

April 26, 2023

Aurora Reference
DA-2062-39
Case No. 2022-6048-00Jacob Cox, Project Manager
Office of Development Assistance
City of Aurora
15151 E. Alameda Parkway, Suite 5200
Aurora, CO 80012**RE: 26th Avenue (E-470 to The Aurora Highlands Parkway) ISP**
Third Review Comment Response Letter

Dear Mr. Cox,

Thank you for your review of the Infrastructure Site Plan (ISP) for 26th Avenue between E-470 and The Aurora Highlands Parkway. 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 or, as noted, will be addressed in the comment response table during the next step of the review process.

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,

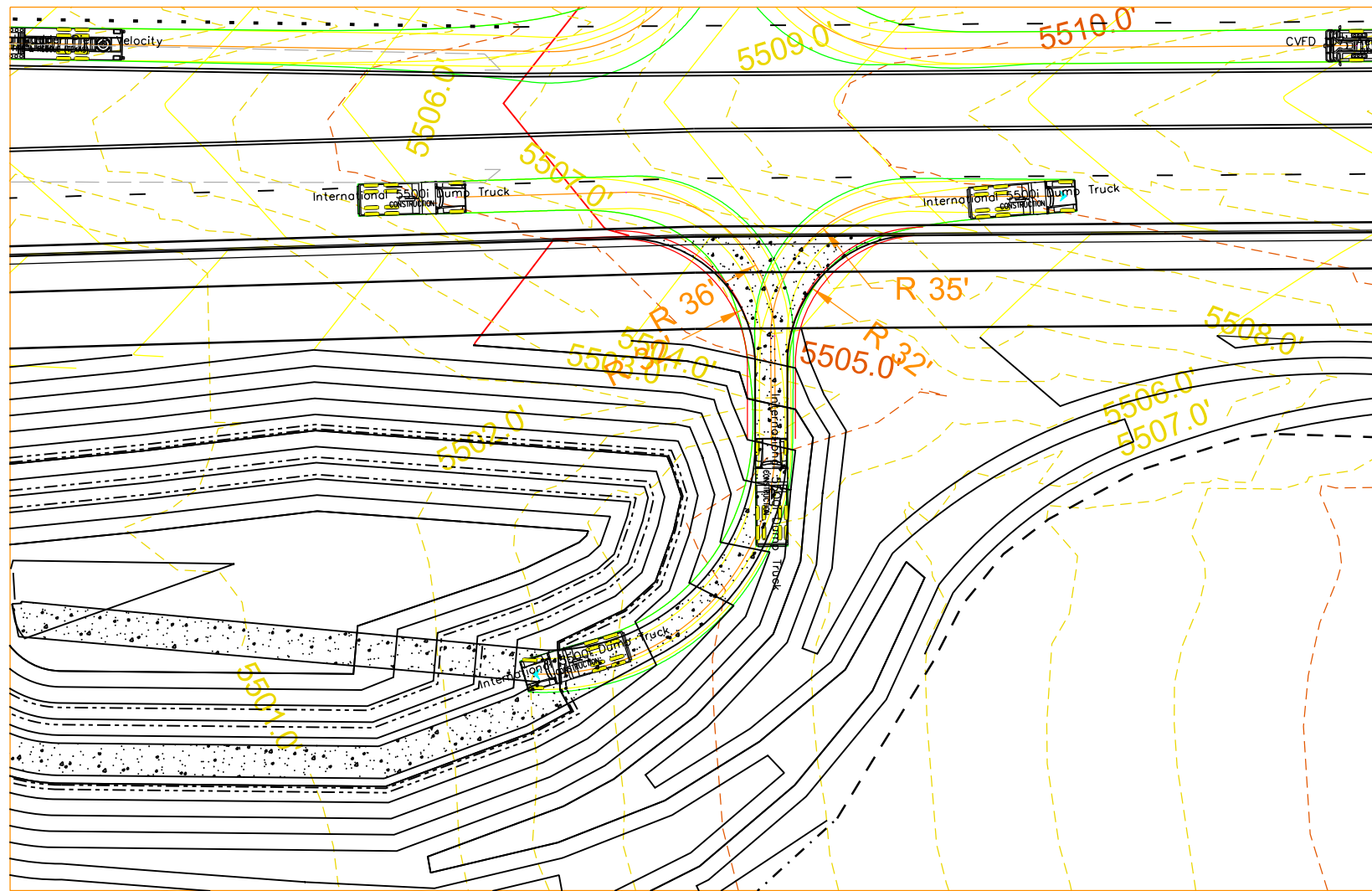
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Review Comment Summary and Resolution Log

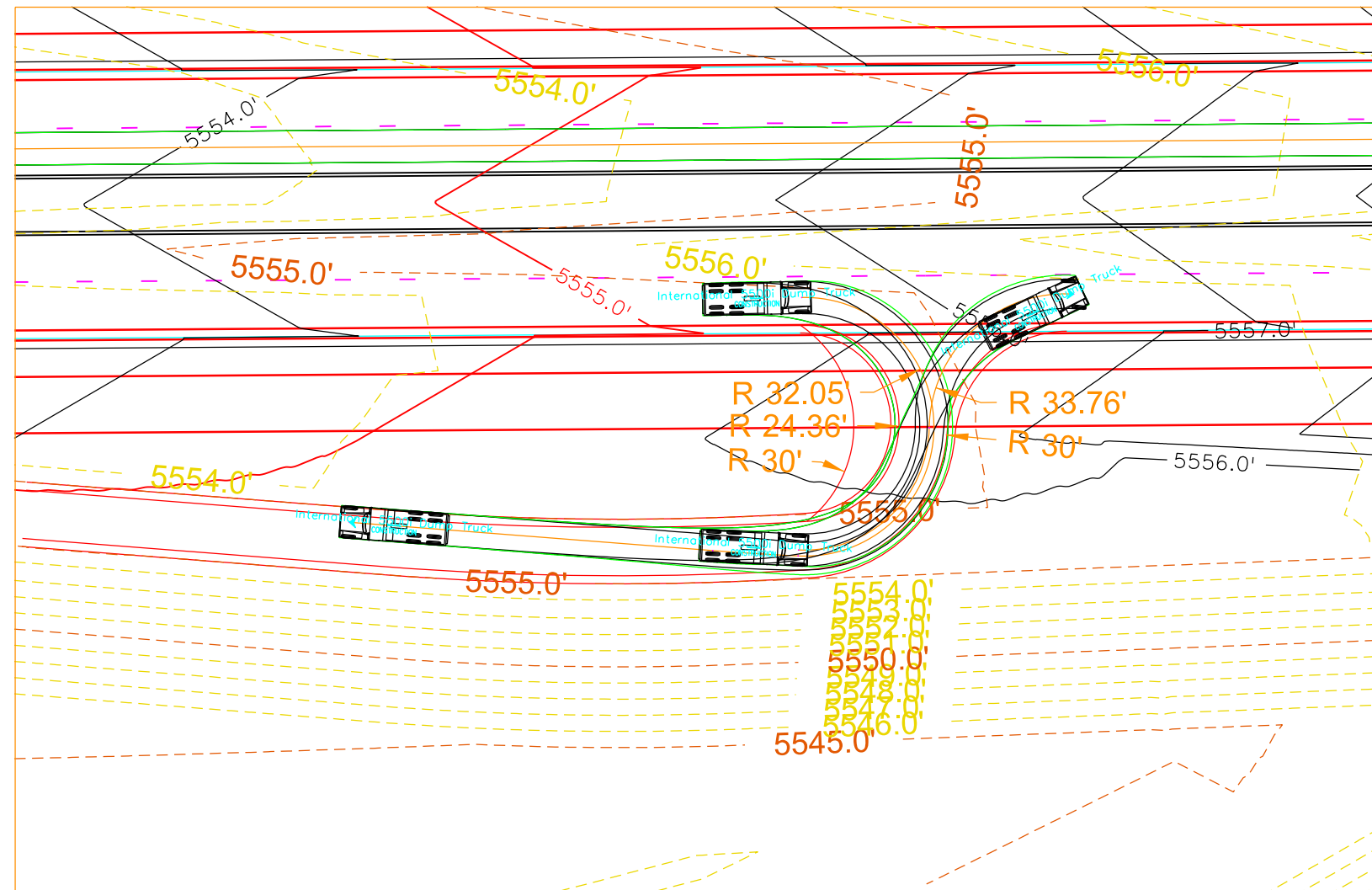
Project Name		26th Avenue			Initial Disposition Codes		Final Disposition Codes		
Package Description:		FIR/FOR			A = Accept Comment - Correct, Add to, or Clarify plans D = Dismiss Comment C = Clarify or Discuss and resolve prior to next design phase R = Resolve comment in next design phase		F =Finished/Completed I = Incorporate in Future X = Dismiss		
Project ID		23372							
Project #:		DA-2062-39							
Submittal Date:		3.30.23							
Reviewer:				All	Agency:	ARTA, Xcel			
Reviewer Name:	Discipline(s)	Plans or Specs	Sheet/PG #	Comments	Initial Code	Response	Final Disposition		QC Check (Initials)
							Code	Date	
Debbie Bickmire	Planning	Planning Letter	Third Submission Review Sheet 1	Your Administrative Decision date is tentatively set for April 26, 2023. Please remember that all abutter notices must be sent, and the site posted at least 10 days prior to the approval date.	A	Call Debbie for instructions.	A	26-Apr-23	GAB
Debbie Bickmire	Planning	Planning Letter	Third Submission Review Sheet 2	Please be advised, the City has not received authorization for the Site Plan or Plat from the adjacent property owners. Our expectation is that all affected property owners will be required to sign the Site Plan and the Plat for the dedication of the right-of-way.	A	Understood	A	26-Apr-23	GAB
Debbie Bickmire	Planning	Planning Letter	Third Submission Review Sheet 2	The site data can't be verified until the Site Plan and plat are submitted concurrently.	A	Plat will be submitted with next ISP	A	26-Apr-23	GAB
Debbie Bickmire	Planning	Planning Letter	Third Submission Review Sheet 2	Provide a legal description of the Site Plan.	A	Legal description included in Plat	A	26-Apr-23	GAB
Debbie Bickmire	Planning	Planning Letter	Third Submission Review Sheet 2	Ensure all adjacent plats and zone districts are referenced.	A	Confirmed	A	26-Apr-23	GAB
Debbie Bickmire	Planning	Planning Letter	Third Submission Review Sheet 2	Address redline comments and notations.	A	Addressed	A	26-Apr-23	GAB
Debbie Bickmire	Landscaping	Planning Letter	Third Submission Review Sheet 2	The 2-foot strip of cobble in the curbside landscape area should be specified in the landscape plans instead of the street section.	A	Agreed	A	26-Apr-23	GAB
Brianna Medema	Civil	Planning Letter	Third Submission Review Sheet 2	Remove the duplicate note from the cover sheet.	A	Removed	A	26-Apr-23	GAB
Brianna Medema	Civil	Planning Letter	Third Submission Review Sheet 2	With the addition of turn lanes, also detail the associated curbside landscape area, multi-use trail, and ROW/sidewalk easement proposal.	A	Curbside area is detailed in landscape plans and trail, row/sidwalk easment is displayed in ISP	A	26-Apr-23	GAB
Brianna Medema	Civil	Planning Letter	Third Submission Review Sheet 2	Add the slope for the steepest area (noted on Sheet 13).	A	note added	A	26-Apr-23	GAB
Carl Harline	Traffic	Planning Letter	Third Submission Review Sheet 2	Verify monument/walls at the corners of Main Street do not impede signal or easement functionality. There appears to be an overlap in some elements.	A	Traffic has confirmed that signal easement is adequate and monument doesn not impeded its functionality	A	26-Apr-23	GAB
Carl Harline	Traffic	Planning Letter	Third Submission Review Sheet 2	A signal easement is needed at The Aurora Highlands Parkway.	A	Signal easement added	A	26-Apr-23	GAB
Mark Apodaca	Fire/Saftey	Planning Letter	Third Submission Review Sheet 2	Relocate fire hydrants as noted on the redlines.	A	Hydrants relocated	A	01-May-23	SC

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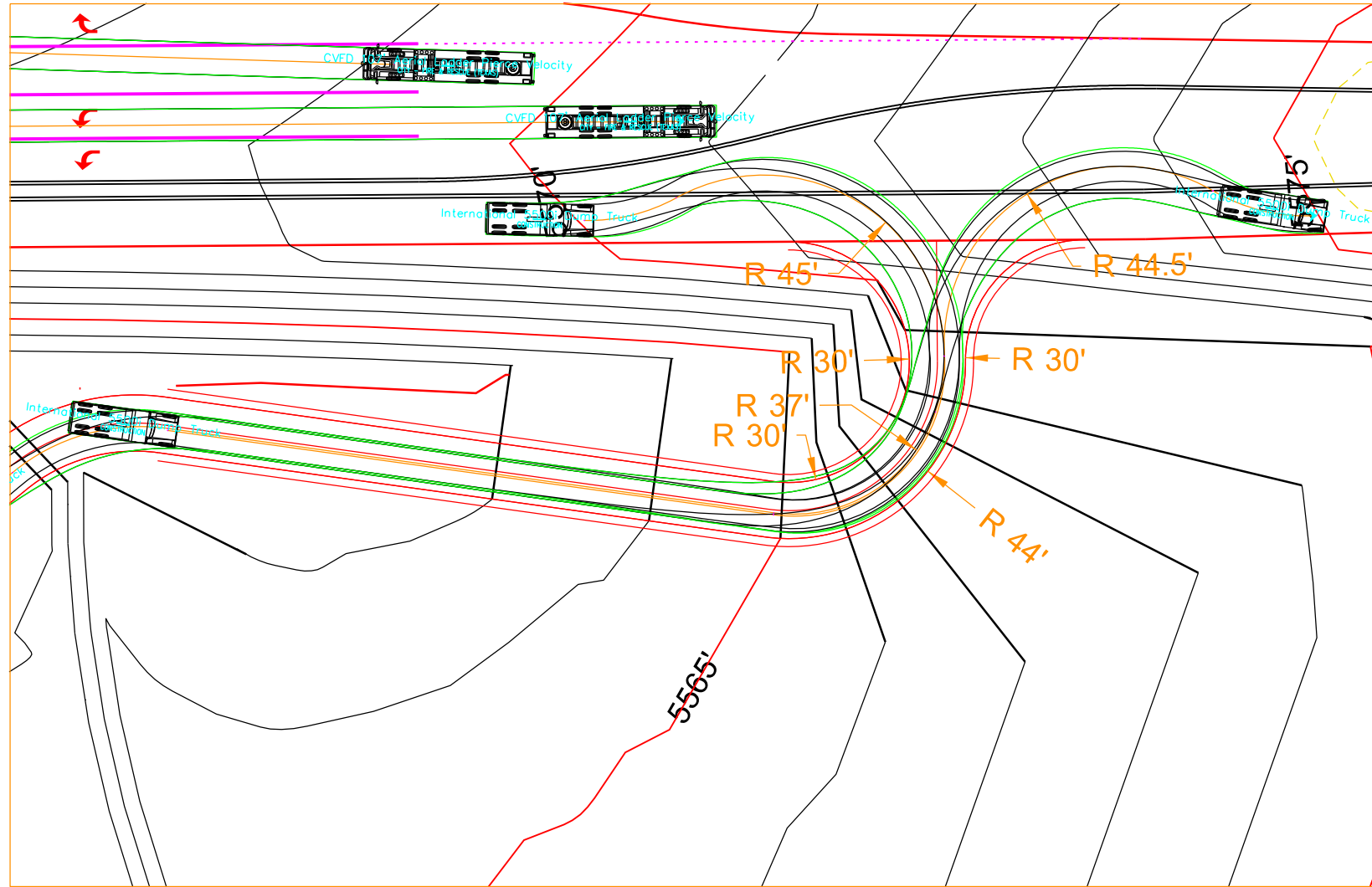
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Mark Apodaca	Fire/Saftey	Planning Letter	Third Submission Review Sheet 2	Label the fire hydrants on the landscape plans.	A	Hydrants labeled in a way consistent with roadway plans.	A	01-May-23	SC
Iman Ghazali	Water	Planning Letter	Third Submission Review Sheet 2	Show the 100-year WSEL for the detention pond.	A	Understood, will add 100-year WSEL.	A	26-Apr-23	AJB
Iman Ghazali	Water	Planning Letter	Third Submission Review Sheet 2	It is unclear what the extents of the pond access road are. In addition, maintenance access must be provided to the bottom of the outlet structure, as well as to the top of the inlet structure (See Sheet 6).	A	Understood, will add appropriate maintenance access.	A	27-Apr-23	AJB
Iman Ghazali	Water	Planning Letter	Third Submission Review Sheet 2	Identify the symbol noted on Sheet 5.	A	Callout added for PROPOSED SIGNAL POLE, TYP	A	26-Apr-23	GAB
Iman Ghazali	Water	Planning Letter	Third Submission Review Sheet 2	City records do not show an existing sanitary manhole at the location noted on Sheet 6.	A	This is actually a water blowoff manhole. Removed SS from its symbology.	A	01-May-23	SC
Iman Ghazali	Water	Planning Letter	Third Submission Review Sheet 2	The Site Plan will not be approved by Aurora Water until the Preliminary Drainage Report is approved.	A	Understood	A	26-Apr-23	AJB
John Doose	Property	Planning Letter	Third Submission Review Sheet 2	Comments will be provided when the subdivision plat is uploaded.	A	Understood	A	26-Apr-23	GAB
John Doose	Property	Planning Letter	Third Submission Review Sheet 2	Dedicate the right-of-way and easements by submitting applications to dedication property@auroragov.org. Approval or land transfer evidence will be needed from landowners and/or interest holders.	A	Approval process underway	A	26-Apr-23	GAB
Donna George	Energy	Planning Letter	Third Submission Review Sheet 3	See attached comment letter.	A	This project entails ROW widening, no lots will be dedicated via this plat process. Defer to future developer for easement requests.	A	26-Apr-23	GAB
Donna George	Roadway	Xcel Letter		PSCo also requests that the following language or plat note is placed on the preliminary and final plats for the subdivision: "Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form"	A	This project entails ROW widening, no lots will be dedicated via this plat process. Defer to future developer for easement requests.	A	26-Apr-23	GAB



Pond Access Turn Template - South East of Main St



Pond Access Turn Template - Grimm Pond



Pond Access Turn Template - TAH Parkway