



October 17, 2024

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

**RE:**     ***Project: Porteos Industrial Filing 9 – Site Plan and Plat Amendment***  
          ***Application Number: DA-1903-38***  
          ***Case Numbers: 2020-6030-02; 2024-3015-00***

Dear Mr. Rabbaa,

Thank you for the comments on September 26, 2024, for the above-mentioned project. To address your comments concisely and simplify your review of the Site Plan and Replat Amendment, we have summarized your comments and our responses below.

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

- Since several important issues remain, you will need to make a technical submission **after** your Administrative Decision on October 9, 2024. Please revise your previous work and send us a new submission at that time.
- Please remember that all abutter and HOA notices must be sent and the site signs must be posted 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. 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.

#### **CITY OF AURORA**

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

#### **Summary of Key Comments From All Departments**

- Parking Count - If the auto spaces and trailer spaces have shifted only and the counts/quantities are the same as the previously approve Site Plan, then verify and confirm for staff promptly. (Planning)
- There are more than 15 parking spaces in a row without a landscape island. Add a landscape island with one tree and six shrubs and label retaining wall height (Landscaping)
- No cul-de-sac shall be longer than 500 feet unless a secondary emergency access is approved by the Fire Marshal (2023 COA Roadway Design Manual section 4.04.1.05) (Engineering)
- Please show the end of the water line and leader on the page. (Water)
- Please see the numerous comments for the Plat and Site Plan. (Land Development Services)

#### **PLANNING DEPARTMENT COMMENTS**

## 1. COMMUNITY QUESTIONS, COMMENTS AND CONCERNS

1A. No comments, questions, or concerns were received from adjacent property owners or registered neighborhood groups.

■ *Response: Acknowledged.*

## 2. COMPLETENESS AND CLARITY OF THE APPLICATION

2A. Please clarify if the number or count of regular auto parking spaces and trailer spaces remain the same as before the revised Site Plan was submitted. For example, are the trailer spaces and auto spaces the same in the data table for the revised Site Plan as the previously approved Site Plan? If auto and trailer spaces have been shifted only and the count/quantities are the same as the previous Site Plan, then confirm and verify for staff promptly. If they are not, and update to the data table is required

■ *Response: The previously approved Site Plan provided a total of 985 trailer spaces and a total of 1,667 auto spaces. The revised Site Plan provides a total of 924 trailer spaces and a total of 1,252 auto spaces for initial build-out and 1,535 auto spaces for final build-out.*

## 3. STREETS AND PEDESTRIAN COMMENTS

3A. No comments.

■ *Response: Acknowledged.*

## 4. PARKING COMMENTS

4A. No comments.

■ *Response: Acknowledged.*

## 5. ARCHITECTURAL AND URBAN DESIGN COMMENTS

5A. Revised elevations for Building 2 appear to meet code requirements regarding, materials and articulation.

■ *Response: Acknowledged.*

## 6. LANDSCAPING ISSUES

**Tammy Cook /954-684-0532 / [TammyC@cgasolutions.com](mailto:TammyC@cgasolutions.com) / Comments in bright teal**

6A There are more than 15 parking spaces in a row without a landscape island. Add a landscape island with one tree and six shrubs.

■ *Response: Landscape island has been added with requested landscaping.*

6B Provide heights for the retaining walls and provide the sheet and detail numbers.

■ *Response: Labels have been updated to provide heights, sheet and detail numbers.*

## 7. ADDRESSING

**Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org)**

7A. No comments.

■ *Response: Acknowledged.*

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

## 8. CIVIL ENGINEERING

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

Site Plan 1-25

**8A.** No cul-de-sac shall be longer than 500 feet unless a secondary emergency access is approved by the fire marshal (2023 COA Roadway Design Manual section 4.04.1.05).

- *Response: Secondary emergency access has been coordinated and approved by fire marshal.*

**8B.** Remove clouds and show the original grading if not part of the revision, TYP.

- *Response: This revision cloud shows the area that formerly proposed parking, which has changed to no longer be proposed. Cloud remains.*

#### Site Plan 26-68

**8C.** Provide access drive slope per section 4.05.4 TYP.

- *Response: Approach grade provided to show a slope less than 6% max slope up to intersecting roadway.*

#### 9. TRAFFIC ENGINEERING

**Dean Kaiser / 303-739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber**

**9A.** The Traffic Letter and Amended Site Plan are complete from a Traffic standpoint.

- *Response: Acknowledged.*

#### 10. FIRE / LIFE SAFETY

**Erick Bumpass / 303-739-7627 / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / Comments in blue**

**10A.** No comments.

- *Response: Acknowledged.*

#### 11. AURORA WATER

**Jennifer Wynn / 734-258-6523 / [jwynn@auroragov.org](mailto:jwynn@auroragov.org) / Comments in red**

**Site Plan 26-68**

**11A.** Please show this leader more clearly.

- *Response: Dimension moved to be seen more clearly.*

**11B.** Please show the end of the water line on the page.

- *Response: Water line ends and stubbed at property line, as shown in plans. Stub enlarged to better show where water line ends.*

#### 12. FORESTRY

**Becky Lamphear/ 303-739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple**

**12A.** No comments.

- *Response: Acknowledged.*

#### 13. LAND DEVELOPMENT SERVICES

**Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta**

**13A.** Plat - See the *Advisory Comments* on the first page of the Plat. The easement names on the Site Plan need to exactly match the easement names on the Plat. Add the Preamble language for the description and the dedicatory language at the end of the description. Send in the Statement of Authority for the owners/signatories shown on the plat. See the other comments on the Plat. The existing easements need to be shown with Recording info and the proposed need to have the bearings and distances shown. (some of these are shown, but it's hard to distinguish which are which. It seems this Plat is an earlier rendition of the most current plat.

This precipitated more comments for this review. See the additional comment redlines throughout the Plat.

- *Response: See the resubmitted Plat and Site Plan for updates addressing the comment.*

**13B.** Site Plan - 1) The easement release process has not been submitted yet and will need to be ready to record at the time of the Plat recording. 2) The Fences and Gates crossing the easements will need to be covered by a License Agreement. Confirm this with Fire/Life Safety Dept. 3) The bollards in the easements will need to be covered by a License Agreement. Confirm this with Fire/Life Safety Dept. (repeated comment – did not markup) Page 13: Missing name of the easement.

- *Response: Acknowledged. License Agreements to be included with submittal of Civil Plans.*

## 14. LAND DEVELOPMENT SERVICES

**Grace Gray / 303-739-7277 / [ggray@auroragov.org](mailto:ggray@auroragov.org) / Comments in magenta**

**14A.** 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: Acknowledged.*

**14B.** 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 to be included with submittal of Civil Plans.*

**14C.** The bollards in the easements will need to be covered by a License Agreement.

- *Response: License Agreements to be included with submittal of Civil Plans.*

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