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August 9<sup>th</sup>, 2024

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

**RE: E 26<sup>th</sup> 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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| Submittal Package:              |             | Preliminary Development Application                                |  |              | 26th Avenue (Phase 2)  |                   |           |                     |
|---------------------------------|-------------|--|--|--------------|--|-------------------|-----------|---------------------|
| Package Description:            |             | ISP (site plans, landscaping plans), drainage report, photometrics |  |              | A = Accept Comment - Correct, Add to, or Clarify plans<br>D = Dismiss Comment<br>C = Clarify or Discuss and resolve prior to next design phase<br>R = Resolve comment in next design phase |                   |           |                     |
|                                 |             | Reviewer:  | Development Review Team  |              | Agency:  | City of Aurora    | Date:     | 28-May-24           |
| Reviewer                        | Item Number | Drawing or Page  | Comments   | Initial Code | Response   | Final Disposition |           | Verified (Initials) |
|                                 |             |  |  |              |  | Code              | Date      |                     |
| <b>Letter of Introduction</b>   |             |  |  |              |  |                   |           |                     |
|                                 | 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                 |
| <b>Infrastructure Site Plan</b> |             |  |  |              |  |                   |           |                     |
| 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.<br>SP: Label Sections.<br>SP: Provide reception numbers for existing ROW.<br>SP: Determine if there are existing easements for gas line & water line that are shown.<br>SP: <u>Begin process for any required off site easements.</u>   | A            | Will describe ROW and ROW will be dedicated by Plat.   | A                 | 09-Aug-24 | RAC                 |
|                                 | 9           | PG1 Peach  | Add Note:<br>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 PI 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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| <b>Package Description:</b> |                    | ISP (site plans, landscaping plans), drainage report, photometrics |   |                     |  |                          |                              |                            |           |  |
|                             |                    | <b>Reviewer:</b>   | Development Review Team   |                     | <b>Agency:</b>   | City of Aurora           |                              | <b>Date:</b>               | 28-May-24 |  |
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| Rich Horstmann              | 30                 | PG4 Green  | Public streets shall have public streetlights in conformance with COA standards.<br><br>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:<br><br>- Roadway Classification (typical section name)<br>- Adjacent Land Use Category (i.e., TOD), as applicable<br>- Number of lanes<br>- Back-to-back curb width<br>- Pedestrian Activity Level<br>- Pavement Type: R3, for all lighting calculations<br><br>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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|                             |                    |  |   |                     |  | <b>Code</b>              | <b>Date</b>                  |                            |           |  |
|                             | 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<br>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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|                             |                    |  |   |                     |  | <b>Code</b>              | <b>Date</b>                  |                            |           |  |
| 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 inkid   | 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                        |           |  |

**Review Comment Summary and Resolution Sheet**

| <b>Submittal Package:</b>   |                    | <b>Preliminary Development Application</b>                         |  |  |                     | <b>26th Avenue (Phase 2)</b>  |  |                          |             |                            |
|-----------------------------|--------------------|--|--|--|---------------------|---|--|--------------------------|-------------|----------------------------|
| <b>Package Description:</b> |                    | ISP (site plans, landscaping plans), drainage report, photometrics |  |  |                     | A = Accept Comment - Correct, Add to, or Clarify plans<br>D = Dismiss Comment<br>C = Clarify or Discuss and resolve prior to next design phase<br>R = Resolve comment in next design phase  |  |                          |             |                            |
|                             |                    | <b>Reviewer:</b>   | Development Review Team  |  | <b>Agency:</b>      | City of Aurora  |  | <b>Date:</b>             | 28-May-24   |                            |
| <b>Reviewer</b>             | <b>Item Number</b> | <b>Drawing or Page</b>   | <b>Comments</b>  |  | <b>Initial Code</b> | <b>Response</b>   |  | <b>Final Disposition</b> |             | <b>Verified (Initials)</b> |
|                             |                    |  |  |  |                     |   |  | <b>Code</b>              | <b>Date</b> |                            |
|                             | 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<br>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                        |

