



July 25, 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 June 28, 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: SECOND SUBMISSION REVIEW

CITY OF AURORA

Planner II: Rachid Rabbaa 303-739-7541 rrabbaa@auroragov.org

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.

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
 - 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 needing to be approved/finalized prior to mylars and recordation
 - *Response: Acknowledged.*
3. Streets and Pedestrian Comments
 - A. No comments.
 - *Response: Acknowledged.*
4. Parking Comments
 - A. No comments.
 - *Response: Acknowledged.*
5. Architectural and Urban Design Comments
 - A. No comments.
 - *Response: Acknowledged.*
6. Landscaping Issues (Tammy Cook /954-684-0532 / TammyC@cgasolutions.com / Comments in bright teal)
 - A. No comments.
 - *Response: Acknowledged.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Civil Engineering (Moustapha Agrignan / 303-739-7306 / magrigna@auroragov.org / Comments in green)
 - A. 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.
 - *Response: Curb return radii and curb ramps have been coordinated.*

- B. Repeat comment from the 1st review: Reduce the radius to shorten the crosswalk length. Also, these ramps must be ADA compliant, TYP.
 - *Response: Curb return radii and curb ramps have been coordinated.*
- C. Repeat comment from the 1st review: Reduce the radius to shorten the crosswalk length. Also, these ramps must be ADA compliant, TYP.
 - *Response: Curb return radii and curb ramps have been coordinated.*
- D. Add this to note: " All fire lane easement pavement shall be designed to support 85,000 lbs."TYP.
 - *Response: Note has been added to the plans.*
- E. Repeat comment from the 1st review: Reduce the radius to shorten the crosswalk length. Also, these ramps must be ADA compliant, TYP.
 - *Response: Curb return radii and curb ramps have been coordinated.*
- 8. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in amber)

Traffic Study Letter:

 - A. 2024-06-24 (DJK) reviewed, letter acceptable.
 - *Response: Acknowledged.*

Site Plan

- B. Need RIGHT LANE MUST TURN RIGHT sign here.
 - *Response: Sign has been added to the plans.*
- 9. Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)
 - A. No comments.
 - *Response: Acknowledged.*
- 10. Aurora Water (Jennifer Wynn / 734-258-6523 / jwynn@auroragov.org / Comments in red)

Plat

 - A. 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.
 - *Response: Easement has been updated to be 18'.*

Site Plan

- B. 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.
 - *Response: All easements dedicated with the initial development will be vacated and rededicated via the plat.*
- C. 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.

- *Response: All easements dedicated with the initial development will be vacated and rededicated via the plat.*
- D. 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.
 - *Response: All easements dedicated with the initial development will be vacated and rededicated via the plat.*
- 11. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)
Plat
 - A. 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)
 - *Response: Plat comments have been coordinated and addressed.*

We appreciate your review and approval of these plans. Please contact me at 303-974-3625 or brad.cooney@kimley-horn.com should you have any questions.
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Brad Cooney, P.E.
Project Manager