

February 14<sup>th</sup>, 2025

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

**RE: 26<sup>th</sup> Avenue (E-470 to The Aurora Highlands Parkway) (DA-2062-39) ISP Updates**

Dear Mr. Cox,

This project has been going through the City's civil plans review process since our previous technical corrections review. We have also continued coordination with the adjacent projects and developer site plans. A summary of the major changes follows:

1. Construction of the permanent roadway has been shortened 300' from the previous proposed eastern tie-in and the intersection of E 26<sup>th</sup> Ave with The Aurora Highlands (TAH) Pkwy is included in the 26<sup>th</sup> & Aerotropolis Interchange project (DDI RSN 1818109). The temporary tie-in to existing is accomplished primarily with striping prior to the end of the permanent roadway.
2. Construction of the permanent roadway has been shortened 122' from the previous proposed western tie-in and the full width will be constructed instead of a taper that would not match a future E-470 bridge widening. The temporary tie-in to existing is accomplished primarily with striping prior to the end of the permanent roadway.
3. Curb ramps have been designed at Main Street to accommodate a pedestrian crossing in the north/south direction to be installed at the same time as the traffic signal (when signal warrant is met).
4. An additional temporary pond (private) has been added for the stormwater west of the existing CBC near Main Street (FDR RSN 1771285).
5. Removed future local road intersection at Sta 1085+00 where no site plan has been submitted for City review. Adjusted local road intersection with at Sta 1104+20 and Sta 1129+20 to match width on Lennar site plans. Added local road intersection at Sta 1113+60 as shown on Lennar site plan.
6. Removed EB right turn bay and added WB acceleration lane widths from/to permanent pavement width at east tie-in due to TAH Pkwy intersection configuration change (DDI RSN 1818109).

Yours sincerely,



Margaret Krell, PE, Env SP  
Project Manager

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<b>Submittal Package:</b>		<b>Preliminary Development Application</b>		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		<b>26th Avenue (Phase 1)</b>		
<b>Package Description:</b>		ISP Tech Submittal Comments						
		<b>Reviewer:</b>	Development Review Team	<b>Agency:</b>	City of Aurora	<b>Date:</b>	14-Feb-25	
Reviewer	Item Number	Drawing or Page	Comments	Initial Code	Response	Final Disposition Code	Date	Verified (Initials)
<b>26th Infrastructure Site Plans Comments</b>								
Iman Ghazali	1 (Letter 3D)	1	"This site plan will not be approved by Auarora Water until the preliminary drainage letter/report is approved."	A	The PDR has been approved	A	14-Feb-25	JP
Debbie Bickmire	2 (Letter 1E)	1	"Add an amendment block"	A	Will include amendment block	A	14-Feb-25	DCB
Debbie Bickmire	3 (Letter 1C)	1	"Add legal description"	A	Will add	A	14-Feb-25	DCB
Iman Ghazali	4	5	"Consider revision location of light pole as it is currently on top of the public water main."	A	Signal pole has been moved and is no longer over public water main	A	14-Feb-25	PTJ
Debbie Bickmire	5 (Letter 1D)	5	"Are these existing? Where are they?" Referring to landscaping callouts (squares) for Masonry Wall 6' and Metal Panel Fence 6' (3 and 4).	A	Will remove from Legend and delete callouts	A	14-Feb-25	DCB
Debbie Bickmire	6 (Letter 1F)	6	"Row line needs to be darker/more visible"	D	Line is already shown as black and labeled on every sheet. Also matches format of all other ARTA projects	D	14-Feb-25	DCB
Iman Ghazali	7 (Letter 3C)	6	"This portion of maintenance access path must be covered by an access/drainage easement"	D	Access path is covered by Existing Drainage Easement (RSN 1418577)	D	14-Feb-25	JP
Iman Ghazali	8 (Letter 3A)	6	"Manholes shall not encroach on curb and gutter. Provide 5 ft of horizontal clearance (TYP)"	D	Manholes are not below curb & gutter, but rather the double yellow centerline pavement marking. Will make sure pavement marking is labeled appropriately.	D	14-Feb-25	JP
Iman Ghazali	9 (Letter 3B)	6	"Storm outfall must be covered by a storm easement"	D	Storm outfall is covered by Existing Drainage Easement (RSN 1418577)	D	14-Feb-25	JP
Iman Ghazali	10 (Letter 3E)	7	"Fix lead arrow" - referring to 12" proposed PVC sewer line arrow	A	Will point leader line to Sewer Line	A	14-Feb-25	DCB
Iman Ghazali	11 (Letter 3C)	10	"Maintenance access path must be covered by an access easement if not already in a drainage easement"	D	Access path is covered by Existing Drainage Easement (EDN 222235)	D	14-Feb-25	JP
<b>26th Letter Comments</b>								
Planning Department	1A	2	If condemnation proceedings have started for any of the properties within the right-of-way, please avoid the date(s) of any pending hearings. The Site Plan and Plat cannot be recorded until ARTA takes possessions of the property.	C	Condemnation proceedings have yet to begin for any properties. ARTA is in the process of assembling ROW and easement submittals	C	14-Feb-25	MK
Planning Department	1B	2	A Mineral Rights Affidavit was not included with the initial submittal. Please complete the attached form and upload it with your next submittal. Additional notice to mineral rights owners may be required.	A	Will Provide	A	14-Feb-25	MK
Planning Department	1G	2	Show and label 26th Avenue west of Main Street in the Vicinity Map.	A	Addressed	A	14-Feb-25	BJM
Planning Department	1H	2	Correct the plat title.	A	Addressed	A	14-Feb-25	BJM
Planning Department	1I	2	ARTA is the applicant and will likely be responsible for signing the plat upon taking possession of the right-of-way. Please consult your attorney to verify.	C	Comment Noted. Thank You!	C	14-Feb-25	BJM
John Doose	5A	2	Dedicate the right-of-way and easements by submitting applications to dedicationproperty@auroragov.org . Approval or land transfer evidence will be needed from landowners and/or interest holders.	C	Noted. Will submit ROW and easement applications	C	14-Feb-25	DCB
John Doose	5B	2	Verify the area of the plat shown in the Vicinity Map.	A	Addressed	A	14-Feb-25	BJM

**Review Comment Summary and Resolution Sheet**

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John Doose	5C	2	There are several owners, add signature blocks for all owners.	A	Addressed	A	14-Feb-25	BJM		
John Doose	5D	2	Add the general dedication language in the notes.	A	Addressed	A	14-Feb-25	BJM		
John Doose	5E	2	Provide a Title Commitment dated within 30 days of the plat acceptance (recordation) date. Update the reference on the plat coversheet too.	C	An updated title commitmnet will be provided when we get closer to the Plat recording.	C	14-Feb-25	BJM		
John Doose	5F	2	Provide a certificate of taxes due showing taxes have been paid in full.	C	Tax Certs will be provided when we get closer to the Plat recording.	C	14-Feb-25	BJM		