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December 20th, 2024

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

RE: 32nd - 26th Avenue Realignment Infrastructure Site Plan Response Letter

Dear Mr. Cox,

Thank you for your review of the Site Plan for 32nd - 26th Avenue Realignment between Piccadilly and E-470. 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				A = Accept Comment - Correct, Add to, or Clarify plans D = Dismiss Comment C = Clarify or Discuss and resolve prior to next design phase			32nd - 26th		
Package Description: ISP (site plans, landscaping plans), drainage report, photometrics				Agency: City of Aurora			Date:		
Reviewer	Item Number	Drawing or Page	Comments	Initial Code	Response	Discipline	Final Disposition Code	Date	Verified (Initials)
Letter of Introduction									
dbickmir	1	Letter	DA-2342-01	A	Will update	Roadway	A	19-Dec	NAS
dbickmir	2	Letter	Repeat comment: what MPs and where applicable	A	Added reference to Majestic and ACC	Roadway	A	19-Dec	NAS
dbickmir	3	Letter	What is the approximate length of the proposed roadway?	A	Approx Length 4900'	Roadway	A	19-Dec	NAS
dbickmir	4	Letter	add this to applicable ROW and easements on the site plan	A	Proposed ROW will be dedicated by plat and easements by separate document	Roadway	A	19-Dec	NAS
dbickmir	5	Letter	site plan is 11.3 acres	A	Updated Project size	Roadway	A	19-Dec	NAS
Infrastructure Site Plan									
dbickmir	1	SHEET 1	location map - road doesn't go through	A	Will update	Roadway	A	10-Dec	MJD
dbickmir	2	SHEET 1	location map - label Tower	A	Will update	Roadway	A	10-Dec	MJD
dbickmir	3	SHEET 1	location map - show major roads in black. TYP	A	Will update	Roadway	A	10-Dec	MJD
RNelson	4	SHEET 1	location map - add label R66W R65W	A	Will update	Roadway	A	10-Dec	MJD
dbickmir	5	SHEET 1	location map - remove background clutter	A	Will update	Roadway	A	10-Dec	MJD
dbickmir	6	SHEET 1	signature blocks may be too small to fit signatures and notary stamps.	A	Will update	Roadway	A	10-Dec	MJD
dbickmir	7	SHEET 1	development application was set up to include a plat. Provide more information to verify plat is being prepared or ROW and easements will be dedicated by separate document.	A	Proposed ROW will be dedicated by plat and easements by separate document	Roadway	A	19-Dec	NAS
dbickmir	8	SHEET 1	signature blocks may be too small to fit signatures	A	Will update	Roadway	A	10-Dec	MJD
dbickmir	9	SHEET 1	increase size of amendment block	A	Will update	Roadway	A	10-Dec	MJD
dbickmir	10	SHEET 2	note 17 - Redundant?	A	Will delete redundant note	Roadway	A	10-Dec	MJD
dbickmir	11	SHEET 3	add sidewalk?	A	Will update	Roadway	A	10-Dec	MJD
RNelson	12	SHEET 4	add label - Lot 1 Block 3 Aurora Business Center Subdivision Filing No. 7? Reception No. B370800, File 14, Map 843?	A	Will update	Roadway	A	10-Dec	MJD
RNelson	13	SHEET 4	add label - Reception No. B335105, File 14, Map 761?	A	Will update	Roadway	A	10-Dec	MJD
RNelson	14	SHEET 4	add label - Lot 9, Block 2 Aurora Business Center Subdivision Filing No. 3? Reception No. B335105, File 14, Map 761?	A	Will update	Roadway	A	10-Dec	MJD
RNelson	15	SHEET 4	add label - SE 1/4 S26 - T. 3 S., R. 66 W.?	A	Will update	Roadway	A	10-Dec	MJD
RNelson	16	SHEET 4	add label - w/ly 55' of ROW Reception No. B335105, File 14, Map 761?	A	Will update	Roadway	A	10-Dec	MJD
RNelson	17	SHEET 4	add label - SW 1/4 S25 T. 3 S., R. 66 W.?	A	Will update	Roadway	A	10-Dec	MJD
RNelson	18	SHEET 4	add label - Proposed ROW Width?	A	Will update	Roadway	A	10-Dec	MJD
RNelson	19	SHEET 4	add label - Reception No. 20060821000844400?	A	Will update	Roadway	A	10-Dec	MJD
RNelson	20	SHEET 4	add label - S'ly 4' of ROW (64' ROW?) Reception No. 20060821000844400?	A	Will update	Roadway	A	10-Dec	MJD
RNelson	21	SHEET 4	add label - Reception No. 202000121706?	A	Will update	Roadway	A	10-Dec	MJD
dbickmir	22	SHEET 4	screen and move back so plat and easement info is more visible TYP all	A	Will update	Roadway	A	10-Dec	MJD
dbickmir	23	SHEET 4	revise scale so it matches he plans	A	Will update	Roadway	A	10-Dec	MJD
dbickmir	24	SHEET 5	(future row) is this relevant? not shown or part of this project.	A	Will delete	Roadway	A	10-Dec	MJD
charline	25	SHEET 5	Use width for painted median to establish a WB left turn lane, 300' storage. Also use width to establish a right turn lane, 300' storage with adequate taper, per Majestic Commercecenter II MTIS.	A	Will update to match Majestic Commerce Center II MTIS	Roadway	A	10-Dec	MJD
charline	26	SHEET 5	This project needs to establish the curb design that accommodates ultimate westbound approach width to Picadilly. Per the Majestic Commerce Center II MTIS, the ultimate westbound approach includes dual left, dual through, and a single right turn lane, and 66' curb-to-curb distance is not enough to accommodate. As far as the actual laneage striped for this project, we will need at least dedicated westbound left, thru, and right lanes. Right turn lane will ultimately be a right turn bay (300' storage) so this interim plan should design the curbed right turn bay and utilize it in the interim.	A	Will update to match Majestic Commerce Center II MTIS	Roadway	A	10-Dec	MJD
dbickmir	27	SHEET 5	label slope	A	Will update	Roadway	A	10-Dec	MJD
dbickmir	28	SHEET 5	existing 32nd Ave? label, include ROW width, street classification & reception number	A	Will update	Roadway	A	10-Dec	MJD
dbickmir	29	SHEET 5	(ROW) width, classification, reception number?	A	Will update	Roadway	A	10-Dec	MJD
charline	30	SHEET 5	Remove hatching	A	Will update - updated ultimate width and lane configurations.	Roadway	A	10-Dec	MJD
dbickmir	31	SHEET 5	indicate both sides of the easement TYP	A	Will update	Roadway	A	10-Dec	MJD
dbickmir	32	SHEET 5	label slope	A	Will update	Roadway	A	10-Dec	MJD
sdekoski	33	SHEET 6	Storm water utility (drainage) easements are needed for the pipe segments not in the ROW.	A	Will update	Drainage	A	18-Dec-24	JKB
dbickmir	34	SHEET 6	include all symbols/hatches in the legend. TYP all sheets	A	Will update	Drainage	A	18-Dec-24	JKB
dbickmir	35	SHEET 6	show/label 100 yr flood elevation	A	Will Update	Drainage	A	18-Dec-24	JKB
dbickmir	36	SHEET 7	(label PROPOSED DRAINAGE EASEMENT) can't tell where this is	A	Will Update	Drainage	A	18-Dec-24	JKB
dbickmir	37	SHEET 7	(hatch) too light	A	Made hatch darker and moved the hatch to only be on the Roadway Geometry Sheet for clarity.	Roadway	A	10-Dec	MJD
charline	38	SHEET 7	Remove turn arrows as this isn't an exclusive turn lane	A	Will update	Roadway	A	10-Dec	MJD
charline	39	SHEET 7	Will need to see a turning template for this right turn to ensure no encroachment into the oncoming lanes for design fire truck.	D	Standard 25ft radius is used and the firetruck can make the turn while encroaching into oncoming traffic. Through correspondence with Carlie on the ARTA 48th project on 9/4/24, Carlie stated that firetrucks are a control vehicle that is permitted to encroach into opposite lanes of traffic.	Roadway	D	10-Dec	MJD
dbickmir	40	SHEET 7	dimension	A	Will update	Roadway	A	10-Dec	MJD
charline	41	SHEET 7	Use this painted median for a left turn lane.	A	Will update	Roadway	A	10-Dec	MJD
dbickmir	42	SHEET 7	(vacate EXISTING ROW) by separate document?	A	Will update	Roadway	A	10-Dec	MJD
charline	43	SHEET 7	Move crosswalk to pork chop island, adjust sidewalk tie-ins.	A	Updated crosswalk configuration.	Traffic	A	18-Dec-24	PTJ
charline	44	SHEET 7	Ensure this channelization is a pork chop island	A	Added prok chop island.	Traffic	A	18-Dec-24	PTJ
dbickmir	45	SHEET 7	(legend hatch) too light	A	Made hatch darker and moved the hatch to only be on the Roadway Geometry Sheet for clarity.	Roadway	A	10-Dec	MJD

[illegible]