

September 14, 2022

Ariana Muca
City of Aurora, Planning Department
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

RE: Murphy Creek/Harvest Ridge PA Filing No. 3– Site Plan and Plat (DA-1250-54) (Case Numbers 1995-2002-10; 2021-4019-00; 2021-3039-00)

Dear Ms. Muca:

Thank you for your comments regarding the initial submittal of the Murphy Creek/Harvest Ridge Filing 3 Site Plan and Plat, which we received on June 10, 2022. We have reviewed all the comments and have addressed them in the following pages.

Please feel free to contact me directly should you have any other comments, questions and/or special requests for additional information. We look forward to continuing to work with you and your colleagues at the City of Aurora.

TRAFFIC COMMENTS:

1. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

8A. Traffic comments will be forwarded to you upon receipt from our Traffic Engineer. When you resubmit, please incorporate your revisions into the revised plans and include comment responses in the "comment response letter" required.

Response: Noted

2. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

9A. Traffic comments will be forwarded to you upon receipt from our Traffic Engineer. When you resubmit, please incorporate your revisions into the revised plans and include comment responses in the "comment response letter" required.

Response: Noted.

Cover Sheet

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9B. Additional comments may be made on the site plan pending results of the new TIS for this development.

Response: Noted

Redland

WHERE GREAT PLACES BEGIN

Notes & Legal Descriptions

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9C. Include the following note:

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: This note as been added as note 24.

Street Details

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9D. Increase travel lane to 11'

Response: Section changed to match section proposed in the FDP – 12' travel lane measured from FL.

9E. Is this a two-way turn lane? Unclear from site plan.

Response: Site plan has been revised to show left turn striping.

9F. These are the same cross sections. Remove one.

Response: Removed one section.

9G. Provide ultimate cross sections

Response: There are ongoing discussions about the road section along Yale. This section will be updated as those discussions reach a conclusion.

Site Plan

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9H. Show all existing signs and striping on Warren Pl and Flatrock Trail. Update all applicable sheets.

Response: Existing striping layers turned on.

9I. Center text in sign and provide a detail for each speed limit. Provide a different call out for each sign.

Response: Sign Legend updated

9J. Provide sign colors.

Response: Colors added.

Site Plan

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9K. Label all access movements. Show and label mail kiosks, if any. Update all sheets as needed.

Response: Mail Kiosks locations will be provided with the final design. Please clarify how best to illustrate access movements.

9L. Show sight distance.

Response: Sight distance added.

9M. Show improvements on NEC.

Response: Improvements along PSCO Shown.

9N. Where is the receiving ramp?

Response: Receiving ramp added.

9O. Add speed limit sign.

Response: Sign added

9P. Utility Plan Label this as striping. Revise to double yellow centerline.

Response: Revised striping to double yellow.

9Q. Is this an existing sidewalk easement? If so, please show and label. If not, one will need to be dedicated.

Response: Sidewalk easement added and labeled.

9R. Correct leader, include sign symbol.

Response: Sign symbol added.

9S. Are these truncated domes? If so, please remove all and update all sheets.

Response: All truncated domes removed from alleys.

9T. Relocate streetlight to be at back of curb. Why are there two streetlights at this intersection?

Response: Street lights have been revised per latest standards in COA.

9U. Add street name signs.

Response: 2 street signs added.

9V. Revise crossing to be on east side of intersection.

Response: Crossing moved to the east.

9W. Revise crossing to be on south side of intersection.

Response: Crossing moved to the south.

9X. Relocate streetlight to be at back of curb. Why are there two streetlights at this intersection?

Response: Street lights have been revised per latest standards in COA.

Site Plan

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9Y. Add stop sign and shown sight distance.

Response: Sight distance added. Stop sign added.

9Z. Is this an existing sidewalk easement? If so, please show and label. If not, one will need to be dedicated.

Response: Sidewalk easement added and labeled.

9AA. Are any of these stalls ADA? They will need to be stiped and signed as such.

Response: ADA stall striping and signage added to site plan.

9AB. Turning radius to be per COA Standards please label.

Response: Line and curve labels added.

9AC. Is there sidewalk here? C&G? More detail needs to be provided for this parking area.

Response: This parking lot is designed to be curbless.

9AD. Label typ width and length of stall. Label width of drive aisle (min 16')

Response: Dimensions added to parking stalls.

9AE. This will need to be signed as one way.

Response: One-way signs added.

9AF. Show inlet

Response: Inlet now shown.

9AG. Relocate Streetlight to be as back of curb.

Response: Street lights revised per latest standards in COA.

9AH. Sight Distance is to be measured 14.5' from FL

Response: Sight distance updated

9AI. Revise crossing to be on east side of intersection.

Response: Crossing moved to the east.

9AJ. Relocate streetlight to be at back of curb. Why are there two streetlights at this intersection?

Response: Street lights revised per latest standards in COA.

9AK. Label all internal path widths

Response: Internal paths dimensioned.

9AL. Change to crusher fines or concrete to meet ADA.

Response: Coordinating with the gas company on updating the existing trail.

9AM. 6' min

Response: Revised Trails to 6'

Site Plan

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9AN. 6' min

Response: Revised Trails to 6'

9AO. Ramps are to be Aligned

Response: Aligned Ramps

9AP. 6' min for true local trail corridor

Response: Revised Trails to 6'

9AQ. Relocate streetlight to be at back of curb. Why are there two streetlights at this intersection?

Response: Street lights revised per latest standards in COA.

9AR. Revise crossing to be on south side of intersection. Relocate inlet to accommodate crossing.

Response: Crossing not moved south as the inlet rests at a local low point.

9AS. Where are the receiving ramps? Can the "existing" ramps on the south leg be removed? One crossing will need to be provided.

Response: Ramp added here.

9AT. Add speed limit sign

Response: Sign added.

9AU. Master TIS shows a separate EB Left turn lane at this intersection. Please revise approach. Show sight distance.

Response: Left turn lane added with striping. Sight distance added at this location.

9AV. Removed sign

Response: Sign removed.

Site Plan

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9AW. Add dead end sign

Response: Added dead end sign "E"

9AX. 6', crusher fines or concrete.

Response: Coordinating with the gas company on updated the existing dirt trail.

9AY. Is there an existing stop sign here? If so, please show and label. If not, one will need to be installed with street name signs.

Response: Added stop sign

9AZ. Does Yale St tie into improvements from another filing? If so, please show. If not, road closed object markers will need to be provided.

Response: Yale does not tie into improvements from another filing. Type III barricade proposed.

9BA. Show sight distance.

Response: Sight distance added.

9BB. Is this a two-way left turn-lane? If so, please show striping as such. Update all sheets.

Response: LT striping added to the site plan where applicable.

9BC. Removed sign

Response: Sign removed

9BD. This intersection is identified as a roundabout in the master TIS. Provide preliminary layout showing ultimate geometry to confirm ROW and utilities can accommodate this improvement. Additional ROW may need to be dedicated.

Response: Roundabout ROW added to the site plan to be dedicated

9BE. Add street name signs

Response: Added street name signs.

9BF. Add street name signs

Response: Added street name signs.

Site Plan

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9BG. Remove sight distance for non-stopped approaches

Response: Removed

9BH. Relocate streetlight to be at back of curb. Why are there two streetlights at this intersection?

Response: Street lights revised per latest standards in COA.

9BI. Sight distance is to be measured 14.5' from FL. Please revise.

Response: Sight distance updated.

9BJ. Remove crossing

Response: SE crossing removed.

9BK. Master TIS left turn lanes for both approaches on yale ave. Please revise.

Response: Left turn striping added to the site plan.

9BL. Remove sign

Response: Sign removed

9BM. Remove sign

Response: Sign removed

9BN. Road closed object markers

Response: Added type III barricade

9BO. Relocate streetlight to be at back of curb. Why are there two streetlights at this intersection?

Response: Street lights revised per latest standards in COA.

9BP. Remove sign

Response: sign removed

9BQ. Show sight distance

Response: sight distance added

9BR. This intersection is identified as a roundabout in the master TIS. Provide preliminary layout showing ultimate geometry to confirm ROW and utilities can accommodate this improvement. Additional ROW may need to be dedicated.

Response: Roundabout ROW added to the site plan to be dedicated

Utility Plan

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9BS. All striping needs to be shown and labeled on site plan

Response: Noted

Plat

2 of 6

9BT. Roundabout is proposed at this intersection. Preliminary layout will need to be provided to determine if additional ROW is needed.

Response: AZTEC

9BU. Roundabout is proposed at this intersection. Preliminary layout will need to be provided to determine if additional ROW is needed.

Response: AZTEC

9BV. Show Harvest Rd.

Response: AZTEC

Plat

3 of 6

9BW. Is there a sidewalk warren pl? If not, one will need to be dedicated.

Response: AZTEC

Plat

5 of 6

9BX. Is there a sidewalk easement along Flatrock Trail? If not, one will need to be dedicated.

Response: AZTEC

Sincerely,



Brian C. Hart, P.E.
Associate Principal