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August 9th, 2024

Jacob Cox, Project Manager
Office of Development Assistance
City of Aurora
15151 E. Alameda Parkway, Suite 5200
Aurora, CO 80012

RE: E 26th Avenue (Section 28/29 Line to Monaghan) Infrastructure Site Plan Response Letter

Dear Mr. Cox,

Thank you for your review of the Site Plan for E 26th Avenue Realignment between Section 28/29 and Monaghan Road. The comments have been reviewed and we have summarized how each comment was addressed in the table starting on the following page. These issues are addressed in our current plan submittal and as described in the comment response table attached on the following pages.

We look forward to further discussing this project and these key issues at our next meeting after you have reviewed our plans. Thank you for your comments and feedback.

Yours sincerely,

Margaret Krell, PE, ENV SP
Project Manager

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Review Comment Summary and Resolution Sheet

Submittal Package:		Preliminary Development Application		A = Accept Comment - Correct, Add to, or Clarify plans D = Dismiss Comment C = Clarify or Discuss and resolve prior to next design phase R = Resolve comment in next design phase		26th Avenue (Phase 2)		
Package Description:		ISP (site plans, landscaping plans), drainage report, photometrics						
		Reviewer:	Development Review Team	Agency:	City of Aurora	Date:	28-May-24	
Reviewer	Item Number	Drawing or Page	Comments	Initial Code	Response	Final Disposition Code	Date	Verified (Initials)
Letter of Introduction								
	1	PG1 Gray	Add E. in front of 26th throughout	A	ACCEPT	A	09-Aug-24	RAC
	2	PG1 Gray	No plat is provided. How will these easements and ROW get dedicated?	D	A plat is being finalized and will be provided at the next submittal.	A	09-Aug-24	RAC
	3	PG1 Gray	Please reference ALC - DA-2214-00	A	ACCEPT	A	09-Aug-24	RAC
	4	PG2 Gray	Identify and list and describe how this project is meeting each of the approval criteria	A	Accept. Will provide additional details in the following two paragraphs.	A	09-Aug-24	RAC
	5	PG2 Gray	Add phasing and timing of construction and completion. Describe the various drainage ponds and which are temporary and which are permanent.	A	Accept	A	09-Aug-24	RAC
Infrastructure Site Plan								
dbickmir	6	PG1 Aqua	move to sheet 2	A	WILL INCLUDE GEN NOTES SHEET NEXT SUBMITTAL AND MOVE SITE PLAN NOTES TO THAT SHEET	A	18-Jul-24	ACL
	7	PG1 Gray	Insert E in front of 26th for all sheets	A	ACCEPT			
RNelson	8	PG1 Pink	SP: Revise property description. SP: Label Sections. SP: Provide reception numbers for existing ROW. SP: Determine if there are existing easements for gas line & water line that are shown. SP: Begin process for any required off site easements.	A	Will describe ROW and ROW will be dedicated by Plat.	A	09-Aug-24	RAC
	9	PG1 Peach	Add 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	A	WILL ADD NOTE ON GENERAL NOTES PAGE	A	18-Jul-24	ACL
dbickmir	10	PG1 Aqua	turn off colors and drainage. show all existing roads in black	A	ACCEPT	A	18-Jul-24	ACL
dbickmir	11	PG1 Aqua	"Put a box around the 26th avenue east phase 2 project area"	A	ACCEPT	A	18-Jul-24	ACL
Rich Horstmann	12	PG1 Green	Should we be using Urban Center & TOD Standard Details?	A	No longer needed. Will remove from plans	A	09-Aug-24	RAC
Rich Horstmann	13	PG1 Green	might want to make more all encompassing - S9	A	ACCEPT	A	09-Aug-24	RAC
Rich Horstmann	14	PG1 Green	there is no S9.12	A	ACCEPT	A	09-Aug-24	RAC
RNelson	15	PG1 Pink	26th Avenue	A	ACCEPT	A	09-Aug-24	RAC
dbickmir	16	PG2 Aqua	move signature blocks to cover sheet	A	ACCEPT	A	18-Jul-24	ACL
	17	PG2 Gray	Add a legal description. Provide an exhibit of the overall site plan. Shows adjacent properties and the City boundary.	A	Overall site plan has been added. Legal description will be submitted at next submittal.	A	09-Aug-24	RAC
RNelson	18	PG3 Pink	Section 28	A	ACCEPT	A	18-Jul-24	ACL
dbickmir	19	PG3 Aqua	"highlights ATEC N/S COLLECTOR"	A	REMOVE ATEC AND UPDATE STREET NAME AS COORDINATED	A	18-Jul-24	ACL
dbickmir	20	PG3 Red	"Uses distance tool to measure 3,899'-3 3/4'"	D	NO ACTION- THIS COMMENT JUST VERIFIES A MEASUREMENT	D	09-Aug-24	RAC
RNelson	21	PG3 Pink	Section 33	A	UPDATED	A	09-Aug-24	RAC
Rich Horstmann	22	PG3 Green	I think this should be Road not Ave	A	ACCEPT	A	18-Jul-24	ACL
RNelson	23	PG3 Pink	Section 28	A	ACCEPT	A	18-Jul-24	ACL
RNelson	24	PG3 Pink	Section 27	A	ACCEPT	A	18-Jul-24	ACL
RNelson	25	PG3 Pink	Section 33	A	ACCEPT	A	18-Jul-24	ACL
RNelson	26	PG3 Pink	Section 34	A	ACCEPT	A	18-Jul-24	ACL
dbickmir	27	PG3 Red	"Uses distance tool to measure 235'-0'"	D	NO ACTION- THIS COMMENT IS JUST MEASUREMENT TO VERIFY PL LOCATION	D	09-Aug-24	RAC
	28	PG3 Sky Blue	Label adjacent subdivisions throughout or label "unplatted"	A	ACCEPT	A	18-Jul-24	ACL
dbickmir	29	PG3 Red	"Uses distance tool to measure 300'-0'"	D	NO ACTION- THIS MEASUREMENT VERIFIES SCALE BAR	D	09-Aug-24	RAC

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Rich Horstmann	30	PG4 Green	Public streets shall have public streetlights in conformance with COA standards. For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual: - Roadway Classification (typical section name) - Adjacent Land Use Category (i.e., TOD), as applicable - Number of lanes - Back-to-back curb width - Pedestrian Activity Level - Pavement Type: R3, for all lighting calculations This information (if its not already shown) can be added to the street sections provided if desired.	D	NO ACTION- NOTED, THIS INFORMATION IS PROVIDED IN THE TYPICAL SECTION AS SHOWN	D	09-Aug-24	RAC
Rich Horstmann	31	PG4 Green	Please show clear zone in the diagram and provide ADT	A	ACCEPT, WILL SHOW CLEAR ZONE AADT IS EXPECTED TO CHANGE WITH DEVELOPMENT, INFO CAN BE FOUND IN TRAFFIC STUDIES	A	18-Jul-24	ACL
Rich Horstmann	32	PG4 Green	Advisory note for civils - subgrade should continue to back of curb	D	NO ACTION- NOTED, THIS IS ALREADY SHOWN IN THE TYPICAL	D	18-Jul-24	ACL
	33	PG4 Sky Blue	This shows both painted and raised. Where will raised be, where is landscaping for it, and who will maintain it?	C	NO ACTION- Painted median is throughout the project	D	09-Aug-24	RAC
RNelson	34	PG5 Pink	Section 28	A	ACCEPT	A	09-Aug-24	RAC
RNelson	35	PG5 Pink	Aurora Tech Center Development LLC (Rec. No. 2022000045698)?	A	ACCEPT	A	09-Aug-24	RAC
	36	PG5 Peach	Add transition taper rates. Redirect tapers should be the design speed to 1 (example 45 MPH is 45:1).	A	Transition taper rate added.	A	08-Aug-24	PTJ
RNelson	37	PG5 Pink	Is there an easement for this gas line?	A	See overall site plan for easements.	A	09-Aug-24	RAC
RNelson	38	PG5 Pink	Contact decationproperty@auroragov.org for the easement 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 separate documents still needed.	A	ACCEPT	A	09-Aug-24	RAC
RNelson	39	PG5 Pink	"Highlighted DRAINAGE EASEMENT"	A	ACCEPT	A	09-Aug-24	RAC
RNelson	40	PG5 Pink	Reception No.?	C	No Action-reception numbers will be provided under property owners and are not provided for roadway ROW, this matches approach for previous ISP submittals	D	09-Aug-24	RAC
	41	PG5 Red	Area inlets and temporary inlets are to be private.	A	Labeled private on Preliminary Drainage plans	A	08-Aug-24	AMS
	42	PG5 Peach	The edge line should go to the proposed edge line and not to broken white markings.	A	ACCEPT, WILL SHOW TEMP TRAFFIC DEVICE FROM EDGE LINE TO THE FLOWLINE TO SHOW THE REMOVAL/ADDITION OF A LANE	A	08-Aug-24	RAC
	43	PG5 Peach	"Used distance tool to measure 11'-2 3/4"	D	No comment.	D	08-Aug-24	PTJ
RNelson	44	PG5 Pink	Section 33	A	ACCEPT	A	09-Aug-24	RAC
Rich Horstmann	45	PG5 Green	there is no S9.06	A	Changed to include all curb ramps (S9)	A	09-Aug-24	RAC
	46	PG5 Peach	"Used the distance tool to measure 40'-0"	D	NO ACTION- THIS MEASUREMENT VERIFIES SCALE BAR	D	08-Aug-24	PTJ
RNelson	47	PG6 Pink	Section 28	A	ACCEPT	A	09-Aug-24	RAC

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	48	PG6 Peach	The median should be raised. Turn bays should follow SHAC lengths.	C	Based on adjacent 26th Ave ISP, the City will not maintain a raised median that is less than 14ft wide. Additionally, wanted to maintain consistency between adjacent corridors. Can update if public works directs the project to do so. Traffic study recommends storage lengths much shorter than SHAC.	C	09-Aug-24	PTJ
	49	PG6 Red	This easement is in place.	A	Removed "proposed"	A	08-Aug-24	EH
RNelson	50	PG6 Pink	Aurora Tech Center Development LLC (Rec. No. 2022000045699)?	A	ACCEPT	A	09-Aug-24	RAC
Rich Horstmann	51	PG6 Green	dimension the curbside landscaping	A	ACCEPT	A	09-Aug-24	RAC
	52	PG6 Peach	Need transition markings for the thru lane drop. Will also need W4-2r	A	ACCEPT	A	08-Aug-24	PTJ
	53	PG6 Peach	Add stop sign	A	Stop Sign added.	A	08-Aug-24	RAC
	54	PG6 Red	Per IWMP2 this main is to be 24-inch "highlights 180' STORAGE"	A	Updated to 24-in to match IWMP2	A	08-Aug-24	EH
RNelson	55	PG6 Pink	Reception No.?	C	NO ACTION- THIS IS A PROPOSED EASEMENT; RECEPTION NUMBERS HAVE NOW BEEN PROVIDED FOR PROPOSED EASEMENTS ON PREVIOUS SUBMITTALS	D	09-Aug-24	RAC
	56	PG6 Peach	Hard to make out where the transition is from one lane to 2 through lanes. I don't think this is correct from flipping back and forth but could be might need to change this matchline to verify.	A	Updated.	A	08-Aug-24	PTJ
RNelson	57	PG6 Pink	Reception No.?	C	No Action-reception numbers will be provided under property owners and are not provided for roadway ROW, this matches approach for previous ISP	D	09-Aug-24	RAC
RNelson	58	PG6 Pink	Section 33	A	Updated.	A	08-Aug-24	RAC
	59	PG6 Peach	Call out taper rates and length. Apply to all tapers.	A	Taper rates added.	A	08-Aug-24	PTJ
	60	PG6 Peach	Add stop signs	A	Stop Sign added.	A	08-Aug-24	RAC
	61	PG6 Peach	Access spacing on an arterial should be 300' based on code. We should see if we can move one of these.	C	Needs further discussion. To be addressed in next submittal.	C	09-Aug-24	PTJ
	62	PG6 Light Blue	Label access and roadways with their current/pro posed surface material	R	This information will be provided on the construction documents (CDs) Submittal.	R	08-Aug-24	RAC
RNelson	63	PG6 Pink	Lot 1, Block 1 Monaghan Materials Subdivision Filing No. 1 Owner: Rock & Rail LLC	A	ACCEPT	A	08-Aug-24	RAC
	64	PG6 Peach	Add the speed to legend.	A	Speed limit added.	A	08-Aug-24	PTJ
	65	PG7 Light Blue	Multiple sheets. ATEC is now ALC.	A	ACCEPT	A	08-Aug-24	RAC
RNelson	66	PG7 Pink	Section 28	A	ACCEPT	A	08-Aug-24	RAC
Rich Horstmann	67	PG7 Green	The City does have a Standard Detail for 3 Centered Curve with Pedestrian Island - S2.14	A	ACCEPT	A	08-Aug-24	RAC
	68	PG7 Peach	Provide truck turning movements Crosswalks and dotted lines are not showing up.	R	Truck turning movements provided with CDs. Dotted lines turned on.	R	09-Aug-24	PTJ
	69	PG7 Peach	Will need type III Barricade if ATEC is not built before this one or will need stop sign and limit to one SBL.	R	Ultimate condition shown in ISP. Details of interim to be shown in construction documents	R	09-Aug-24	PTJ
	70	PG7 Peach	Add left turn arrows.	A	Arrows added.	A	09-Aug-24	PTJ
	71	PG7 Peach	Remove type 4 line.	A	Removed.	A	08-Aug-24	PTJ
	72	PG7 Red	Where did the 30-inch waterline go?	A	Aurora's 30" waterline line work added to plans	A	08-Aug-24	EH

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RNelson	73	PG7 Pink	Reception No.?	C	No Action-reception numbers will be provided under property owners and are not provided for roadway ROW, this matches approach for previous ISP submittals	D	08-Aug-24	RAC
	74	PG7 Peach	Add pedestrian crossing signs. To islands. Add yield signs for right turn movement	A	Signs added.	A	08-Aug-24	PTJ
	75	PG7 Orange	"Highlighted 125' STORAGE"	C	Traffic study recommends storage lengths much shorter than SHAC.	C	09-Aug-24	PTJ
	76	PG7 Red	Show the 30-inch waterline.	A	Will correct line type to show as existing 30-in waterline	A	08-Aug-24	EH
	77	PG7 Red	This waterline should be pushed slightly south to have 8-feet from waterline to inlets	A	Design updated to include 8' clearance from storm inlets.	A	08-Aug-24	EH
	78	PG7 Peach	Should be 4" dotted and the lines are not showing up.	A	Previous ARTA projects have been showing 8" as extension of channelizing line. Lines added.	A	08-Aug-24	PTJ
RNelson	79	PG7 Pink	Reception No.?	C	No Action-reception numbers will be provided under property owners and are not provided for roadway ROW, this matches approach for previous ISP submittals	D	08-Aug-24	RAC
	80	PG7 Peach	Traffic doesn't support N/S curb ramps till it is signalized. Remove ramps.	C	ADD NOTE CLARIFYING THAT THE N/S RAMPS WILL NOT BE USED UNTIL THE INTERSECTIONS ARE SIGNALIZED	C	08-Aug-24	PTJ
RNelson	81	PG7 Pink	Is there an easement for this gas line?	A	See overall site plan for easements.	A	09-Aug-24	RAC
Rich Horstmann	82	PG7 Green	Check intersection for compliance with COA Roadway Specifications Section 4.05.4 - Permissible Grades Approaching Intersections	R	Requested a design variance. See email to Rich Horstmann Dated 8/3/24	R	09-Aug-24	RAC
RNelson	83	PG7 Pink	Section 33	A	ACCEPT	A	08-Aug-24	RAC
RNelson	84	PG7 Pink	Lot 1, Block 1 Monaghan Materials Subdivision Filing No. 1	A	ACCEPT	A	08-Aug-24	RAC
	85	PG7 Red	Hydrants will likely not work along the zone 4 waterline due to elevations.	C	Design matches IWMP2. Is the city working on revisions to address this potential issue with pressure zones?	C	08-Aug-24	EH
RNelson	86	PG8 Pink	Section 28	A	ACCEPT	A	08-Aug-24	RAC
Rich Horstmann	87	PG8 Green	check section 4.05.4 - Intersection Grades	R	Requested a design variance. See email to Rich Horstmann Dated 8/3/24	R	09-Aug-24	RAC
RNelson	88	PG8 Pink	Reception No.?	C	No Action-reception numbers will be provided under property owners and are not provided for roadway ROW, this matches approach for previous ISP submittals	D	08-Aug-24	RAC
RNelson	89	PG8 Pink	Reception No.?	C	No Action-reception numbers will be provided under property owners and are not provided for roadway ROW, this matches approach for previous ISP submittals	D	08-Aug-24	RAC
	90	PG8 Red	Manhole cannot be within the curb/gutter section.	C	Painted median. No conflict with curb/gutter section.	C	08-Aug-24	RAC
	91	PG8 Red	Private	A	Accept	A	08-Aug-24	RAC
	92	PG8 Red	What are these waterlines?	C	Plot issues with waterline vs. easement line type. Will correct to show only the one existing waterline.	C	08-Aug-24	EH
	93	PG8 Peach	Add Turn arrow.	A	Arrows added.	A	08-Aug-24	PTJ

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	94	PG8 Peach	Add left turn must turn left sign.	A	A modified R3-8 sign will be placed here to prevent drivers from being confused. The MUTCD requires that left turn signs must be placed adjacent to the left turn lane	A	08-Aug-24	PTJ
	95	PG8 Peach	Need 8" dashed line.	A	Line added.	A	08-Aug-24	PTJ
	96	PG8 Peach	Make sure all taper rates are put on plans.	A	Taper rates added.	A	08-Aug-24	PTJ
	97	PG8 Peach	Call out pavement markings.	A	Callouts added.	A	08-Aug-24	PTJ
	98	PG8 Red	Grading needs to be kept to a minimum over the waterline. During civil plan review it will be checked to ensure a minimum of 4.5-feet is maintained.	A	Accept	A	08-Aug-24	RAC
RNelson	99	PG8 Pink	Section 33	A	ACCEPT	A	08-Aug-24	RAC
RNelson	100	PG8 Pink	Lot 1, Block 1 Monaghan Materials Subdivision Filing No. 1	A	ACCEPT	A	08-Aug-24	RAC
	101	PG8 Light Blue	Please provide a detail of this fence replaced in kind	R	A detail will be provided in the construction documents.	R	08-Aug-24	RAC
RNelson	102	PG9 Pink	Section 28	A	ACCEPT	A	08-Aug-24	RAC
RNelson	103	PG9 Pink	Reception No.?	C	No Action-reception numbers will be provided under property owners and are not provided for roadway ROW, this matches approach for previous ISP submittals	D	08-Aug-24	RAC
RNelson	104	PG9 Pink	Section 27	A	ACCEPT	A	08-Aug-24	RAC
RNelson	105	PG9 Pink	Label Easement?	A	ACCEPT	A	08-Aug-24	RAC
	106	PG9 Peach	This is not pointing at anything.	A	Callouts removed.	A	08-Aug-24	PTJ
	107	PG9 Peach	300 feet of 8" channelizing line.	A	Updated.	A	08-Aug-24	PTJ
	108	PG9 Peach	This doesn't allow any through movements. Remove arrows.	A	Arrows removed.	A	08-Aug-24	PTJ
	109	PG9 Peach	Need pedestrian crossing signs	A	Sign added.	A	08-Aug-24	PTJ
RNelson	110	PG9 Pink	Reception No.?	C	No Action-reception numbers will be provided under property owners and are not provided for roadway ROW, this matches approach for previous ISP submittals	D	08-Aug-24	RAC
	111	PG9 Red	If these are actual waterlines and not an easement line then there are multiple conflicts between a waterline and light poles and hydrants.	C	These are plot issues with easement lines.	C	08-Aug-24	EH
	112	PG9 Red	The waterlines need better call outs. I am unable to determine which line is representing the 30-inch and if the others are from other entities or left over linework.	A	These are plot issues with easement lines.	A	08-Aug-24	EH
	113	PG9 Peach	Add W4-3	A	Sign added.	A	08-Aug-24	PTJ
	114	PG9 Peach	Transition should end 100 feet before the intersection. "Uses distance tool to measure 60'-2'"	A	Transition modified.	A	08-Aug-24	PTJ
	115	PG9 Peach	Roadway is only designed with one lane.	A	Callout removed.	A	08-Aug-24	PTJ
Rich Horstmann	116	PG9 Green	move pond out of proposed ROW	A	ACCEPT	A	08-Aug-24	RAC
RNelson	117	PG9 Pink	Is there an easement for this water line?	C	This is actually an easement line. Line type corrected.	C	08-Aug-24	EH
RNelson	118	PG9 Pink	Reception No.?	C	No Action-reception numbers will be provided under property owners and are not provided for roadway ROW, this matches approach for previous ISP submittals	D	08-Aug-24	RAC

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	119	PG9 Peach	Crosswalk across 26th will need to wait till signal is installed.	A	ACCEPT, ADD NOTE	A	08-Aug-24	PTJ
RNelson	120	PG9 Pink	Section 33	A	ACCEPT	A	08-Aug-24	RAC
RNelson	121	PG9 Pink	Lot 1, Block 1 Monaghan Materials Subdivision Filing No. 1 Owner: Rock & Rail LLC	A	ACCEPT	A	08-Aug-24	RAC
RNelson	122	PG9 Pink	Monaghan Road ROW Width & Reception No.?	A	ACCEPT	A	08-Aug-24	RAC
	123	PG9 Peach	Remove callout	A	Callout removed.	A	08-Aug-24	PTJ
Rich Horstmann	124	PG9 Green	COA Roadway Specifications Section 4.05.4 - Permissible Grades Approaching Intersections - Max grade for arterials is 2% for 200' either side of the intersecting street's flowlines.	R	Requested a design variance. See email to Rich Horstmann Dated 8/3/24	R	09-Aug-24	RAC
	125	PG9 Peach	Remove call out	A	Callout removed.	A	08-Aug-24	PTJ
	126	PG9 Peach	This should be a rounded radius or have a proper taper.	R	To be verified and adjusted if applicable for next submittal.	R	09-Aug-24	PTJ
Rich Horstmann	127	PG9 Green	This transition appears too abrupt. What is going on here? Provide appropriate taper.	C	Temporary condition. Pavement markings provide the appropriate taper.	C	08-Aug-24	RAC
RNelson	128	PG9 Pink	Section 34	A	ACCEPT	A	08-Aug-24	RAC
kbish	129	PG10 Aqua/Red	Specify whether a metro district or some other entity will be responsible for the installation, maintenance etc. of the landscaping or will the adjoining lot owner be responsible for the future installation, maintenance and replacement of the landscaping along their frontage?	D	No action. This note is provided directly from the COA Standard Landscape Notes that are required on plans, without changes. Please note that the phrase 'owner/developer, his successors and assigns' would include a metro district as an owner. As stated in note #6, all proposed landscaping within the ROW will be installed at the completion of the roadway infrastructure. Street frontage landscape buffers are not part of this ISP and will be submitted in the future by others as part of the development plans for the adjoining lots.	D	05-Aug-24	JSM
kbish	130	PG11 Aqua/Red	No approved equals for this condition.	A	Plans revised and 'or approved equal' removed from note.	A	05-Aug-24	JSM
kbish	131	PG11 Aqua/Red	Please be advised that rotor and spray irrigation are no longer permitted in the curbside area. Subsurface is permitted. A temporary above ground system is possible, but has to be approved by Aurora Water, Water Conservation Division.	A	We are aware that rotor and spray irrigation heads are no longer permitted in the curbside landscape areas and will be proposing a subsurface drip system for irrigation along the length of the corridor. Please note that a similar subsurface drip system has been reviewed and approved by Aurora Water for Phase 1 of the 26th Ave corridor.	A	05-Aug-24	JSM
	132	PG12 Peach	Make sure tree is not in way of stop sign.	D	No Tree Conflict with stop signs.	D	05-Aug-24	JSM
	133	PG12 Peach	Make sure tree is not in way of stop sign.	D	No Tree Conflict with stop signs.	D	05-Aug-24	JSM
	134	PG12 Peach	Keep trees 50' from the crossing.	D	No action. 50' setback is only required at stop signs per UDO Section 146-4.7.5.C.1. Does not apply to signalized intersections.	D	05-Aug-24	JSM

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