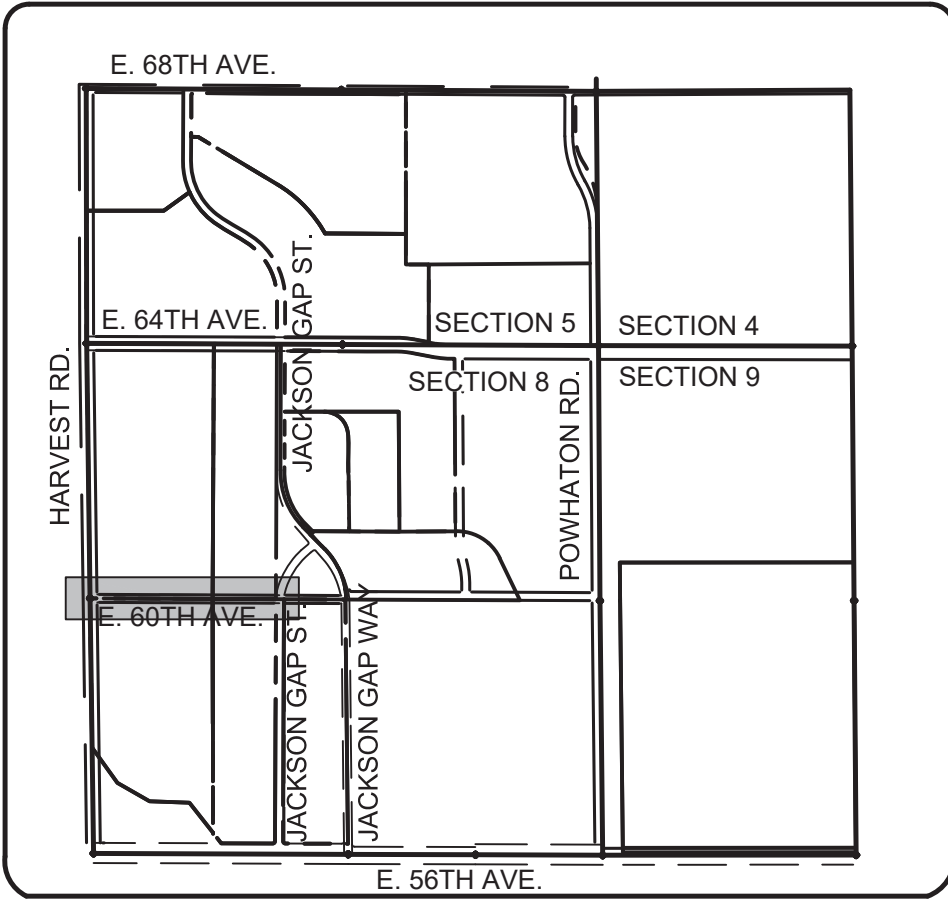
ALL swales are required to be 2%, even those temporary in nature, typical

Response:

change the name of Grading easements to Slope easements (typ.)

Response: Changed.

- NOTE:
1. ALL 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 SUBMITTED WITH THE CIVIL PLANS.
  3. SIGNAGE AND STRIPING PACKAGE WILL BE SUBMITTED WITH THE CIVIL PLANS, AND WILL INCLUDE FIRE 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.

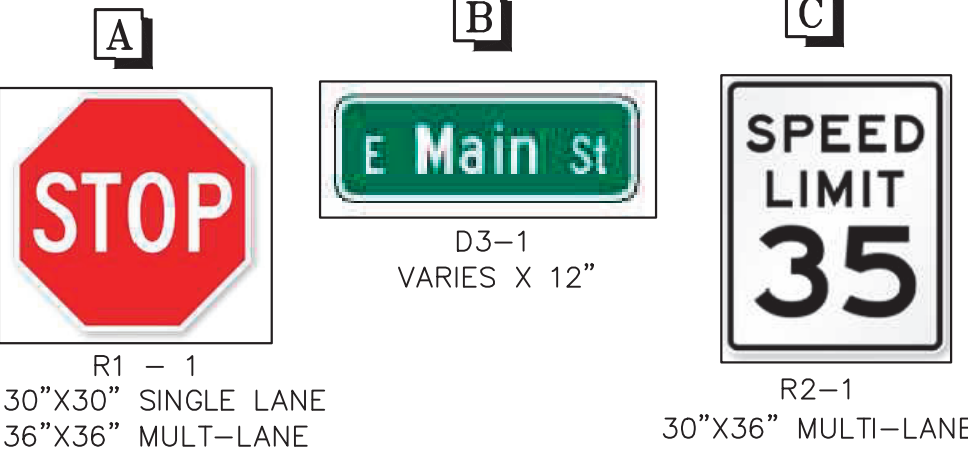
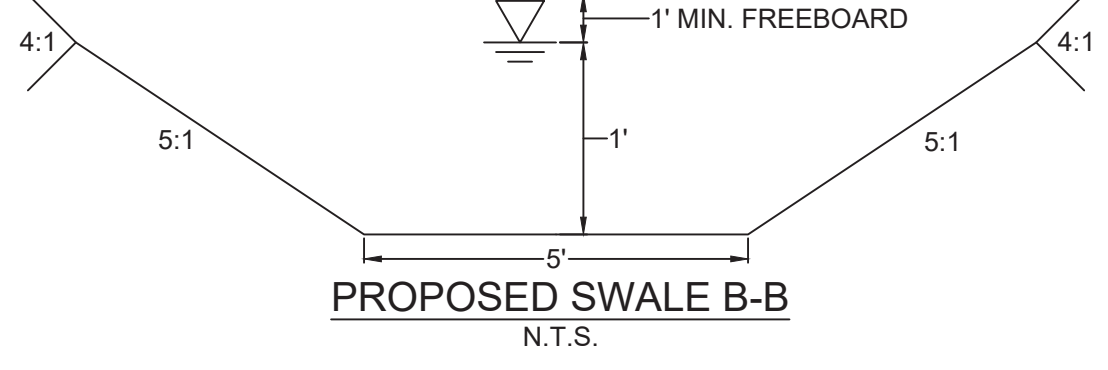
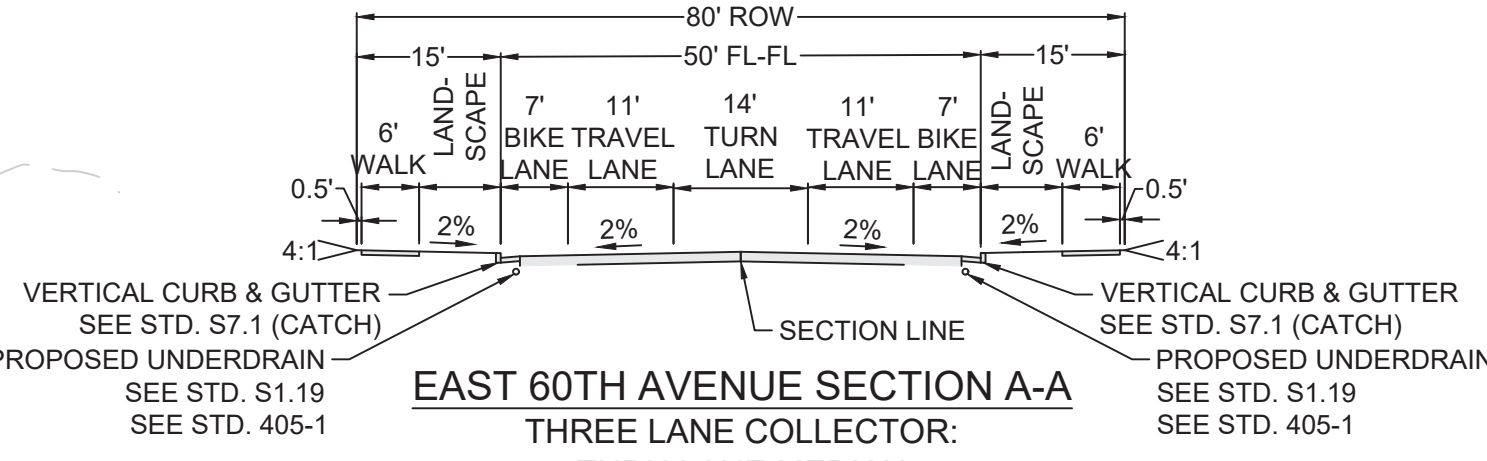


### LEGEND

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MATCHLINE - SEE BELOW

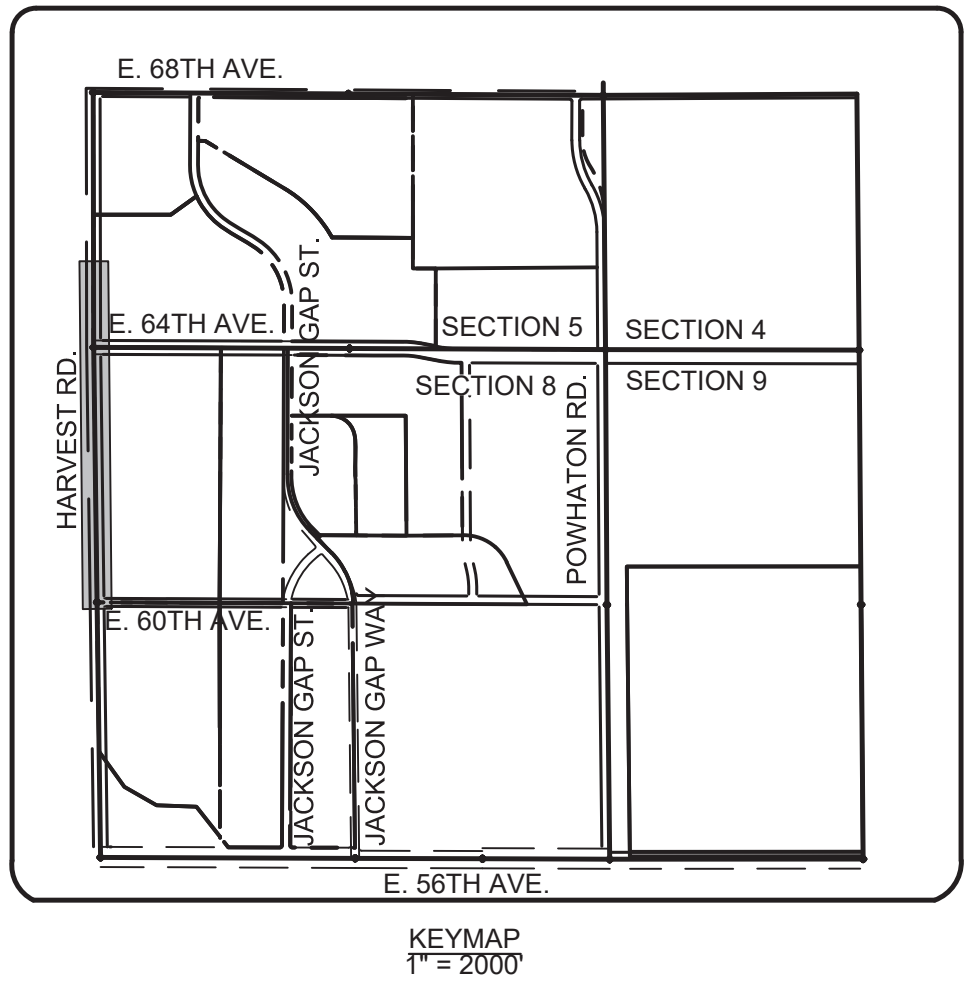
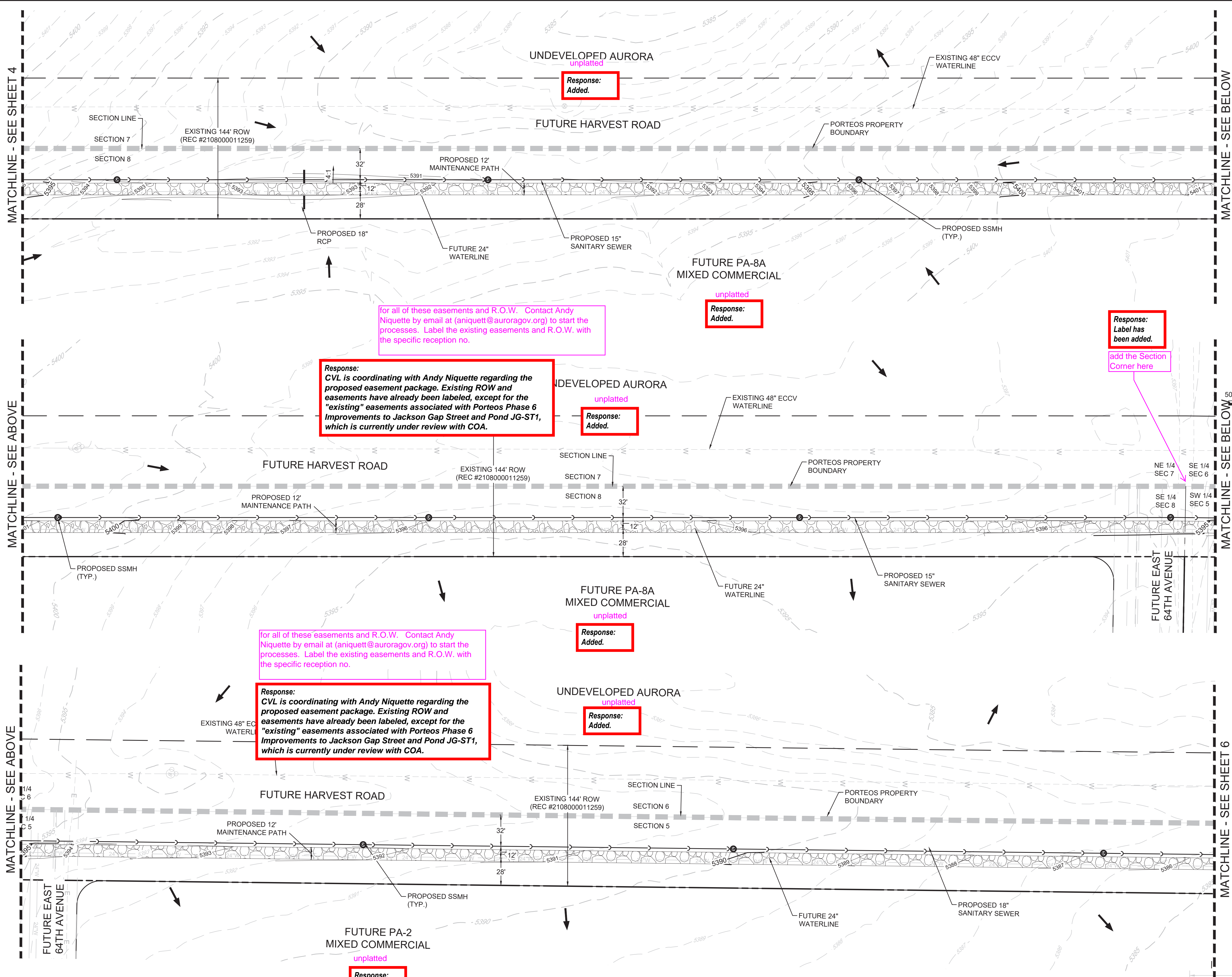
SCALE: 1" = 50'



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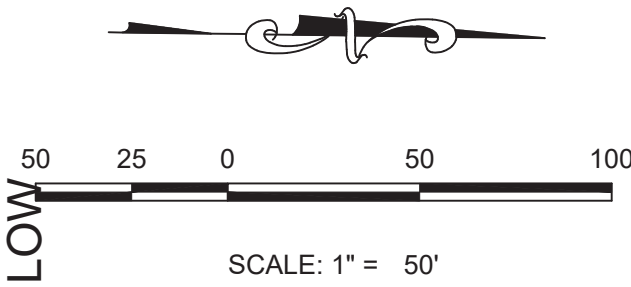
Revisions		No.	Date	Appr.	Date
RESUBMITTAL		NO.1	7/10/20	JF	
PROJECT INFORMATION		PORTEOS - PHASE 8 INFRASTRUCTURE SITE PLAN EAST 60TH AVENUE ROAD PLAN VIEW			
DRAWN BY:		AS SHOWN	FILE NO:	8130249709	
CHECKED BY:		JFF	DATE:	FEBRUARY 2020	
SHEET NUMBER		4	OF 10		

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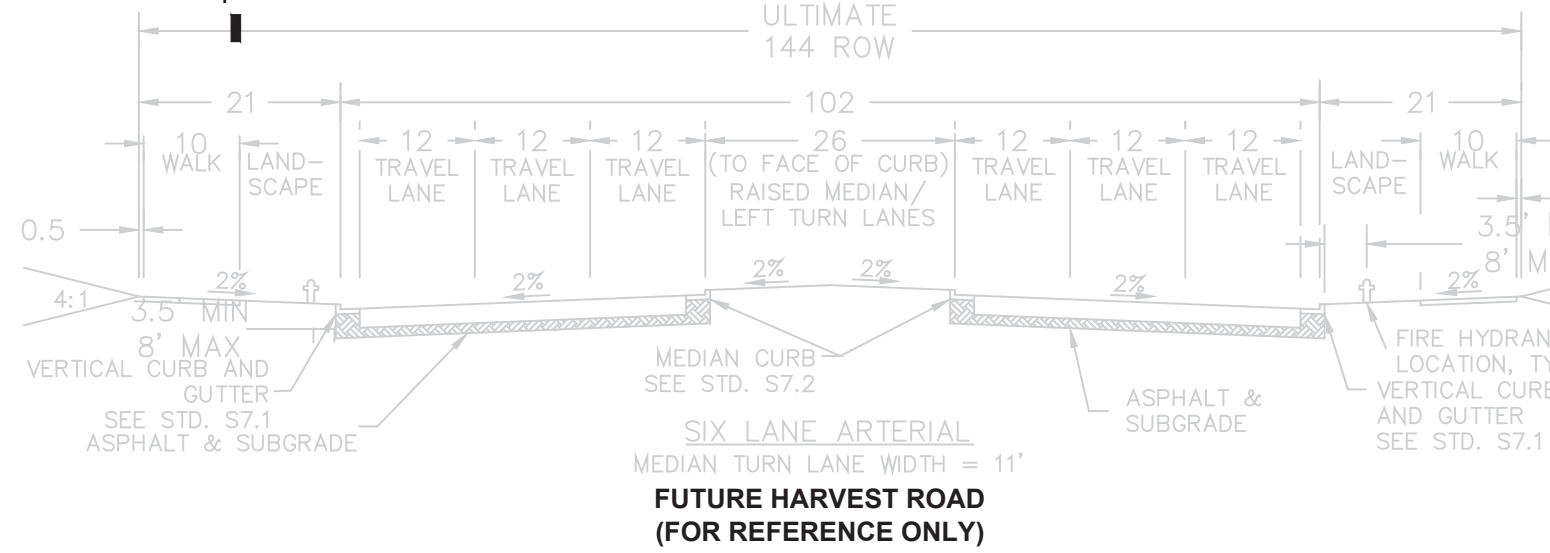



LEGEND

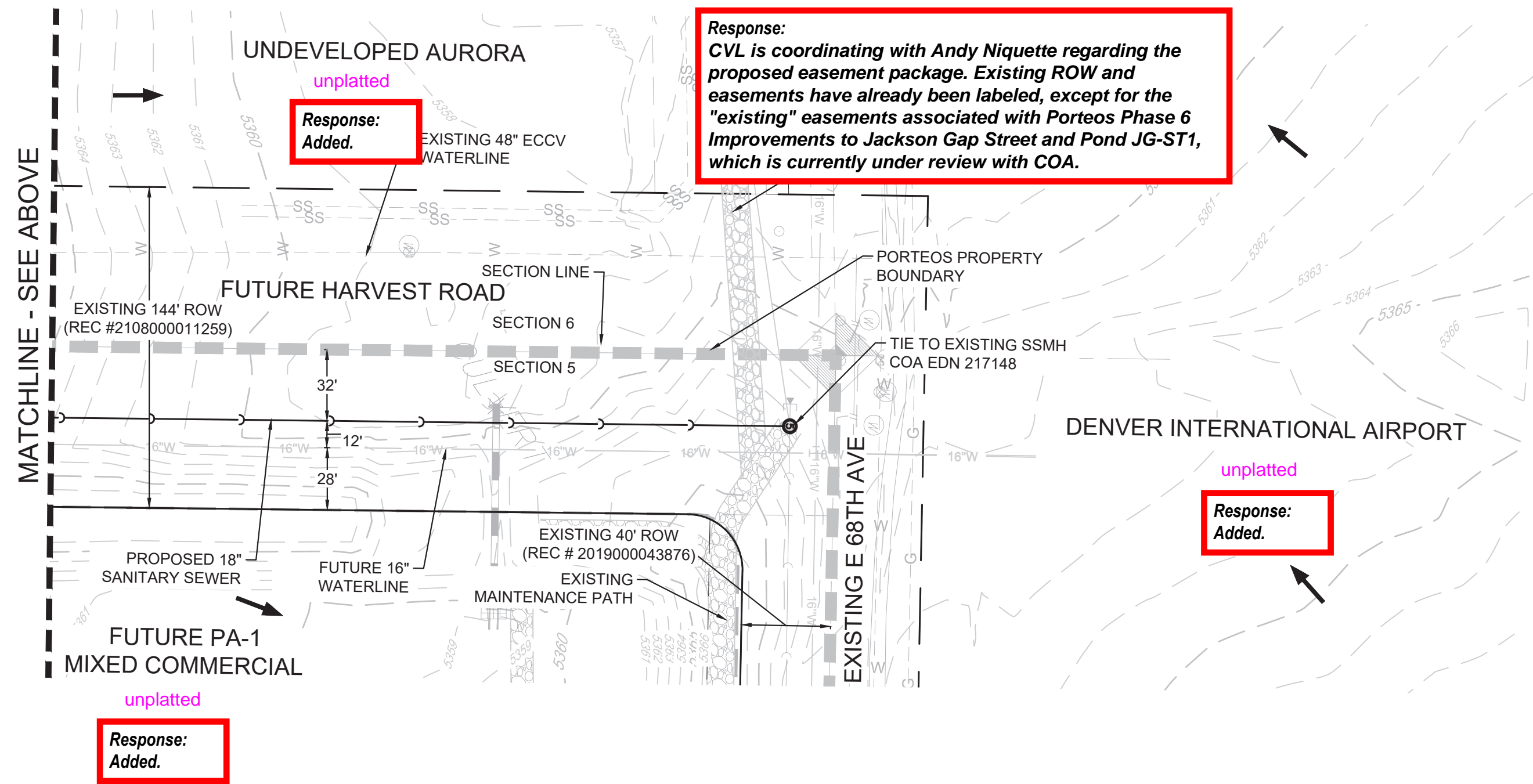
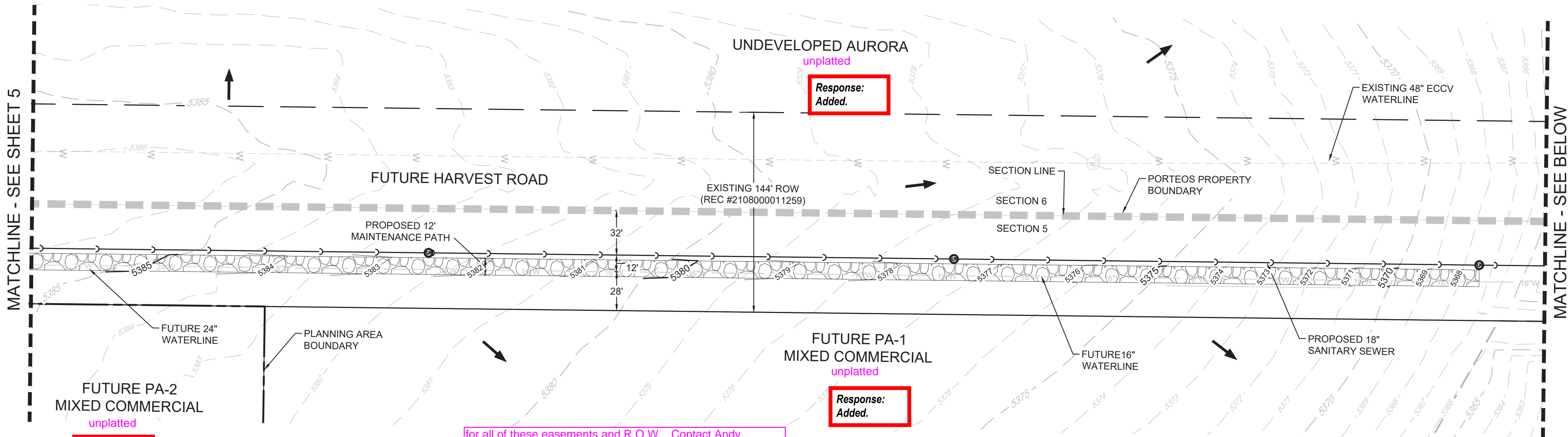
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- NOTES:
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  3. SIGNAGE AND STRIPING PACKAGE WILL BE SUBMITTED WITH THE CIVIL PLANS, AND WILL INCLUDE FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS FOR ALL. THE PACKAGE WILL INCLUDE ALL SIGNS AS REQUIRED BY OTHER CITY OF AURORA DEPARTMENTS.



SHEET NUMBER	DRAWN BY:		SCALE:	PORTEOS - PHASE 8			
	CHECKED BY:		AS SHOWN	INFRASTRUCTURE SITE PLAN			
	DATE:		FILE NO:	HARVEST ROAD PLAN VIEW			
	FEBRUARY 2020		8130249709				
	NO. 1		Revisions				
7/10/20		Init.					
		Appr.					
		Date					
		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546					

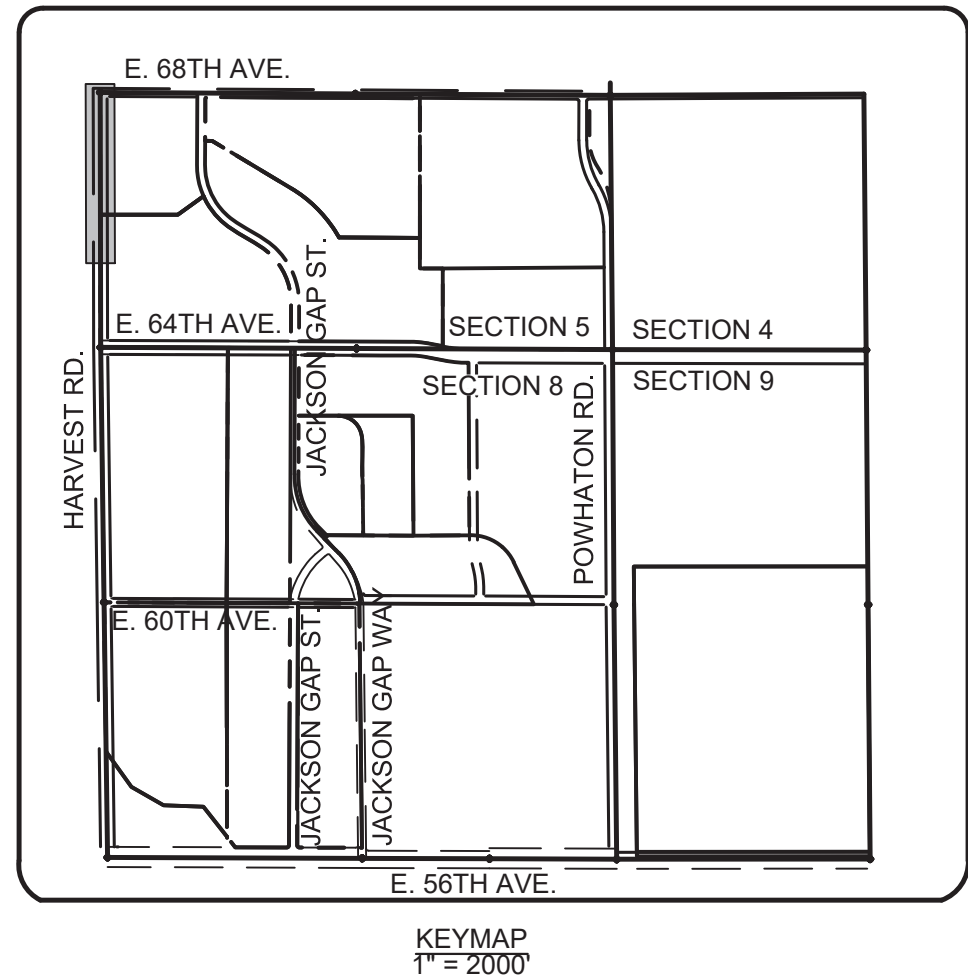
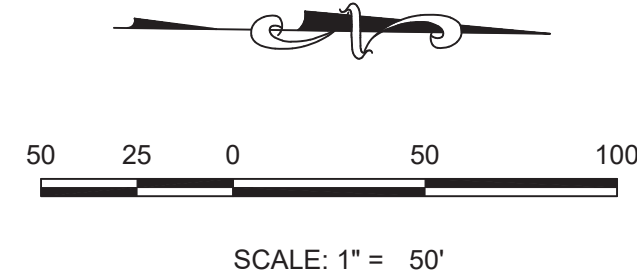
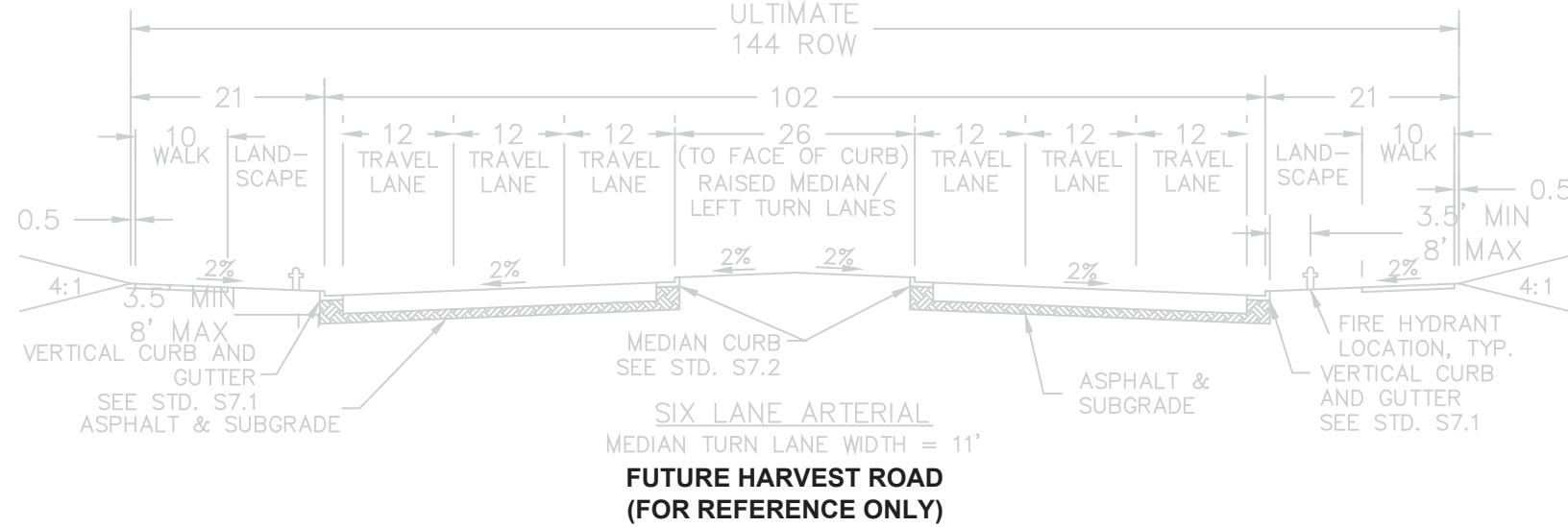


for all of these easements and R.O.W. Contact Andy Niquette by email at (aniquett@auroragov.org) to start the processes. Label the existing easements and R.O.W. with the specific reception no.

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.

#### NOTES:

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 SUBMITTED WITH THE CIVIL PLANS.
3. SIGNAGE AND STRIPING PACKAGE WILL BE SUBMITTED WITH THE CIVIL PLANS, AND WILL INCLUDE FIRE 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.



#### 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	6	DRAWN BY:	NJ	CHECKED BY:	JFF	DATE:	FEBRUARY 2020	SCALE:	AS SHOWN	FILE NO:	8130249709	PORTEOS - PHASE 8 INFRASTRUCTURE SITE PLAN HARVEST ROAD PLAN VIEW	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	RESUBMITTAL	NO.1	Date	Init.	Appr.	Date

