

October 5, 2021

Steve Rodriguez
Planning and Development Services Department
City of Aurora

Re: **Eighth Submission:** Porteos FDP Amendment No.6, Preliminary Plat and Final Plat
Application Number: DA-1903-17
Case Number: 2012-7001-06; 2020-6011-00; 2020-3016-00

Steve and Team,

The design team has reviewed and responded to all comments and made necessary modifications where necessary.

This represents our Eighth Submission for review. It includes the following documents: Porteos FDP Amendment No. 6, Preliminary Plat, Final Plat and response to Submission Review. Once this has been approved, we will send the Mylar set for recordation.

Please feel free to reach out to me to discuss if necessary.

Sincerely,


Chris Parezo

Principal

The following modifications to the SDP have been made since the last submittal dated August 10, 2021.

- Intersection of Street A and C has been adjusted to be within the 5 degree and all utilities and landscaping adjusted accordingly.
- Signages, sight triangles and crosswalk markings have been updated per the city comments.
- City of Aurora Standard Traffic Details for the restriction in sight triangle and setback from signage has been added in the FDP amendment No. 6, page 7 of sheet 25.

Response to Forth Technical Submission Review Comments

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Respond to all redline comments in the documents from Real Property and Traffic Engineering.
Response: Comments have been addressed.

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; math the Lot designations also.

Response: Acknowledged. A License Agreement package is compiled for the pedestrian islands and private storm infrastructure that need them. Title Commitment is being included. Boundary lot and subdivision information on the site plan has been updated to match the final plat.

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.

Response: Note has been revised per comment.

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.

Response: We revised the language as follow: Each owner of land within this Porteos Subdivision Filing No. 4 shall be responsible for payment of (this site area/(total planning area-roadway area)) % of the traffic signalization costs for the intersection of (list intersections from TIS with % for each signal location), 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.

Response: Future signalization easement has been shown and labeled.

Sheet 7

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

Response: Intersection has been checked and adjusted to be within the 5 degree allowable limit.

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.

Response: Signage has been located further from intersections as requested. Signage symbols have been shown. All intersections will be all-way stops. W4-4A signage is not necessary and has not been added as a result. Signage dimensions have been updated.

Sheet 10

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

Response: Future signalization easement has been labeled. Signage has been moved further 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.

Response: Signage linework has been shown and labeled. Signage locations have been updated.

Sheet 13

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

Response: Sight triangles have been updated.

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.

Response: Sight triangles and crosswalk markings have been updated. All intersections are going to be all-way stops. Signage locations are shown at the intersections.

Sheet 15

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

Response: The mature plant height is up to 18 inches which does meet the 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.

Response: Sight triangles have been updated.

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

Response: Sight triangles have been updated.

Sheet 16

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

Response: Signage locations are shown at the intersections. Sight triangles have been updated.