

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

March 1, 2023

Aurora Reference
DA-2062-39
Case No. 2022-6048-00

RE: 26th Avenue (E-470 to The Aurora Highlands Parkway) ISP
Second 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,



Margie 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 R = Resolve comment in next design phase			26th Avenue		
Package Description:		ISP (site plans, landscaping plans)								
		Reviewer:	Development Review Team		Agency:	City of Aurora		Date:	19-Jan-23	
Reviewer	Item Number	Drawing or Page	Comments	Initial Code	Response	Disipline	Final Disposition Code	Date	Verified (Initials)	
Intro Comments										
dbickmir	1	1 Aqua	not same area as noted in site data	A	updated	Roadway	A	02-Mar-23	MRK	
dbickmir	2	1 Aqua	development	A	added	Roadway	A	02-Mar-23	MRK	
Infrastructure Site Plan										
jdoose	3	PG 1 Pink	Need updated Title commitment, must be within 120days of approval. Title commitment # NCS-1126600-CO has an effective date of 5-17-2022 and covers 14 parcels. Provide legal description for the 26th Avenue ISP and confirm which parcels are affected out of the 14 parcels described on the title commitment. All entities need a Statement of Authority.	R	Updated title commitments have been requested and will be submitted when received.	ROW	R	3/2/2023	MRK	
dbickmir	4	PG 1 Aqua	label Main St.	A	will add	Roadway	A	1/23/2023	AKH	
charline	5	PG 1 Orange	TIS for adjacent residential filings is still under review and may result in need for additional right turn lanes off of 26th Ave once that is finalized.	A	noted	Roadway	A	1/23/2023	AKH	
mapodaca	6	PG 1 Blue	It appears the water main in 26th Ave and all fire hydrants are on a dead-end water line. No more than one fire device (fire hydrant or fire suppression line) is allowed off of a dead-end water line extension. In the phasing plan provide a looped water supply.	D	The 16" water line in 26th will be tied to a 16" waterline in Aerotropolis, which in turn ties to a 24" waterline in 48th Avenue. In addition to a 24" waterline in Aurora Highlands Parkway. These waterlines will provide the looped water system. The review number for TAH Parkway is DA-206232, RSN 1618676.	Water	D	2/7/2023	CMF	
dbickmir	7	PG 3 Aqua	there is only 7' for landscape. Revise so the landscape area is a minimum of 8' wide	A	Changing to Rock Mulch to count as both landscape and curb buffer	Landscape	A	1/23/2023	GAB	
dbickmir	8	PG 3 Aqua	curbside landscape should be measured from back of concrete	A	Changing to Rock Mulch to count as both landscape and curb buffer	Landscape	A	1/23/2023	GAB	
dbickmir	9	PG 3 Aqua	that is not landscape	A	Changing to Rock Mulch to count as both landscape and curb buffer	Landscape	A	1/23/2023	GAB	
dbickmir	10	PG 3 Aqua	"Four Lane Minor Arterial" graphic is boxed and "10' Minimum landscape" is highlighted	A	Changing to Rock Mulch to count as both landscape and curb buffer	Landscape	A	1/23/2023	GAB	
dbickmir	11	PG 5 Aqua	remove property owners. Only show plat name, lot, block... TYP	A	Will Adjust	Roadway	A	1/23/2023	GAB	
dbickmir	12	PG 5 Aqua	subdivision?	A	Will add	Roadway	A	1/23/2023	GAB	
mapodaca	13	PG 5 Blue	Please show these fire hydrants, its understood they are outside of this scope of work.	A	Will incorporate	Water	A	2/23/2023	CAK	
charline	14	PG 5 Orange	Commenting on response from 1st referral: reduction of speed limit does not generally impact travel speeds. While design of roadway in WB direction changes drastically, a merge taper distance needs to account for the higher entering speed to enable a "slow down" distance for vehicles to match the new design speed of roadway. Hence using 50mph design speed of upstream roadway, per MUTCD (~700').	A	Will adjust to merge lane in sooner	Roadway	A	1/23/2023	GAB	
charline	15	PG 5 Orange	Is this the referenced speed limit change? What is the reduced speed limit to be indicated on this sign?	A	It will be reduced to 30, the current speed limit across the E470 bridge	Roadway	A	1/23/2023	GAB	
charline	16	PG 5 Orange	Sight triangle lines can be weighted less heavily for ease of review of other elements	A	will reduce the weight	Roadway	A	1/23/2023	GAB	
charline	17	PG 5 Orange	Per previous comment: Label merge pavement markings	D	Modified layout. No longer need merge arrows	Traffic	A	1/23/2023	GAB	
charline	18	PG 5 Orange	Callout this dimension	A	Will add	Roadway	A	1/23/2023	GAB	

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ktanabe	19	PG 5 Green	Label slopes, typical	A	Will add	Roadway	A	1/23/2023	GAB
mapodaca	20	PG 5 Blue	New fire hydrant location.	A	Will incorporate	water	A	2/7/2023	CMF
Iman Ghazali	21	PG 5 Red	Call out connection to existing sanitary manhole	A	Will incorporate	water	A	2/21/2023	CAK
charline	22	PG 5 Orange	Design speed of 26th is 50 mph (per COA standard for 4-6 lane arterials). Corresponding min taper ratio per CDOT SHAC on arterials is 15:1.	D	We are using COA standards S2.1 for these tapers	Roadway			
charline	23	PG 5 Orange	Per previous comment, callout storage lengths for all turn lanes/tapers	A	Existing dimensions, will replace with callout	Roadway	A	1/23/2023	GAB
ktanabe	24	PG 5 Green	Label slope. 2% minimum slope or concrete pan is required, typical	A	added slope range for ditches and a note to add concrete pan when 2% or less	drainage	A	3/2/2023	AMS
ktanabe	25	PG 5 Green	The City does not maintain ditches	A	added a note that the metro district will maintain the ditches	drainage	A	3/2/2023	AMS
ktanabe	26	PG 5 Green	Add the following note: Prior to final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns and cross pan must be removed and replaced with sidewalk, landscaping and curb and gutter at the developer's expense. The developer acknowledges the risk of constructing the curb cut without approved civil plans for the adjacent site showing the curb cut.	A	Will add	Roadway	A	1/23/2023	GAB
dbickmir	27	PG 6 Aqua	label this street	A	Will add	Roadway	A	1/23/2023	GAB
dbickmir	28	PG 6 Aqua	where does this ditch go? where is it tying into existing grade?			drainage			
charline	29	PG 6 Orange	Change to R3-7R	A	Will change to R3-7R	traffic	A	1/23/2023	GAB
charline	30	PG 6 Orange	what does "36" mean?	A	"36" denotes that the sign is 36 inches wide. Will delete	traffic	A	1/23/2023	GAB
dbickmir	31	PG 6 Aqua	Show existing/proposed ROW. Is there a signal easement here?	A	Will add	Roadway	A	1/23/2023	GAB
dbickmir	32	PG 6 Aqua	show Aurora vs. unincorporated Adams Co.	A	Will add	Roadway	A	1/23/2023	GAB
dbickmir	33	PG 6 Aqua	verify per Adams Co records	D	Confirmed	Roadway	A	1/23/2023	GAB
Iman Ghazali	34	PG 6 Red	Please show proposed waterline diameter (TYP)	A	Will incorporate	water	A	2/21/2023	CAK
charline	35	PG 6 Orange	Curb ramps etc needed here	D	at grade crossing, no ramps necessary	Roadway			
Iman Ghazali	36	PG 6 Red	Call out proposed sanitary manholes (TYP)	A	Will incorporate	water	A	2/23/2023	CAK
charline	37	PG 6 Orange	Speed limit sign	A	Will add	traffic	A	1/23/2023	GAB
ktanabe	38	PG 6 Green	Min 2% slope in pond bottom			drainage			
dbickmir	39	PG 7 Aqua	verify per adams co records	A	Will adjust	Roadway	A	1/23/2023	GAB
dbickmir	40	PG 7 Aqua	show Aurora vs. unincorporated Adams Co.	A	Will add	Roadway	A	1/23/2023	GAB
dbickmir	41	PG 7 Aqua	Blank space after No. is highlighted	A	Will add	Roadway			
dbickmir	42	PG 7 Aqua	it is still very difficult to see the existing ROW	A	Will add	Roadway	A	1/23/2023	GAB
Iman Ghazali	43	PG 7 Red	Show sanitary sewer linework. In addition, show a manhole within 400 ft (maximum) intervals.	A	Will incorporate	water	A	2/21/2023	CAK
Iman Ghazali	44	PG 8 Red	MUS 219069 and COA EDN 222235 depict a 12" water main along Warm Springs Ave. If the intention is to change it from a 12" to an 8", an amendment to the MUS and coordination with the developers of 222235 are required.	A	Will change to 12"	water	A	2/7/2023	CMF
charline	45	PG 8 Orange	Signal easements needed both corners	A	Will add	Roadway	A	1/23/2023	GAB
charline	46	PG 8 Orange	See previous comment on taper rate for 50mph design speed, need 15:1 rate	D	We are using COA standards S2.1 for these tapers	Roadway			
charline	47	PG 8 Orange	Need storage length	A	Existing dimensions, will replace with callout	Roadway	A	1/23/2023	GAB

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charline	48	PG 9 Orange	See comments on typical taper ratio assumed	D	We are using COA standards S2.1 for these tapers	Roadway				
charline	49	PG 11 Orange	TIS for adjacent residential filings is still under review and may result in need for additional right turn lanes off of 26th Ave once that is finalized.	A	noted	Roadway				
charline	50	PG 11 Orange	See comments on typical taper ratio assumed	D	We are using COA standards S2.1 for these tapers	Roadway				
ktanabe	51	PG 11 Green	Less than 0.8% slope on a street is not recommended	D	This area is within a vertical curve	Roadway				
charline	52	PG 12 Orange	Speed limit sign	A	Will add	traffic	A	1/23/2023	GAB	
charline	53	PG 12 Orange	Show approach lane geometry for this approach. Turn lanes will need to be accommodated as well as through movements (for extension of TAH Pkwy south of 26th, which is still under review). Also need approach geometry to review curve as it approaches the intersection.	A	Will add lane configuration, geometry will be provided in TAH Parkway submittal	Roadway	A	1/23/2023	GAB	
ktanabe	54	PG 12 Green	Less than 0.8% slope is not recommended, 0.5% is the minimum slope	D	This area is within a vertical curve	Roadway		3/2/2023		
dbickmir	55	PG 14 Aqua	change to Curbside Landscape	A	Will change our wording	Landscape	A	3/2/2023		
dbickmir	56	PG 14 Aqua	8' required	A	Will expand curbside landscape to 8' min.	Landscape	A	3/2/2023		
dbickmir	57	PG 14 Aqua	Clarify / note when landscape will be installed and by whom.	D	The current note was provided by the City to denote timing of landscape intalled. Current note no. 5 specifies who is responsible for installation	Landscape	D	3/2/2023		
dbickmir	58	PG 14 Aqua	change to Curbside Landscape	A	Will change wording	Landscape	A	3/2/2023		
dbickmir	59	PG 15 Aqua	delete	A	Will remove	Landscape	A	3/2/2023		
dbickmir	60	PG 16 Aqua	remove property owner names. Show plat, lot, block info and reception numbers. TYP	A	Will change property information	Landscape	A	3/2/2023		
Iman Ghazali	61	PG 18 Red	Light pole and hydrant location conflicts with sheet 10; please revise	A	Lighting and hydrant locations will be adjusted	Landscape	A	3/2/2023		
ktanabe	62	PG 21 Green	SI-4 street light required for arterial roadways.	A	Will update	Landscape	A	3/2/2023		
Previous Comment Resolution Items										
City Letter	222	City Letter	Please provide an E-470 trailblazer sign for the WB lanes approaching the highway.	R	Noted for future submittals	Traffic				
City Letter	201	City Letter	Verify with Real Property whether undedicated/future streets should be shown and/or removed from the Vicinity Map.	R	Will coordinate with Real Property moving forward	Roadway	A	22-Dec-22	GAB	
City Letter	200	City Letter	Verify with Real Property if the city limits need to be shown on the Vicinity Map.	R	Will coordinate with Real Property moving forward	Roadway	A	22-Dec-22	GAB	
rpittner	158	PG 11 Pink	Plat show proposed ROW ending 1120+00	R	Filing 1 has boundary info to Aerotropolis. Still waiting on info for properties to the south	Roadway	A	15-Dec-22	GAB	
rpittner	140	PG 10 Pink	Plat show proposed ROW ending 1120+00	R	Filing 1 has boundary info to Aerotropolis. Still waiting on info for properties to the south	Roadway	A	15-Dec-22	GAB	
rpittner	130	PG 8 Pink	Show, identify and label easement	A	Added	Roadway	A	02-Mar-23	MRK	