



Planning Division
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August 27, 2021

Bill Wichterman
The San Juan Company
4530 E. Shea Blvd, Suite 100
Phoenix, AZ 85028

Re: Fourth Technical Submission Review– Porteos PA-3 – FDP Amendment; Preliminary Plat; and Final Plat
Application Number: **DA-1903-17**
Case Numbers: **2012-7001-06; 2020-6011-00; 2020-3016-00**

Dear Mr. Wichterman:

Thank you for your latest technical submission, which we started to process on Friday, August 13, 2021. We reviewed it 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.

Since some important issues still exist, a resubmittal is required. Once these items have been addressed you may send us your final mylar drawings for signature and recording.

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 303.739.7186 or srodrigu@auroragov.org.

Sincerely,

Stephen Rodriguez, Planning Supervisor
City of Aurora Planning Department

cc: Chris Parezo, Civitas Inc., 1200 Bannock Street, Denver, CO 80204
Scott Campbell, Neighborhood Liaison
Filed: K:\\$DA\1903-17tech4.rtf



Fourth Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Respond to all redline comments in the documents from Real Property and Traffic Engineering.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

1. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

Preliminary Plat & Final Plat

1A. No further comments.

2. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

2A. No further comments.

3. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

3A. There are some easement issues and some License Agreement issues. See the comment redlines on the document(s) Preliminary Plat and Final Plat. Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record. Send in the updated Title Commitment. Match the boundary information (Lots and Subdivision) between the plat and site plan; match the Lot designations also.

4. Traffic Engineering (Steve Gomez / 303-739-7336 / segomez@auroragov.org)

Preliminary Plat Cover Sheet

4A. Replace note with below:

The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development.

4B. Multiple intersections are potential candidates for a future traffic signal if and when signal warrants are met. As an adjacent land owner/developer, you must participate in the cost of the traffic signal installation. Add the following note to the Site Plan:

- **(Applicant/owner name, address, phone)** shall be responsible for payment of 50% of the traffic signalization costs for the intersection of _____ and _____, if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the most recently adopted version of Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warrant purposes, the minor street approach traffic shall typically be comprised of all through and left-turn movement and 50% of right turn movements unless otherwise determined by the traffic engineer. **Pursuant to 147-37.5 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant / owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code.** The percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirement.

Sheet 5

4C. Show traffic signal easement.

Sheet 7

4D. Verify intersection/roadway angle is 90 degree +/- 5 degrees. Adjust alignment as necessary.

Sheet 8

4E. Show sign symbol and move farther away from the intersection. Add W4-4aRP. Add W4-4aLP. Move sign in front of the crosswalk. Call out signs. All-way STOP? 30"X36", all sheets.

Sheet 10

4F. Call out traffic signal easement. Move sign farther away from intersection.



Sheet 11

4G. Show and call out STOP sign. Move STOP sign closer to ped ramp. Add sign symbol and move farther away from intersection.

Sheet 13

4H. Darken sight triangle lines, all sheets. Move STOP sign in front of ped ramp. Show sight triangle.

Sheet 14

4I. Show intersection, show STOP sign and add sight triangles. Show and call out crosswalk markings. All way STOP? Move STOP sign closer to intersection.

Sheet 15

4J. Indications infer that this mature plant height does not meet **COA Roadway Specifications, Section 4.04.2.10.**

4K. Adjust sight triangle to center of approach and closer to STOP sign per COA TE-13.

4L. Adjust sight triangle towards STOP sign. Show and call out STOP sign.

Sheet 16

4M. Move STOP sign closer to crosswalk. Call out STOP sign. Adjust sight triangle with STOP sign and to center of approach.