



September 12, 2024

Rachid Rabbaa, Planner II  
City of Aurora  
Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012

**RE: *Porteos Industrial at Porteos - Site Plan Amendment and Replat***  
**Application Number: DA-1903-38**  
**Case Numbers: 2020-6030-02;2024-3015-00**

Dear Mr. Rabbaa,

Thank you for the comments on August 12, 2024, for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the site plan and plat amendment, we have summarized your comments and our responses below.

## **COMMENT RESPONSE LETTER: TECHNICAL SUBMISSION REVIEW**

### **CITY OF AURORA**

**Planner II: Rachid Rabbaa 303-739-7541 [rrabbaa@auroragov.org](mailto:rrabbaa@auroragov.org)**

#### **Technical Submission Review**

#### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- See redlined comments from Civil Engineering (Item 7)
- Site Plan cannot be approved until the drainage report is approved (Item 8)
- Send in the updated Title Commitment – (Item 9)
- See other comments on the Site Plan and Plat

#### **PLANNING DEPARTMENT COMMENTS**

1. **Community Questions, Comments and Concerns**
  - A. No comments, questions, or concerns were received from adjacent property owners or registered neighborhood groups.
    - *Response: Acknowledged.*
2. **Completeness and Clarity of the Application**
  - A. The preliminary drainage report needs to be approved/finalized prior to mylars and recordation.
    - *Response: The PDR has been approved for the previous site plan iteration. An updated PDR has been provided with this resubmittal.*

#### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

3. **Civil Engineering (Moustapha Agrignan / 303-739-7306 / [magrigna@auroragov.org](mailto:magrigna@auroragov.org) / Comments in green)**

- A. *Site Plan 1-68*: Please make a decision on this ramp and be consistent in all submittals (Site Plan and Civil Plan).
- *Response: The guardhouse locations have been revised, but the ramp configuration remains the same and is consistent between the Site Plan and Civil Plan.*
4. **Aurora Water (Jennifer Wynn / 734-258-6523 / [jwynn@auroragov.org](mailto:jwynn@auroragov.org) / Comments in red) Site Plan**
- A. Site Plan cannot be approved until the drainage report is approved.
- *Response: The PDR has been approved for the previous site plan iteration. An updated PDR has been provided with this resubmittal.*
5. **Land Development Services (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta) Site Plan 1 of 68**
- A. The Fences and Gates crossing the easements will need to be covered by a License Agreement. Confirm this with Fire/Life Safety Dept.
- *Response: License agreements will be submitted at the time of the revised Civil Plans.*
- B. The easement release process has not been submitted yet and will need to be ready to record at the time of the Plat recording.
- *Response: Per discussions with Darren Akrie, all easements from Filing 6 will be released through the Aurora easement release process using an exhibit hatching the prior easements.*
- C. The Bollards in the easements will need to be covered by a License Agreement. Confirm this with Fire/Life Safety Dept.
- *Response: License agreements will be submitted at the time of the revised Civil Plans.*
- D. Any changes on pages 4 - 25 can be reflected on the subsequent pages.
- *Response: Acknowledged.*
- E. The Fences and Gates crossing the easements will need to be covered by a License Agreement. Confirm this with Fire/Life Safety Dept.
- *Response: License agreements will be submitted at the time of the revised Civil Plans.*
- F. Match the easement name on the Plat
- *Response: Easement names have been updated to match between the Plat and Site Plan.*
- G. The easement's names need to match the Plat easement names. Please check the highlighted text.
- *Response: Easement names have been updated to match between the Plat and Site Plan.*

Plat

- H. Add the dedicatory language from the Subdivision Plat Checklist.
  - *Response: Dedicatory language has been added from the Subdivision Plat Checklist.*
  
- I. Change the highlighted text.
  - *Response: Highlighted text has been updated.*
  
- J. Add the preamble of the description from the Subdivision Plat Checklist.
  - *Response: The preamble from the Subdivision Plat Checklist has been added.*
  
- K. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) (Advisory Comment) Be advised – sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.
  - *Response: Acknowledged. An updated title will be provided with the final submittal.*
  
- L. Send in a Statement of Authority for these owners/(signatories).
  - *Response: The Statement of Authority will be provided by the owners at time of final submittal.*
  
- M. The easement release process has not been submitted yet and will need to be ready to record at the time of the Plat recording.
  - *Response: Per discussions with Darren Akrie, all easements from Filing 6 will be released through the Aurora easement release process using an exhibit hatching the prior easements.*

We appreciate your review and approval of these plans. Please contact me at 303-974-3625 or [brad.cooney@kimley-horn.com](mailto:brad.cooney@kimley-horn.com) should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Brad Cooney, P.E.  
Project Manager