

May 12, 2023

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

RE: Aerotropolis Parkway (32nd Avenue to 48th Avenue) Infrastructure Site Plan Response Letter

Dear Mr. Cox,

Thank you for your review of the Site Plan for Aerotropolis Parkway between 32nd Avenue and 48th Avenue. The comments have been reviewed and we have summarized how each comment was addressed in the table starting on the following page.

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

AECOM
T: 1-303-796-4631
E: margie.krell@aecom.com

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			Aerotropolis Parkway (32nd Ave to 48th Ave)		
Package Description:		ISP (site plans, landscaping plans), drainage report, photometrics									
		Reviewer:		Development Review Team		Agency:		City of Aurora		Date: 12-May-23	
Reviewer	Item Number	COA Number	Drawing or Page	Comments	Initial Code	Response	Discipline	Final Disposition Code	Date	Verified (Initials)	
Letter of Introduction											
dbickmir	1		PG 1	In the absence of this plat, add a legal description on the site plan	D	The Plat will be included with the next submittal and all future submittals	Roadway	D	10-May-23	KL	
dbickmir	2		PG 1	A future plat	D	The Plat will be included with the next submittal and all future submittals	Roadway	D	10-May-23	KL	
dbickmir	3		PG1	Discuss existing conditions, how roadway will be designed around transmission towers, etc... Discuss the impacts of transmission lines to landscape	A	Will Incorporate	Roadway	A	10-May-23	KL	
dbickmir	4		PG 2	Identify this in overview of site plan	A	Will Incorporate	Roadway	A	10-May-23	KL	
Infrastructure Site Plan											
dbickmir	5	1A	Sheet 1	There is no existing plat. Please provide a legal description. When will a plat be submitted or ROW be dedicated by a separate document.	A	Will submit the Plat with the next ISP submittal. Legal description will be on the Plat.	Roadway	A	10-May-23	KL	
dbickmir	6	1B	Sheet 1	Identify the property owners, do you have authorization from each?	A	Will Incorporate. We are having ongoing discussions with the property owners.	Roadway	A	12-Apr-23	KL	
dbickmir	7	1C	Sheet 1	In the title, please place the road segment description in parentheses.	A	Will Incorporate	Roadway	A	04-Apr-23	KL	
dbickmir	8	1D	Sheet 1	Under the City of Aurora approvals, please update the "Planning Commission" line to read: "Planning and Zoning Commission."	A	Will Incorporate	Roadway	A	04-Apr-23	KL	
bmedema	9	6A	Sheet 1	"ATH" should be "AT".	A	Will Incorporate	Roadway	A	05-Apr-23	KL	
bmedema	10	6B	Sheet 1	Note 15 & 19 appear to be a duplicate. Please remove one.	A	Will Incorporate	Roadway	A	05-Apr-23	KL	
bmedema	11	6C	Sheet 1	Please be advised: The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.	A	Noted	Roadway	A	05-Apr-23	KL	
tcook	12	4A	Sheet 1	The issue of the Panhandle Pipeline easement and the Public Service Co. of Colorado easements on Aerotropolis Parkway preventing street trees to be placed along the right of way requires an adjustment for the street trees due to the encumbrance. That adjustment must be included on the cover sheet and the landscape plan, and the letter of introduction must be updated to reflect that.	A	Note 19 added to the site plan notes on the cover sheet. It has also been added to the project overview section in the letter of introduction. Note 5 on the landscape cover sheet.	Landscape	A	10-May-23	KL	
dbickmir	13		Sheet 1	Provide a legal description.	A	The Plat will be included with the next submittal. The plat will have the legal description.	Roadway	A	11-May-23	KL	
tworker	14	3B	Sheet 2	10' curbside landscape required per NEATS (2018) Appendix I, "Six Lane Major Arterial S1.4"	A	2' Rock Mulch Landscape Strip is included in the curbside landscape area. Updated dimension to reflect this.	Roadway	A	11-Apr-23	KL	
tworker	15	3C	Sheet 2	Reflect the location of Xcel power lines and associated easements/impacts in these plan sets	A	Poles/Towers called out in plan sheets and added to typical section sheet	Roadway	A	4/19/2023	KL	

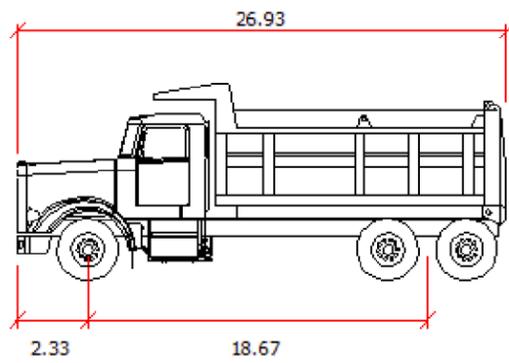
Submittal Package:		Preliminary Development Application				Agency:		City of Aurora		Date:		Aerotropolis Parkway (32nd Ave to 48th Ave)	
Package Description:		ISP (site plans, landscaping plans), drainage report, photometrics				Initial Code		Response		Final Disposition		Verified (Initials)	
Reviewer	Item Number	COA Number	Drawing or Page	Comments	Initial Code	Response	Discipline	Code	Date				
			Reviewer:	Development Review Team									
bmedema	16	6D	Sheet 2	With the addition of turn lanes, also detail the associated curbside landscape area, multi-use trail, and ROW/Sidewalk easement proposal.	A	Will Incorporate	Roadway	A	11-Apr-23			KL	
dbickmir	17		Sheet 3	Clearly identify the ROW line.	A	There is no existing public ROW along proposed Aerotropolis Parkway. We removed the "PROPERTY LINE" callout and modified the "PROPERTY LINE & SECTION LINE" callout to "SECTION LINE." We have the "210' PUBLIC SERVICE COMPANY OF COLORADO RIGHT-OF-WAY" dimension, which also identifies these lines. The proposed ROW has a bubble callout on both sides of the road and the linestyle is in the legend.	Roadway	A	11-May-23			KL	
dbickmir	18		Sheet 3	Sidewalk terminates?	A	Sidewalk closed signs have been added on both sides of the road at the tie in with 48th Ave, since there is no existing sidewalk at existing 38th Ave and no other roadway connections yet.	Roadway	A	11-May-23			KL	
dbickmir	19		Sheet 3	Include the classification and ROW per the PIP.	A	Will Incorporate	Roadway	A	11-Apr-23			KL	
dbickmir	20		Sheet 3	Is this an existing tower? Label and show all TYP.	A	Will Incorporate	Roadway	A	05-Apr-23			KL	
ccampuza	21	7A	Sheet 4	Begin taper when the first through lane ends then begin the next taper.	A/D	Interim plan does not include traffic south of 38th Ave. Taper added for northbound and southbound single lane drops between 38th and 48th	Roadway	A/D	11-May-23			KL	
ccampuza	22	7B	Sheet 4	Add and merge markings per MUTCD.	A/D	Interim plan does not include traffic south of 38th Ave. Merge markings added for northbound and southbound lane drops between 38th and 48th.	Roadway	A/D	11-May-23			KL	
ccampuza	23	7C	Sheet 5	Label taper and ensure it meets MUTCD requirements for merging taper. This taper does not appear long enough.	D	Taper is labeled and is per CDOT's 2018 RDG. Carlie Campuzano has accepted this taper through email communication	Roadway	D	18-Apr-23			KL	
ccampuza	24	7D	Sheet 5	Add lane ends arrows and merge signs.	A/D	Interim plan does not include traffic south of 38th Ave. Lane end arrows and merge signs added to the southbound lane drop south of 48th Ave	Roadway	A/D	11-May-23			KL	
ccampuza	25	7E	Sheet 6	Show solid channelizing line.	D	Interim plan does not include traffic south of 38th Ave	Roadway	D	11-May-23			KL	
ccampuza	26	7F	Sheet 6	Add "white" as a descriptor for the 2' stop bar (Sheet Legend)	A	Will Incorporate	Roadway	A	18-Apr-23			KL	
ccampuza	27	7G	Sheet 6	Show 8" channelizing line.	D	Interim plan does not include traffic south of 38th Ave	Roadway	D	11-May-23			KL	
ccampuza	28	7H	Sheet 6	Add a warning sign with two down arrows per roadway manual detail - typ all islands.	D	Interim plan does not include traffic south of 38th Ave	Roadway	D	11-May-23			KL	
ccampuza	29	7I	Sheet 6	Add pedestrian warning signs with down arrows on both sides of these crosswalks.	D	Interim plan does not include traffic south of 38th Ave	Roadway	D	11-May-23			KL	

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			Aerotropolis Parkway (32nd Ave to 48th Ave)		
Package Description:		ISP (site plans, landscaping plans), drainage report, photometrics				Agency: City of Aurora			Date: 12-May-23		
Reviewer	Item Number	COA Number	Drawing or Page	Comments	Initial Code	Response	Discipline	Final Disposition Code	Date	Verified (Initials)	
ccampuza	30	7J	Sheet 6	Callout chevron striping.	D	Interim striping plan does no include chevrons	Roadway	D	11-May-23	KL	
ccampuza	31	7K	Sheet 6	Show all roadway tie-ins and transitions needed to tie into existing roadways. If the improvements are part of another plan set, include the EDN number. If adjacent widening will not be completed when the roads in this package are built, an interim plan will be needed.	A	Interim signing and striping plan shows the tie in with the existing 2 lane 38th Ave	Roadway	A	11-May-23	KL	
aniquette	32	8B	Sheet 6	Why do the CAB and the City have overlapping easements? Were the CAB easements released?	A	The CAB easements were released. Callouts have been updated to match the Plat and only include the City's easements.	Roadway	A	10-May-23	KL	
aniquette	33	8C	Sheet 6	Need approval or land transfer from PSCO.	A/R	We are currently coordinating with Xcel	Utilities	A/R	18-Apr-23	KL	
aniquette	34	8D	Sheet 6	Need approval from Eastern Pipeline (Kinder Morgan?).	A/R	We are currently coordinating with Western Midstream	Utilities	A/R	18-Apr-23	KL	
aniquette	35	8E	Sheet 6	Label landowner and Deed information.	D	We have been told to remove land owner and parcel numbers because that information can change.	Roadway	D	11-May-23	KL	
aniquette	36	8F	Sheet 6	Dedicate by separate document (Sheet Legend).	A	Yes. Note 6 on the plan sheet states that the proposed easements will be dedicated by a separate document	Roadway	A	18-Apr-23	KL	
ccampuza	37		Sheet 6	Show all roadway tie-ins and transitions needed to tie into existing roadways. If the improvements are part of another plan set, include the EDN number. If adjacent widening will not be completed when the roads in this package are built, and interim plan will be needed.	A	Interim signing and striping plan shows the tie in with the existing 2 lane 38th Ave	Roadway	A	11-May-23	KL	
dbickmir	38		Sheet 6	What is this linework? It's not in the legend.	D	This is the "Toe of Fill" linestyle and is in the legend.	Roadway	D	11-Apr-23	KL	
dbickmir	39		Sheet 6	Label TYP.	A	Will Incorporate	Roadway	A	11-Apr-23	KL	
aniquette	40		Sheet 6	Need approval from PSCO.	A/R	We are currently coordinating with Xcel	Utilities	A/R	18-Apr-23	KL	
dbickmir	41		Sheet 7	Platted? Unplatted?	D	Unplatted is labeled near the top middle of the sheet.	Roadway	D	11-May-23	KL	
dbickmir	42		Sheet 7	What is the reception number for if it's not platted?	A	Reception numbers removed from unplatted sections.	Roadway	A	11-May-23	KL	
tworker	43	3D	Sheet 8	NEATS (2018) shows a trail and grade-separated crossing here.	D	Email communication with Michelle Teller from PROS that no grade-separated trails are anticipated	Roadway	D	17-Apr-23	KL	
bmedema	44	6E	Sheet 8	Please show detectable warnings on all ADA ramps.	A	Will Incorporate	Roadway	A	05-Apr-23	KL	
dbickmir	45		Sheet 9	Label TYP.	A	Will Incorporate	Roadway	A	05-Apr-23	KL	

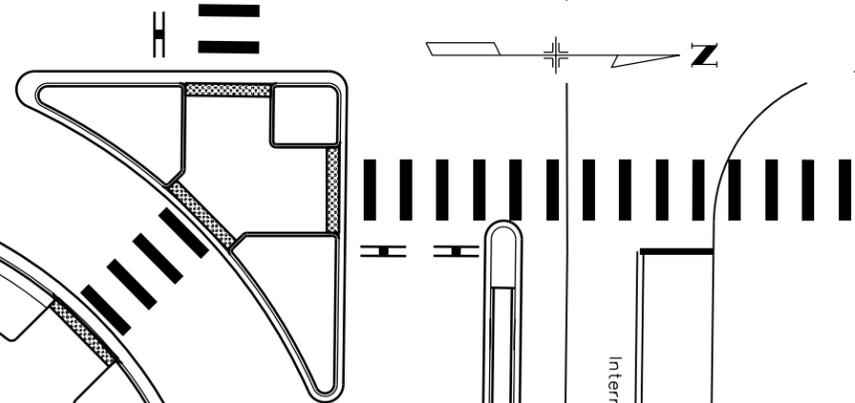
Submittal Package:		Preliminary Development Application				Agency:		City of Aurora		Date:	12-May-23	
Package Description:		ISP (site plans, landscaping plans), drainage report, photometrics				Initial Code		Response		Final Disposition		Verified (Initials)
Reviewer	Item Number	COA Number	Drawing or Page	Comments	Initial Code	Response	Discipline	Code	Date			
ccampuza	46	7L	Sheet 10	Taper needs to be consistent with MUTCD merging taper. This taper is not long enough	D	Taper is labeled and is per CDOT's 2018 RDG. Carlie Campuzano has accepted this taper through email communication	Roadway	D	18-Apr-23	KL		
dbickmir	47		Sheet 10	Show tie-ins to existing contours. TYP.	A	Will Incorporate	Roadway	A	11-May-23	KL		
tworker	48	3E	Sheet 11	Maintain detachment of the sidepath at the intersection.	D	Sidewalk is attached here to avoid having a retaining wall next to the Xcel transmission pole. Per conversations with Xcel, they would prefer us to avoid retaining walls near their poles.	Roadway	D	11-May-23	KL		
ccampuza	49	7M	Sheet 11	Show solid channelizing line.	A	Will Incorporate	Roadway	A	11-May-23	KL		
ccampuza	50	7N	Sheet 11	See comments on the previous sheet for turn islands and apply them to this sheet.	A	Will Incorporate	Roadway	A	11-May-23	KL		
ccampuza	51	7O	Sheet 11	Add and keep the right signs in each median - typ.	A	Keep right signs added to the medians that will have traffic.	Roadway	A	11-May-23	KL		
ccampuza	52	7P	Sheet 11	Provide turning templates for the left-turn lanes in the next submittal. Ensure geometry works with turning templates. The design vehicle should be WB-50 for outside lanes.	A	Will Incorporate	Roadway	A	11-May-23	KL		
ccampuza	53	7Q	Sheet 11	Show all roadway tie-ins and transitions needed to tie into existing roadways. If the improvements are part of another plan set, include the EDN number. If adjacent widening will not be completed when the roads in this package are built, and interim plan will be needed.	A	Aerotropolis Parkway to the north and 48th Ave to the east do not tie into anything yet. Road closed signs have been added to reflect this. 48th Ave to the west will tie into a design under RSN 1658771 and is anticipated to be under construction at the same time.	Roadway	A	11-May-23	KL		
dbickmir	54		Sheet 11	Show PIP classification and ROW width.	A	Will Incorporate	Roadway	A	11-Apr-23	KL		
tcook	55	4B	Sheet 13	Despite this issue, adjustment for the street trees due to the encumbrance shall be required. That adjustment must be included on the cover sheet and the landscape plan, and letter of introduction must be updated to reflect that.	D	Per our conversation with the Reviewer on 4/21/23, the note referencing the easements is acceptable. We do not have to provide an adjustment, as we are providing shrubs as tree equivalents.	Landscape	D	12-May-23	JM		
tcook	56	4C	Sheet 13	This note was provided at the first review: The tables being provided MUST show the required shrubs 1 per 40 sf and. So, if 1,000 shrubs are required, the requirement for tree equivalents to meet the street tree requirement is above and beyond that. Note that there shall NOT be more than 40% grasses in the streetscape, please provide the percentages on the table.	A	Noted. Per our conversation with the Reviewer on 4/21/23, we are not required to provide shrubs on this corridor beyond what is provided as tree equivalents as the curbside landscape is 10' in width. As shown in the Curbside Landscape table, the number of grasses is below 40% of the total.	Landscape	A	12-May-23	JM		

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			Aerotropolis Parkway (32nd Ave to 48th Ave)		
Package Description:		ISP (site plans, landscaping plans), drainage report, photometrics									
		Reviewer: Development Review Team				Agency: City of Aurora			Date: 12-May-23		
Reviewer	Item Number	COA Number	Drawing or Page	Comments	Initial Code	Response	Discipline	Final Disposition Code	Date	Verified (Initials)	
tcook	57	4D	Sheet 13	1,963 shrubs are required in addition to the tree equivalent shrubs that are noted.	A	Noted. Per our conversation with the Reviewer on 4/21/23, we are not required to provide shrubs on this corridor beyond what is provided as tree equivalents as the curbside landscape is 10' in width.	Landscape	A	12-May-23	JM	
tcook	58	4E	Sheet 13	Tree equivalent 197 trees X 12 = 2,364	A	Plans have been revised and shrubs added to meet the 12 shrubs per 1 tree requirement. A column tabulating tree equivalent shrubs has been added to the Curbside Landscape table.	Landscape	A	12-May-23	JM	
dbickmir	59		Sheet 13	Include name of Metro District, or is it ARTA?	A	The name of the metro district has been added to the plans.	Landscape	A	12-May-23	JM	
dbickmir	60		Sheet 13	Not applicable (General Landscape Note No. 8)	A	Note 8 has been removed from the plans.	Landscape	A	12-May-23	JM	
dbickmir	61		Sheet 13	Caliper. The diameter of a tree trunk measured at six inches above ground level for trees up to four inches in diameter and 12 inches above ground level for larger diameter trees	A	Note 9 has been removed from the plans as it is not applicable (no trees on this corridor).	Landscape	A	12-May-23	JM	
tcook	62	4F	Sheet 20	Please include the percentages for the high, medium, and low water usage for the entire site area.	A	Water use percentages have been added to plans.	Landscape	A	12-May-23	JM	
Architectural and Urban Design Comments	63	3A		It is noted that current easement issues limit the option to install street trees. The city would like to coordinate with the applicant to identify opportunities for tree plantings along this extensive corridor. The placement of new easements and utilities should be organized to accommodate three planting whenever possible. Please coordinate with staff prior to the next submittal.	A	Noted. Per our conversation with the Reviewer on 4/21/23, we are not able to install street trees on this corridor due to multiple existing easements the overlap the length of the corridor. As noted in item 55, the note provided on the drawings referencing the easements is acceptable. We do not have to provide an adjustment, as we are providing shrubs as tree equivalents.	Landscape	A	12-May-23	JM	
pcturner	64	5A		Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement, and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.	R	Digital .dwg files will be provided with the final submittal	Roadway	R	12-Apr-23	KL	
aniquette	65	8A		Dedicate Right-of-Way and Easements by submitting applications to dedicationproperty@auroragov.org Approval or land transfer evidence will be needed from landowner and interest holders.	A	Noted. The Plat will be included with the next submittal. All proposed easements will be dedicated by separate document.	Roadway	A	11-May-23	KL	
wpolk	66	9A	Submittal Package	All previous comments have been addressed, no further comments at this time.	A	Noted	Roadway	A	05-Apr-23	KL	

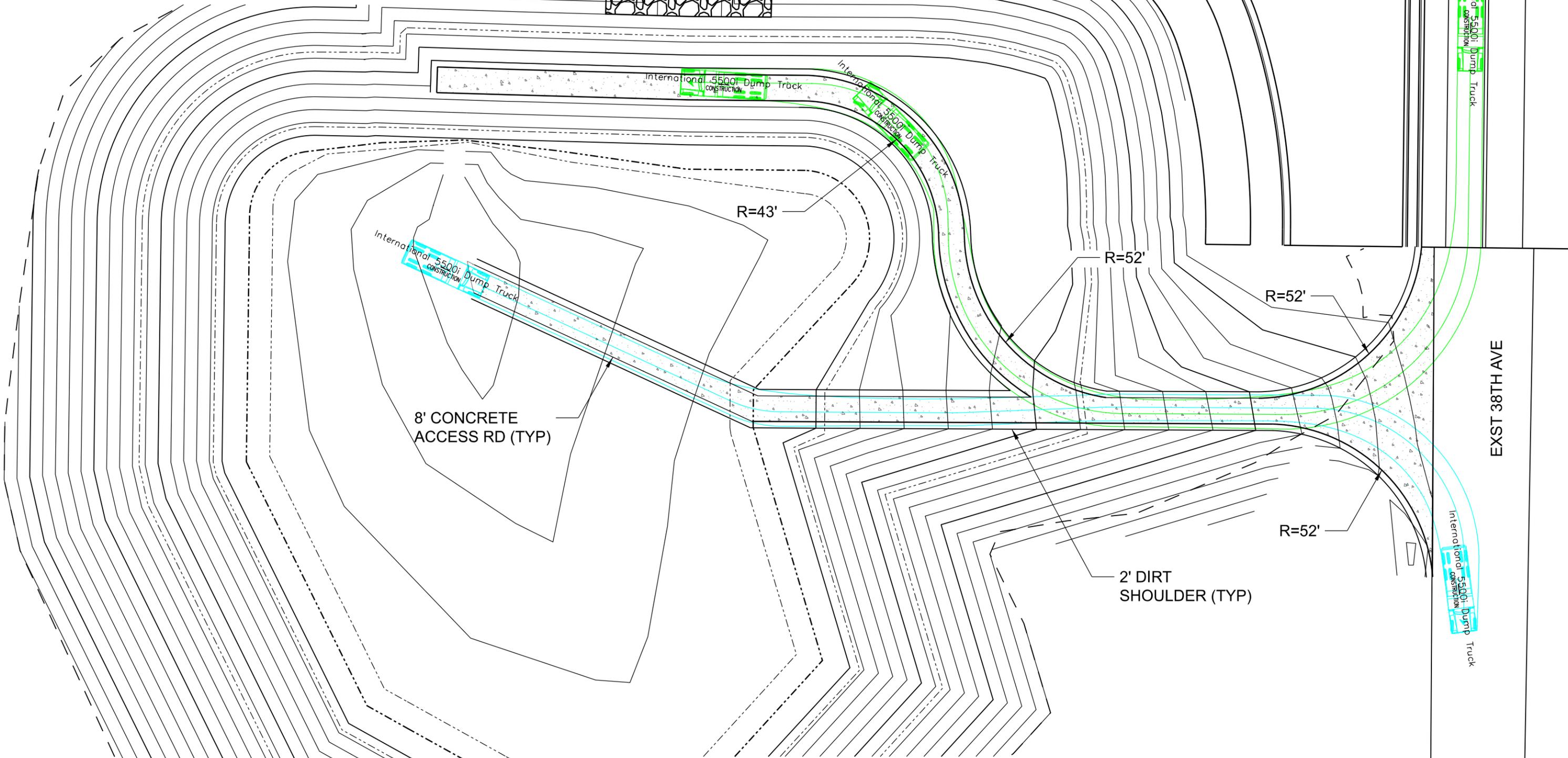
Submittal Package:		Preliminary Development Application				Agency:		Aerotropolis Parkway (32nd Ave to 48th Ave)		
Package Description:		ISP (site plans, landscaping plans), drainage report, photometrics				City of Aurora		Date: 12-May-23		
Reviewer	Item Number	COA Number	Drawing or Page	Comments	Initial Code	Response	Discipline	Final Disposition Code	Date	Verified (Initials)
sekoskie	67	10A	Submittal Package	All previous comments have been addressed, no further comments at this time.	A	Noted	Water	A	05-Apr-23	KL
mteller	68	11A	Submittal Package	PROS will provide specific comments in a follow-up email. Please refer to the PROS Dedication and Development Criteria Manual for all trail and median-related requirements and ensure compliance to the FDP.	A	Noted. Per email on 4/14/23, Michelle T confirmed that the master plan does not include grade-separated regional trail crossings along this corridor. PROS will work at the time of site plan submittal for the adjacent parcels to determine how trail alignments come up to this arterial at a safe pedestrian crossing.	Landscape	A	12-May-23	JM
ronelson	69	12A	Submittal Package	All previous comments have been addressed, no further comments at this time.	A	Noted	Roadway	A	05-Apr-23	KL
donna.L.george	70	12A	Submittal Package	New comments were provided as of 03/15/2023, please find the letter containing these documents attached.	A	Noted. No trees are being installed along this corridor due to the existing electric, gas, and communication easements. Design team has monthly meetings with Xcel electric and gas team to discuss the project. Modified traffic signal details with lower luminaires and street lighting will be in the median to have additional clearance from the transmission lines.	Utilities	A	11-May-23	KL
Adams County	71	13A	Submittal Package	Thank you for including Adams County in the review for Project Number: 1661833. We have no comment on the subject referral.	A	Noted	Roadway	A	05-Apr-23	KL
Lisa Nguyen	72	14A	Submittal Package	DEN Planning + Design has no comments at this time. Thank you for the continued opportunity to review and provide comments.	A	Noted	Roadway	A	05-Apr-23	KL
Steve Loeffler	73	15A	Submittal Package	The construction of Aerotropolis Parkway between 32nd and 48th will not impact any state highways. For that reason, we have no comments on this referral.	A	Noted	Roadway	A	05-Apr-23	KL
Clayton Woodruff	74	16A	Submittal Package	The RTD has no service in this area at this time, so the engineering review team has no exceptions to the plans.	A	Noted	Roadway	A	05-Apr-23	KL



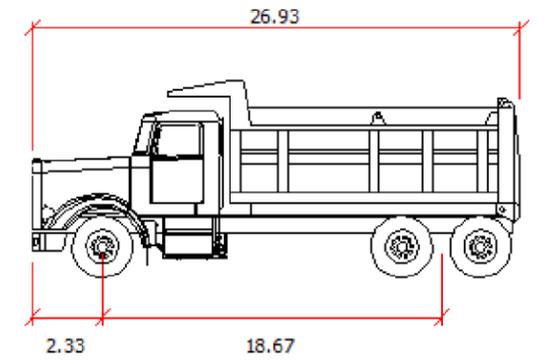
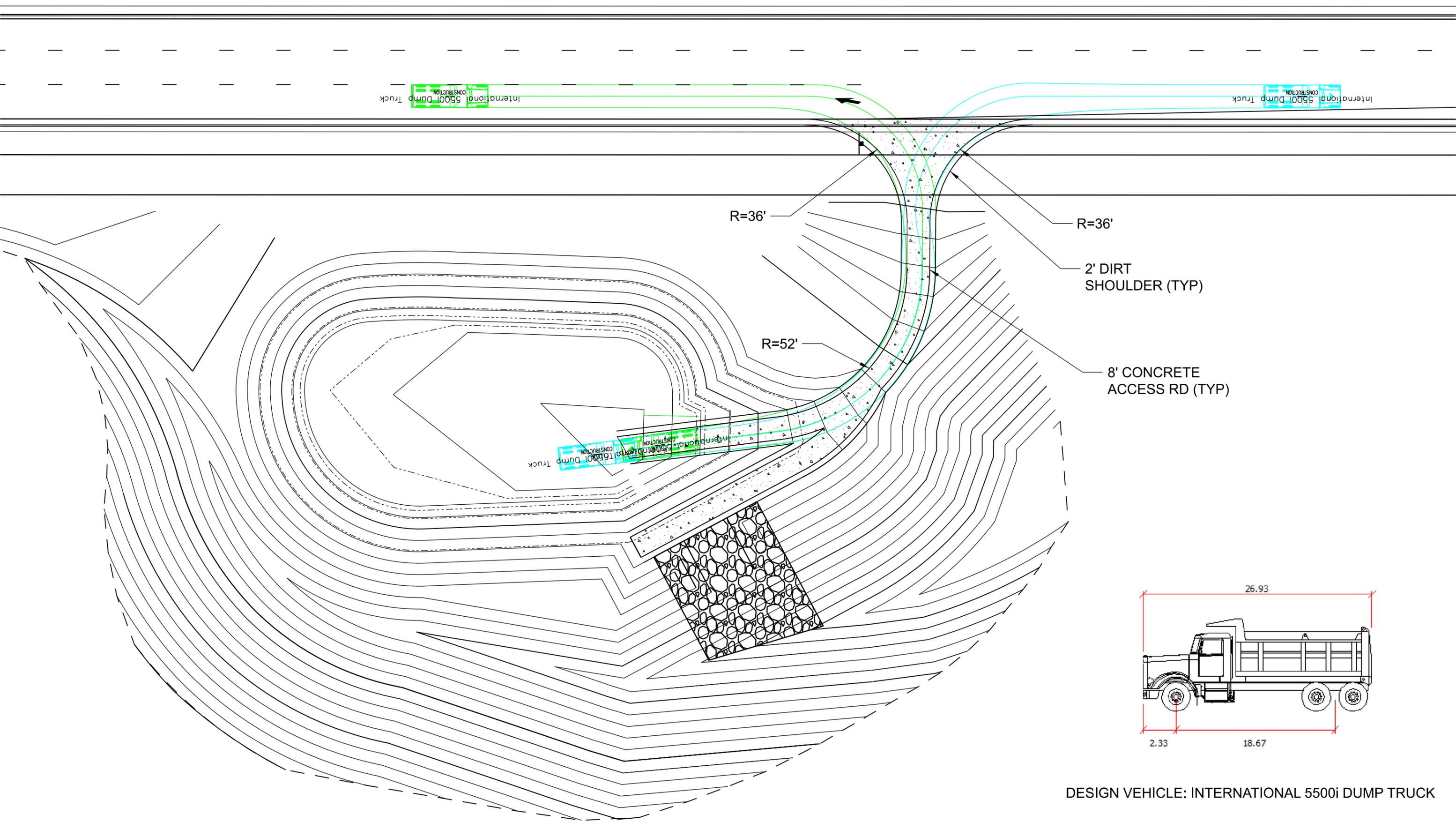
AEROTROPOLIS PARKWAY



DESIGN VEHICLE: INTERNATIONAL 5500i DUMP TRUCK



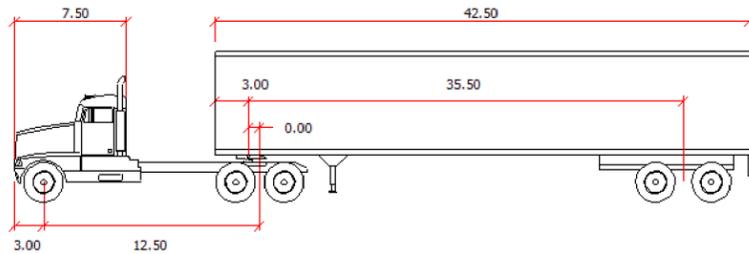
POND 8562 TURNING TEMPLATE



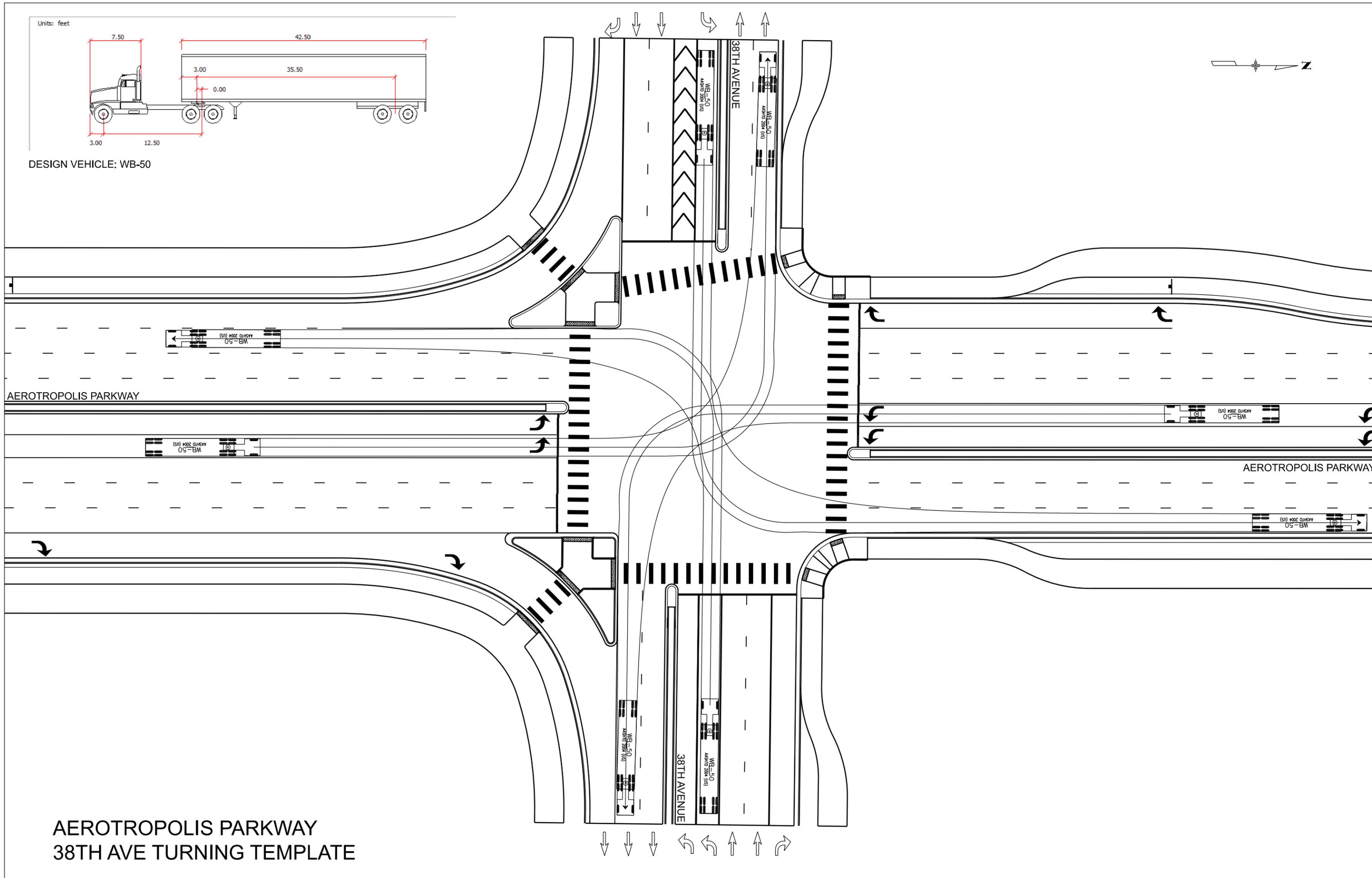
DESIGN VEHICLE: INTERNATIONAL 5500i DUMP TRUCK

POND SC-1 TURNING TEMPLATE

Units: feet

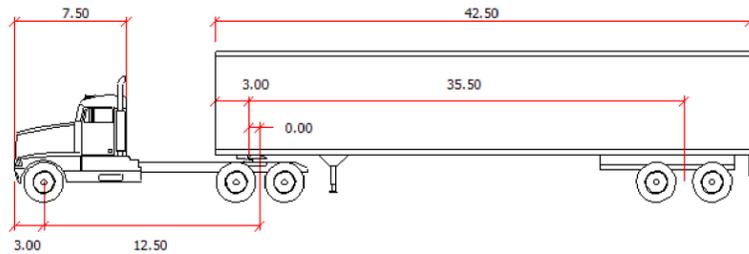


DESIGN VEHICLE: WB-50

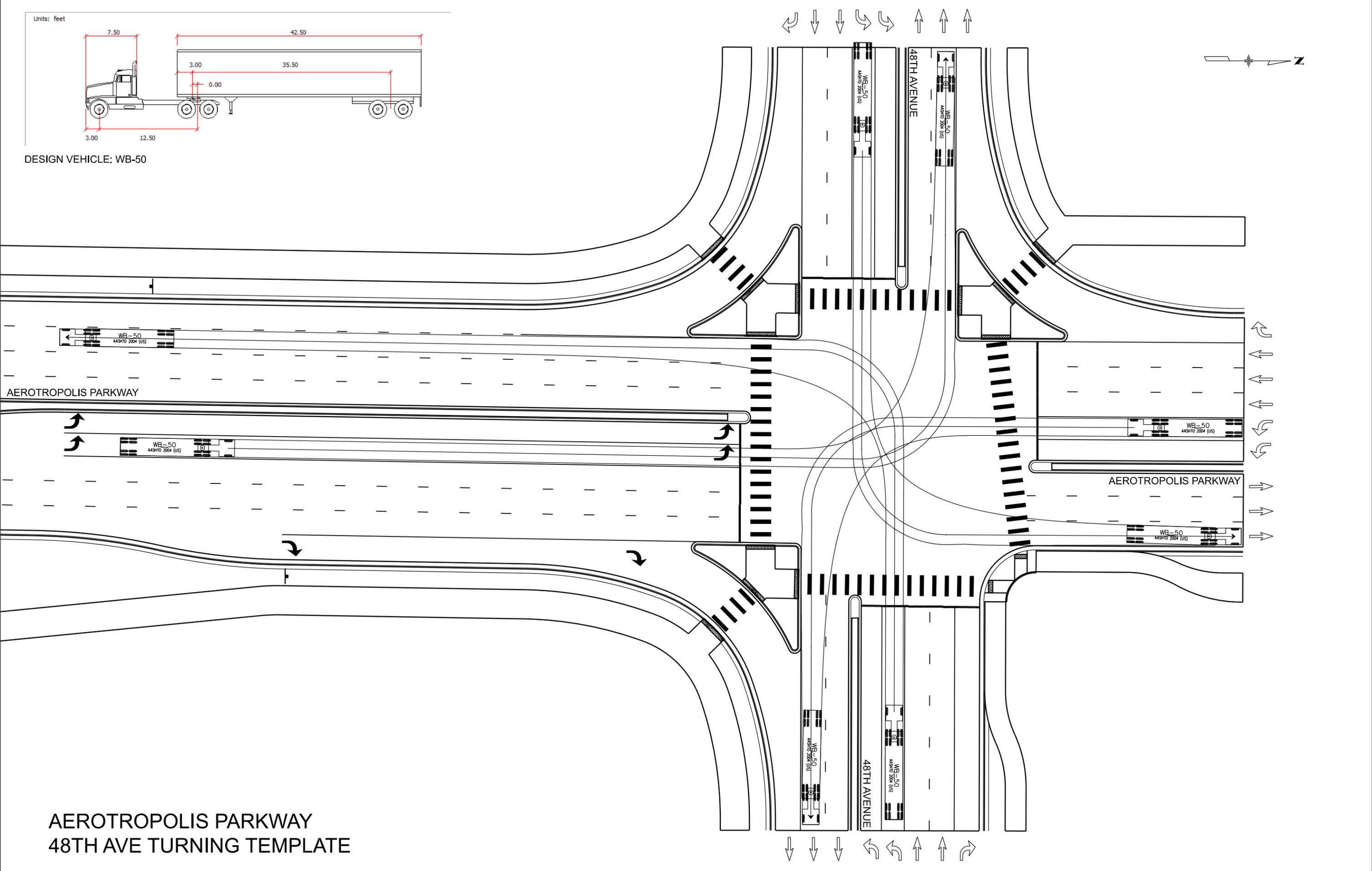


AEROTROPOLIS PARKWAY
38TH AVE TURNING TEMPLATE

Units: feet

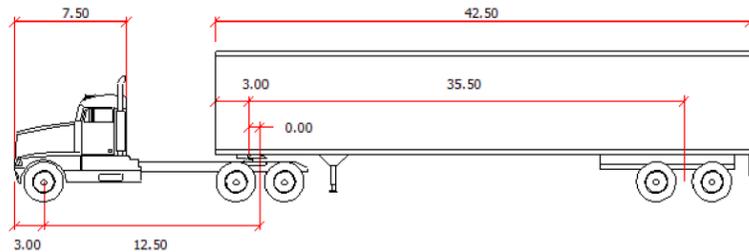


DESIGN VEHICLE: WB-50



AEROTROPOLIS PARKWAY
48TH AVE TURNING TEMPLATE

Units: feet



DESIGN VEHICLE: WB-50



AEROTROPOLIS PARKWAY

AEROTROPOLIS PARKWAY

38TH AVENUE

38TH AVENUE

AEROTROPOLIS PARKWAY 38TH AVE INTERIM TURNING TEMPLATE