



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7217

June 28, 2024

Dan Kmiecik  
Ambrose Property Group  
8888 Keystone Crossing Suite 1150  
Indianapolis, IN 46240

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

Dear Mr. Kmiecik:

Thank you for your third submission, which we started to process on June 17, 2024. 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.

Since several important issues remain, you will need to make a technical submission. Please revise your previous work and send us a new submission *after* your Administrative Decision on July 3, 2024.

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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7541 or [rrabbaa@auroragov.org](mailto:rrabbaa@auroragov.org).

Sincerely,

Rachid Rabbaa, Planner II  
City of Aurora Planning Department

cc: Brad Cooney - Kimley-Horn Associates 4582 S Ulster Street Denver, CO 80237  
Rachid Rabbaa, Case Manager  
Jacob Cox, ODA  
Filed: K:\SDA\DA-1903-38rev3.rtf



## *Third Submission Review*

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

- See redlined comments from Civil Engineering Repeat *comment from the 1st review:* Reduce the radius to shorten the crosswalk length. Also, these ramps must be ADA compliant, TYP (Item 7)
- Please see AW Repeat comments: Is this easement 10' or 16'? Please see AW spec 5.04 for easement sizing according to meter size. A 3" meter requires an 18' easement. (Item 10)
- Send in the updated Title Commitment – (Item 11)

### **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.

#### **2. Completeness and Clarity of the Application**

2A. The preliminary drainage report needing to be approved/finalized prior to mylars and recordation

#### **3. Streets and Pedestrian Comments**

3A. No comments.

#### **4. Parking Comments**

4A. No comments.

#### **5. Architectural and Urban Design Comments**

5A. No comments.

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

6A. No comments.

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

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

- 7A. *Advisory note:* Please let's work on the civil plan or on the site plan until we settle on the radii of all curb returns before going back to both civil and site plan.
- 7B. *Repeat comment from the 1st review:* Reduce the radius to shorten the crosswalk length. Also, these ramps must be ADA compliant, TYP.
- 7C. *Repeat comment from the 1st review:* Reduce the radius to shorten the crosswalk length. Also, these ramps must be ADA compliant, TYP.
- 7D. Add this to note: " All fire lane easement pavement shall be designed to support 85,000 lbs."TYP.
- 7E. Repeat comment from the 1st review: Reduce the radius to shorten the crosswalk length. Also, these ramps must be ADA compliant, TYP.

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

##### **Traffic Study Letter:**

8A. 2024-06-24 (DJK) reviewed, letter acceptable.

##### **Site Plan**

8B. Need RIGHT LANE MUST TURN RIGHT sign here.



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

9A. No comments.

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

**Plat**

10A. Repeat comment: Is this easement 10' or 16'? Please see AW spec 5.04 for easement sizing according to meter size. A 3" meter requires an 18' easement.

**Site Plan**

10B. Repeat Comment: This existing easement is a Fire Lane, Utility, and Access Easement. Please show current label unless this easement is going to be released and re-dedicated with a new name.

10C. Repeat Comment: This existing easement is a Utility Easement. Please show current label unless this easement is going to be released and dedicated with new name.

10D. Repeat Comment: This existing easement is a Utility Easement. Please show current label unless this easement is going to be released and dedicated with new name.

10E.

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

**Plat**

11A. Send in the updated Title Commitment. Change the name of the plat to the next Filing No. for the Porteos Subdivisions. Be Advised that the County may not accept this with color in the vicinity map. Check the numbers in the description. Advisory Comment: Add the Rcpt. numbers for all the existing easements shown on the plat. Details "I" and "O" are not listed on the pages. Add the monuments on the boundary line so no distance is over 1400'. Add the Bar Scales to all the details. Detail ZF (page 6) change the name to "Signalization." Page 7 (Detail V): check the reception number. Page 8: change the numbers as indicated in the Details. Page 9: Detail Z - add easement line distances on both sides of the Lot line. Add the Lot line through the easement. (No comments on the Site Plan Amendment)