

October 21th, 2024

Rachid Rabbaa
City of Aurora
Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, CO 80012

RE: Response to Comments

Rocky Mountain Railpark Roadways – Infrastructure Site Plan – Fourth Review
Application Number: DA-2329-00
Case Numbers: 2022-6045-00

Dear Rachid:
Below are the city comments followed by the responses.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

Comment

1A. No comments were received from outside registered neighborhood organizations or agencies.

Response: Acknowledged.

2. Planning

Comment

2A. No comments.

Response: Acknowledged

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering

Comment

3A. No comments.

Response: Acknowledged

4. Traffic Engineering

Comment

4A. Previous comment from 4/9/23 and 10/24/23 indicates to move these closer to intersection and then defer until a crossing can be established by opposite sidewalks.

Response: Curb ramp moved closer to intersection.

Comment

4B. Turn warning sign (W1-1), update legend.

Response: W1-1 sign added to has been added to the legend.

Comment

4C. Add centerline around this corner, per previous comment from 4/9/23.

Response: Centerline added and labeled.

Comment

4D. In the absence of the previously commented mis-alignment of 48th across Petersen, provide skip tracks to orient to the 48th eastbound thru lane across the intersection.

Response: Skip tracks have been added and labeled.

Comment

4E. This is a lot of speed limit signs. Update legend to chevrons, per previous comment from 4/9/23.

Response: The legend and sign callouts have been updated.

Comment

4F. Per previous comments, as provided on 4/9/23 and 10/24/23: Remove stop bars, northbound stop sign.

Response: Stop bars and sign have been removed.

Comment

4G. Confirm UPRR has seen this plan and approves.

Response: The owner is in contact with UPRR. The plans have been updated to show the most recent correspondence.

Comment

4H. Put street name sign on top of stop sign.

Response: Street name added on top of stop sign.

Comment

4I. Label signs.

Response: These excess signs have been removed.

Comment

4J. R15-1 and R1-2 should go on same pole, per MUTCD Figure 8B-2.

Response: Signs moved to one pole.

Comment

4K. Label this taper rate and length for review. Must meet 20:1 taper rate for the needed offset for the thru lane redirect, per CDOT SHAC.

Response: Taper lengths and rates have been added.

Comment

4L. Two iterations of this ISP now have not addressed previous comments from 4/9/23 and 10/24/23.

Response: Stop control and bars have been removed from Peterson Road. Sign labels have been added. Acceleration lane lengths, taper lengths, and taper rates have been added.

Comment

4M. Per previous comments, as provided on 4/9/23 and 10/24/23: See notes on Rail Park Dr intersection (to the north).-Remove stop control/stop bars on Peterson Rd.-Label all signs-Label all accel lane lengths/taper lengths/rates for review. Geometry is still not approved absent that review.

Response: Stop control and stop bars have been removed from Peterson Rd.

Comment

4N. Per previous comments, as provided on 4/9/23 and 10/24/23: See notes on Rail Park Dr intersection (to the north).-Remove stop control/stop bars on Peterson Rd.-Label all signs-Label all accel lane lengths/taper lengths/rates for review. Geometry is still not approved absent that review.

Response: Stop control and stop bars have been removed from Peterson Rd.

Comment

4O. Label centerline stripe, typical all sheets.

Response: Centerline stripe labels have been added.

Comment

4P. See other comments in the Site Plan.

Response: Acknowledged. Please see attached plan for response to other comments on Site Plan.

5. Aurora Water**Comment**

5A. Please coordinate with Land Development Review Services to start and continue the license agreement process for this private line within the public ROW.

Response: Acknowledged.

6. Land Development Services**Comment**

6A. No Comments.

Response: Acknowledged.

7. Easements

Comment

7A. Easement processes have not been started. Contact Grace Gray.

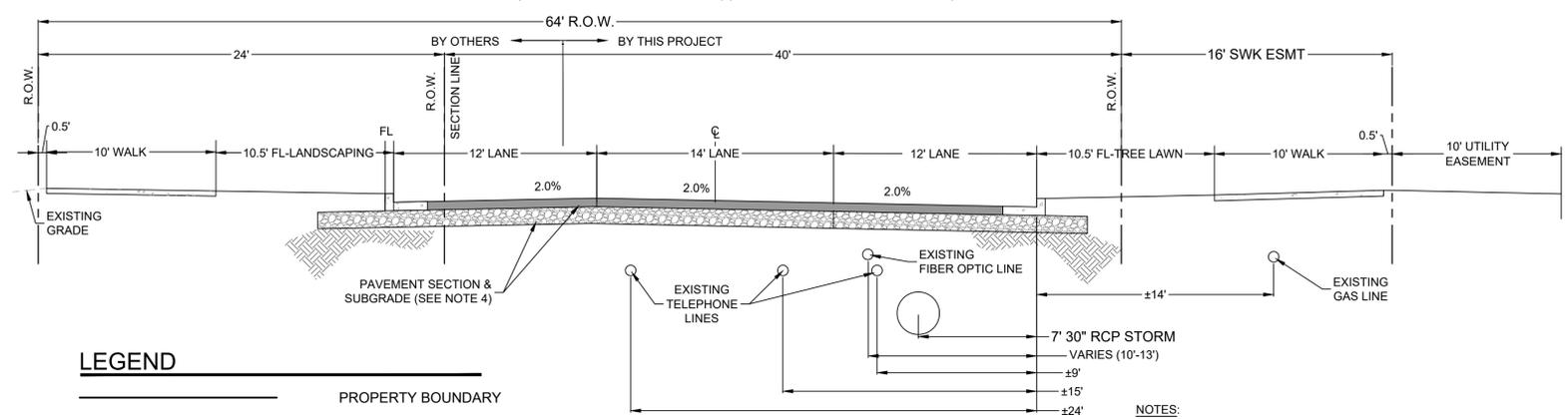
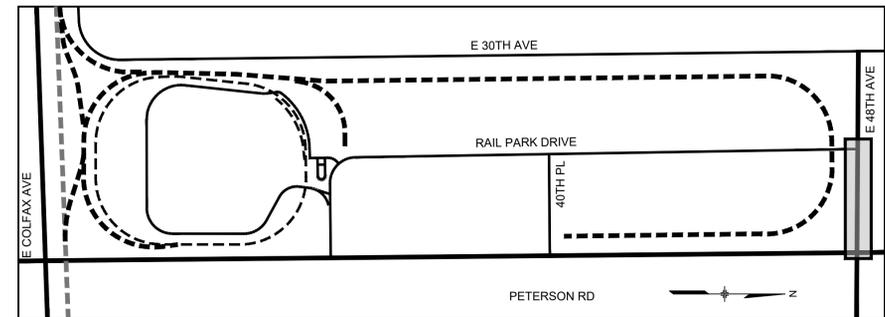
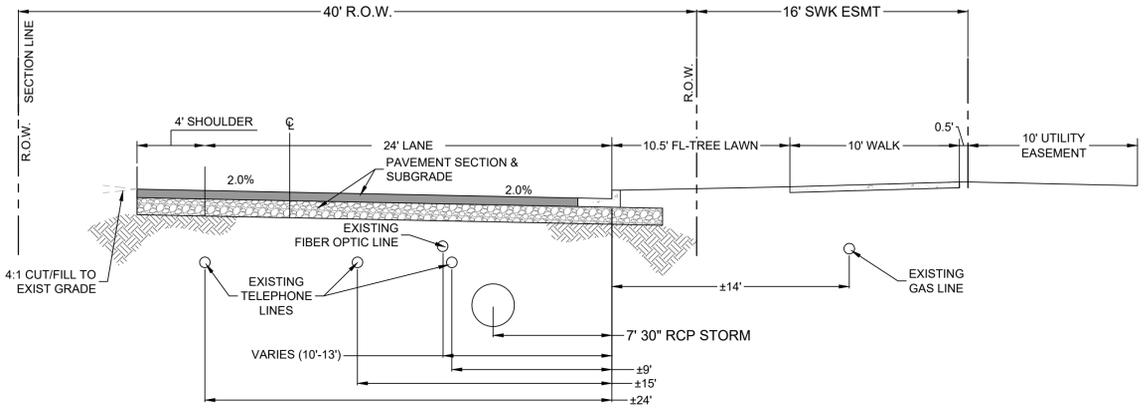
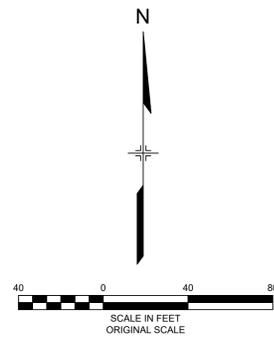
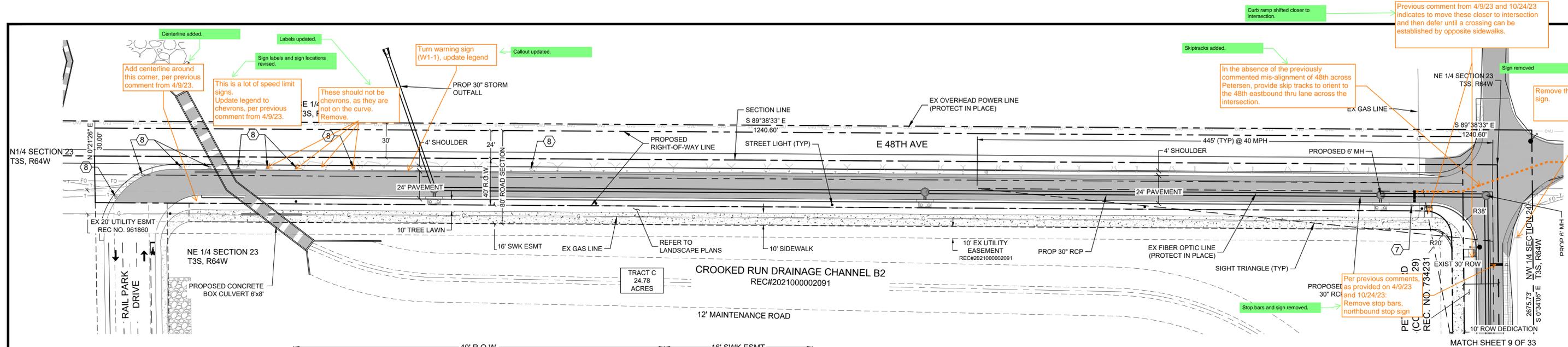
Response: Acknowledged.

Thank you for the comments received. We look forward to working with CDOT on the next phase of the project (Access and Utility Permit) once the ISP has gone through Administrative Approvals with the City of Aurora.

Sincerely,

Jeff Killion, P.E.
Vice President
Matrix Design Group, Inc.

cc: 21.1280.001



LEGEND

---	PROPERTY BOUNDARY
---	ROAD CENTER LINE
---	PROPERTY BUFFER
---	EX FENCE
---	EX EDGE OF PAVEMENT
---	PR EDGE OF PAVEMENT
---	LOT LINE
---	EX EDGE OF DIRT ROAD
---	RIGHT OF WAY LINE
---	SECTION LINE
---	PR EDGE OF PAVEMENT
---	SIGHT TRIANGLE

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- PROPOSED RIGHT-OF-WAY
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 - SITE BOUNDARY
 - DRAINAGE SWALE
 - SIGHT TRIANGLE
 - PROPOSED STORM INLET
 - PROPOSED MANHOLE
 - PROPOSED FIRE HYDRANT
 - PROPOSED STREET LIGHT
 - ▨ RESTRICTED FIRE LANE ACCESS
 - ▨ PROPOSED GRAVEL PATHWAY
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ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN

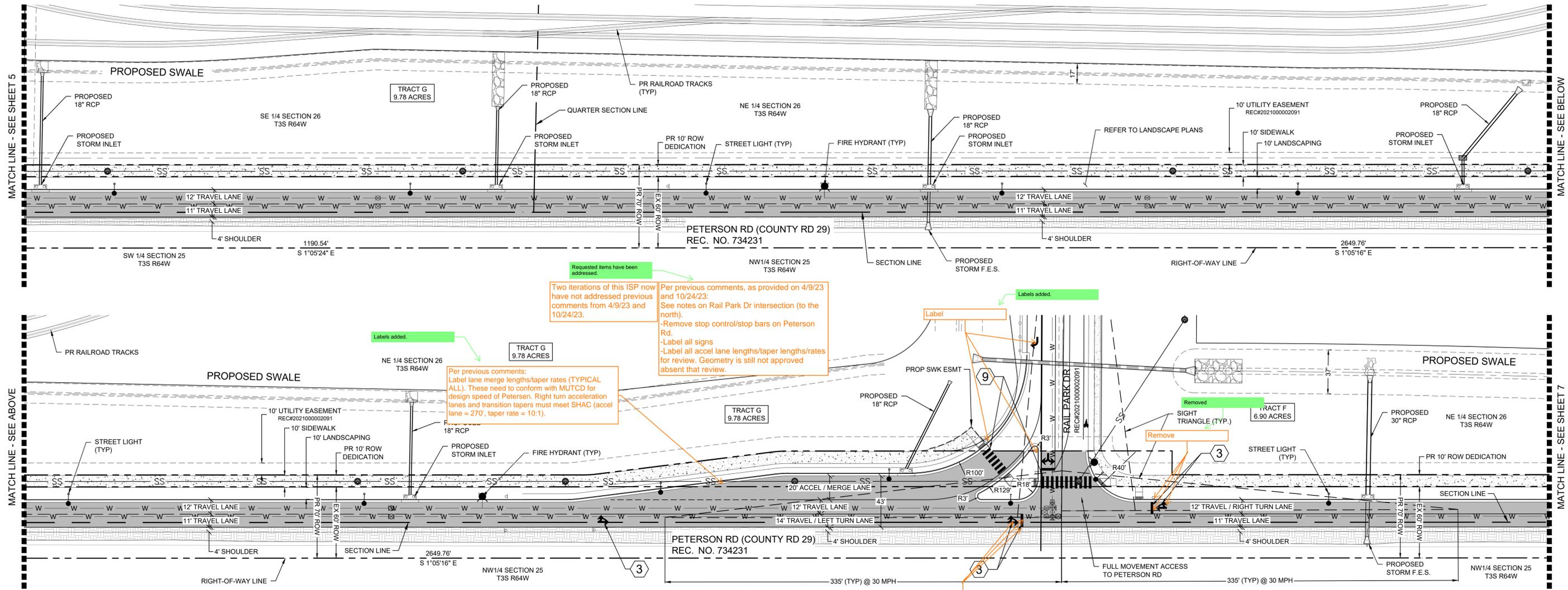
SITE PLAN 1 - E 48TH AVE

DATE: FEBRUARY 20, 2024

PREPARED BY:
Matrix
Excellence by Design

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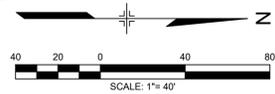


Requested items have been addressed.

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 -Remove stop control/stop bars on Peterson Rd.
 -Label all signs
 -Label all accel lane lengths/taper lengths/rates for review. Geometry is still not approved absent that review.

Per previous comments: Label lane merge lengths/taper rates (TYPICAL ALL). These need to conform with MUTCD for design speed of Petersen. Right turn acceleration lanes and transition tapers must meet SHAC (accel lane = 270', taper rate = 10:1).



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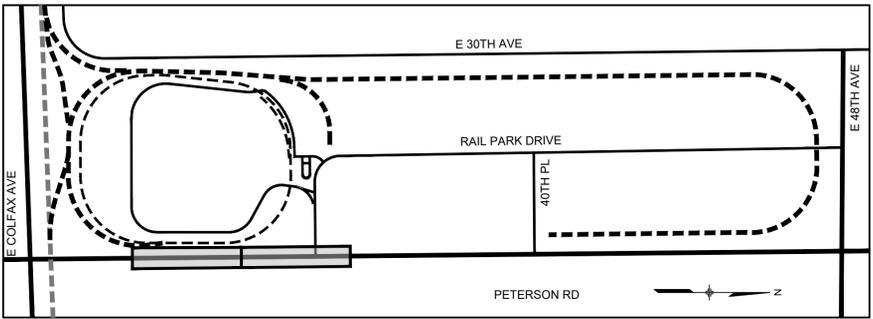
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LEGEND

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[Symbol]	DRAINAGE SWALE
[Symbol]	PROPERTY BOUNDARY
[Symbol]	ROAD CENTER LINE
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KEY MAP
 SCALE: 1" = 1000'

ROCKY MOUNTAIN RAIL PARK INFRASTRUCTURE SITE PLAN
 SITE PLAN 3 - PETERSON RD

DATE: FEBRUARY 20, 2024

PREPARED BY:
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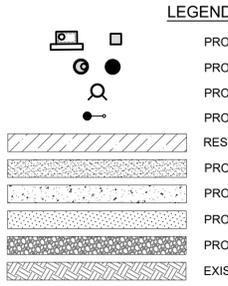
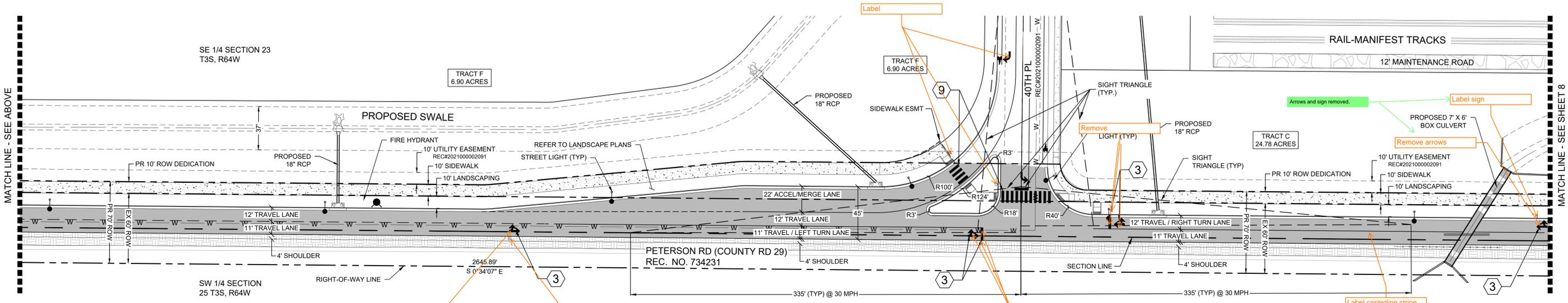
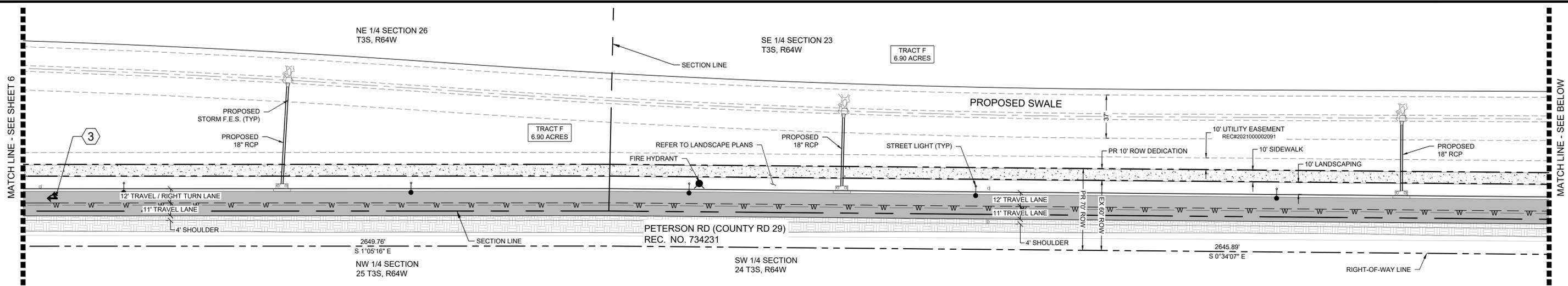


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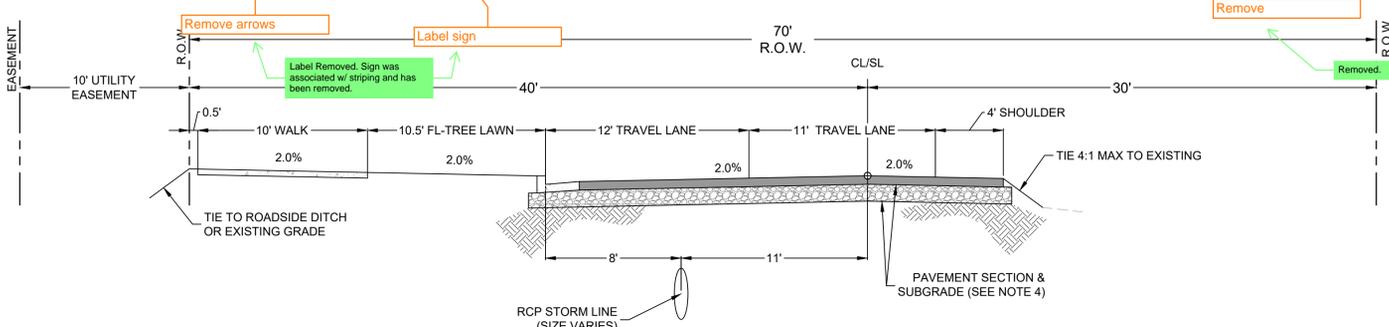
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SHEET: 6 OF 31

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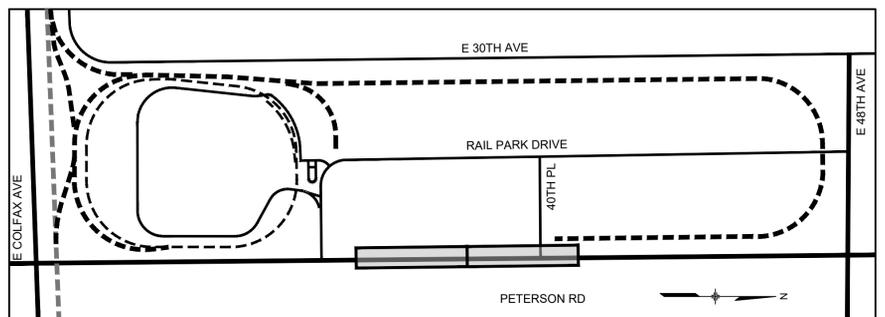


LEGEND

---	PROPOSED RIGHT-OF-WAY	---	LOT LINE
---	PROPOSED CENTERLINE	---	EX EDGE OF DIRT ROAD
---	SITE BOUNDARY	---	RIGHT OF WAY LINE
---	DRAINAGE SWALE	---	SECTION LINE
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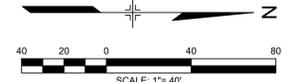
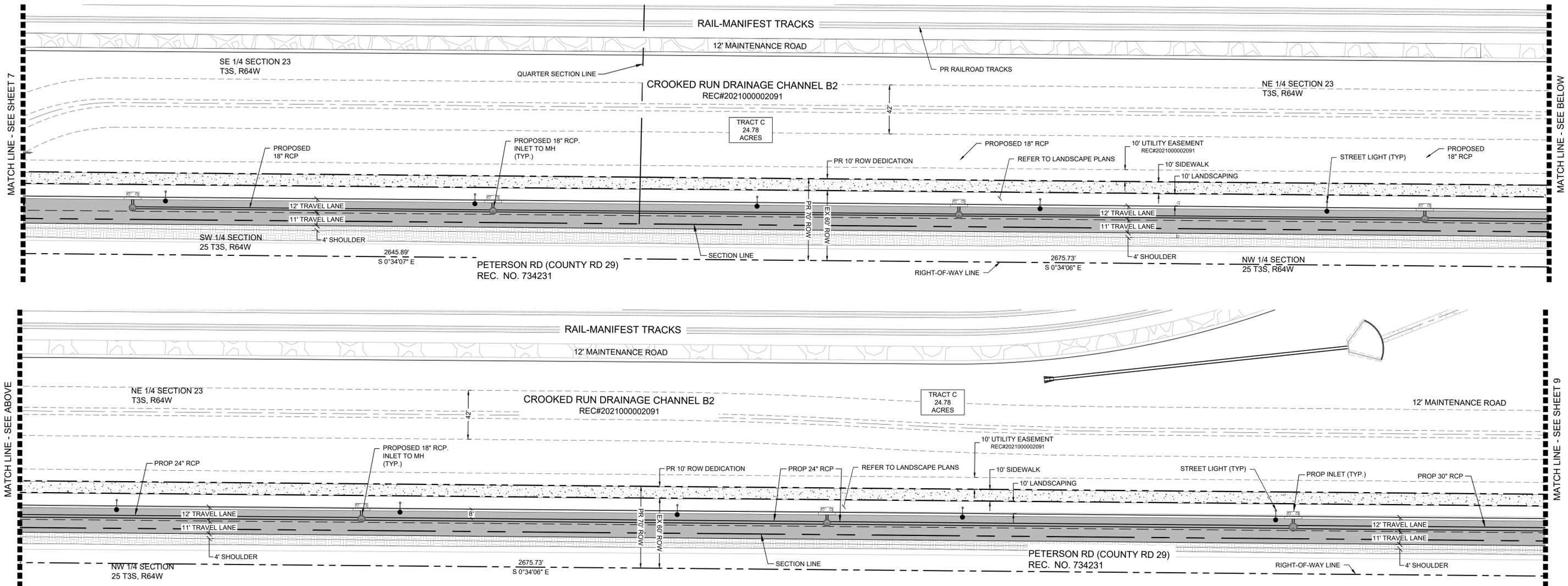
ROCKY MOUNTAIN RAIL PARK INFRASTRUCTURE SITE PLAN
 SITE PLAN 4 - PETERSON RD

DATE: FEBRUARY 20, 2024

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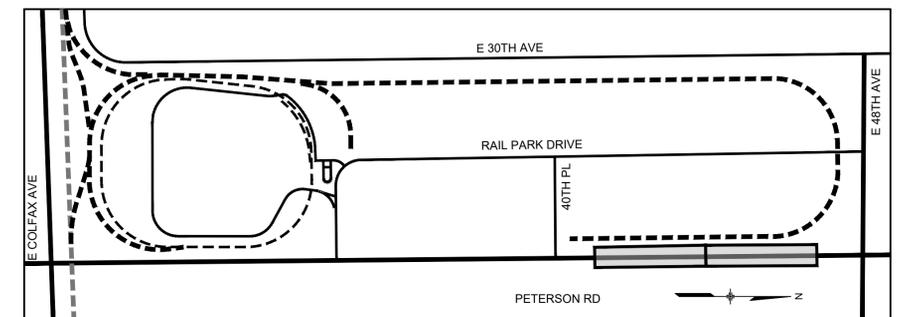
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KEY MAP
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ROCKY MOUNTAIN RAIL PARK
 INFRASTRUCTURE SITE PLAN
 SITE PLAN 5 - PETERSON RD

DATE: FEBRUARY 20, 2024

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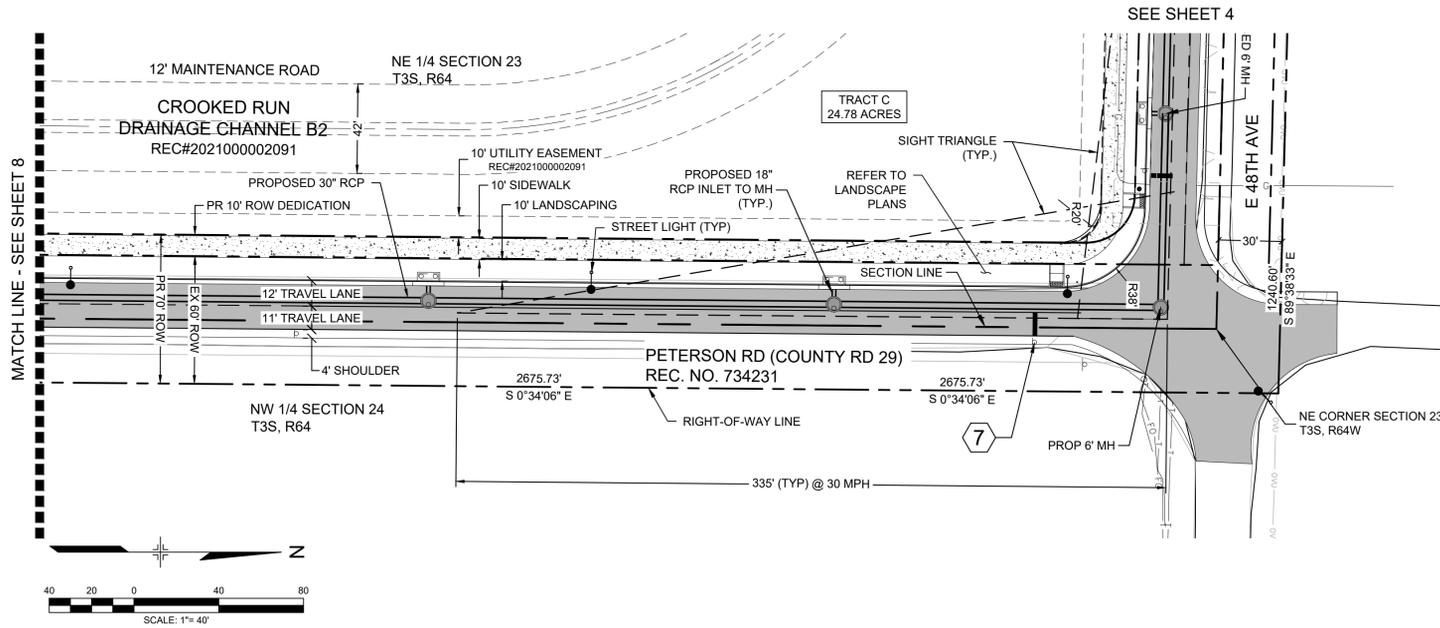


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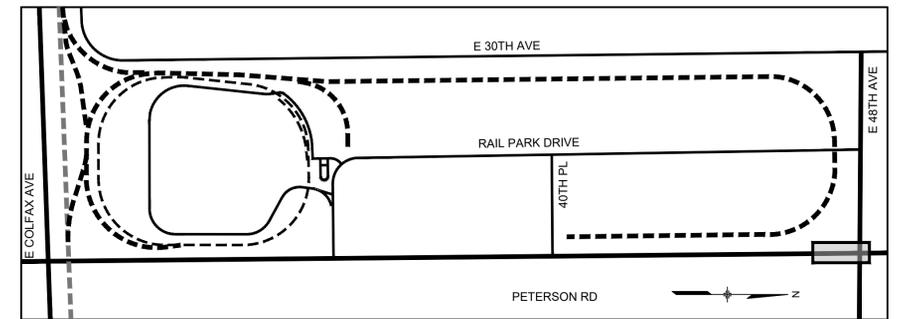
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	EXISTING DIRT ROAD
	1. INSTALL SKIP LANE LINE 4" DASHED WHITE STRIPING.
	2. INSTALL BIKE LANE 6" SOLID WHITE STRIPING PER CITY OF AURORA STANDARDS & SPECIFICATIONS.
	3. INSTALL PAVEMENT MARKING AS SHOWN. MARKING SHALL BE IN ACCORDANCE WITH CITY OF AURORA STANDARDS AND CDOT STANDARDS.
	4. INSTALL DOTTED LANE LINE 4" SOLID WHITE STRIPING AT 2' LENGTH AND 4' INTERVALS. INSTALL IN ACCORDANCE WITH STRIPING STANDARDS.
	5. INSTALL 4" SOLID DOUBLE YELLOW STRIPING LINE PER CITY OF AURORA STANDARDS & SPECIFICATIONS.
	6. INSTALL CHANNELIZING LANE LINE 8" SOLID WHITE STRIPING.
	7. R1-1 STOP SIGN w/ STREET NAME SINGLE LANE (30"x30") MULTI-LANE (36"x36")
	8. R2-1 SPEED LIMIT SIGN (18"x24") SINGLE LANE (24"x30") MULTI LANE (30"x36")
	9. PEDESTRIAN CROSSWALK SOLID WHITE STRIPS (24"x10', 4' SPACING EDGE TO EDGE) COA DETAIL TE-12
	10. YELLOW TWO-WAY-LEFT-TURN LANE STRIPING (THERMOPLASTIC)
	11. STREET SIGN (36"x14.4")
	12. R1-2 YIELD SIGN (24", 30" OR 36")
	13. R15-1 RAIL CROSSING (48"x9")



KEY MAP
SCALE: 1" = 1000'

ROCKY MOUNTAIN RAIL PARK
INFRASTRUCTURE SITE PLAN

SITE PLAN 6 - PETERSON RD

DATE: FEBRUARY 20, 2024

PREPARED BY:
Matrix
Excellence by Design

707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

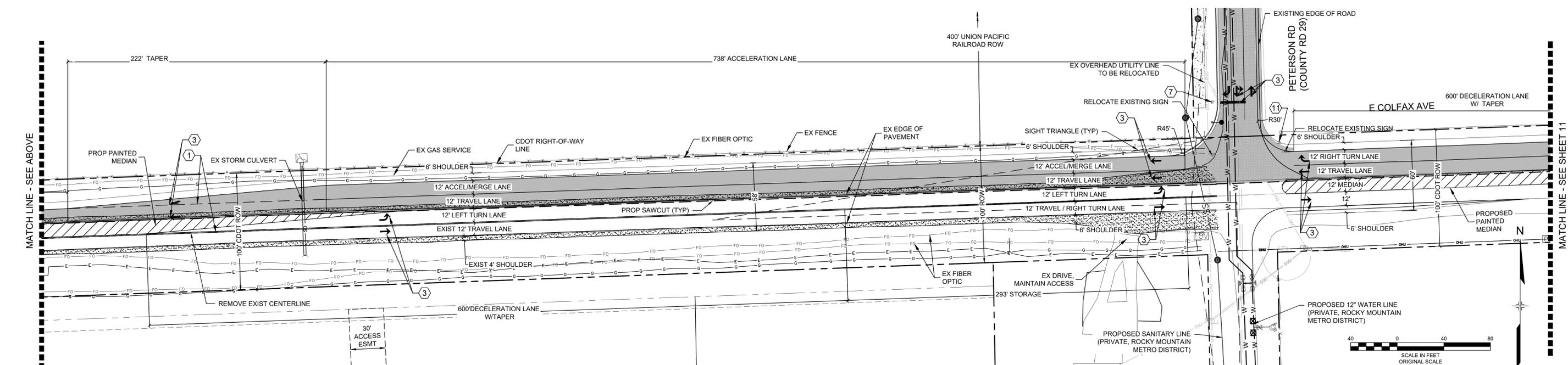
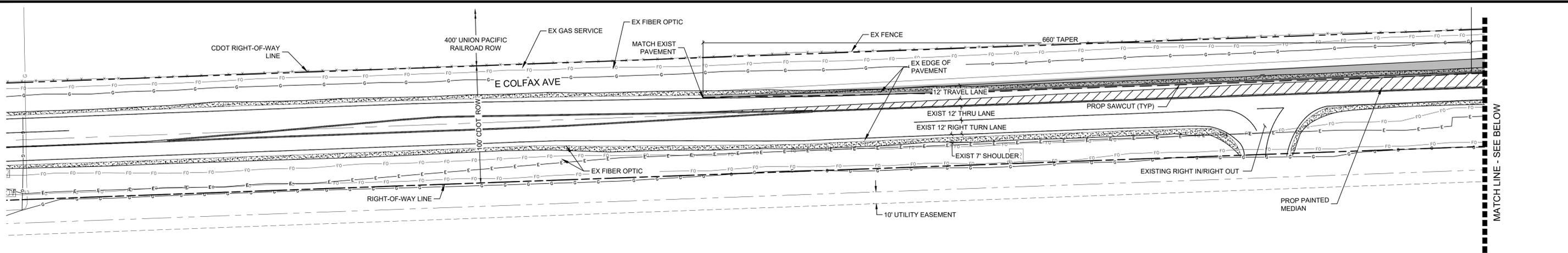


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SHEET: 9 OF 31

R:21.1280.001.22.1305.003 (Rocky Mtn Rail Park)\Dwg\Infrastructure\Plan\3 SITE PLAN_COLFAX.dwg



DEVELOPER NOTE:

THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

LEGEND

	PROPERTY BOUNDARY
	ROAD CENTER LINE
	PROPERTY BUFFER
	EX FENCE
	EX EDGE OF PAVEMENT
	PR EDGE OF PAVEMENT
	LOT LINE
	EX EDGE OF DIRT ROAD
	RIGHT OF WAY LINE
	SECTION LINE
	PR EDGE OF PAVEMENT
	SIGHT TRIANGLE
	EXISTING ASPHALT

LEGEND

	PROPOSED RIGHT-OF-WAY
	PROPOSED CENTERLINE
	SITE BOUNDARY
	DRAINAGE SWALE
	SIGHT TRIANGLE
	PROPOSED STORM INLET
	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT
	PROPOSED PAINTED MEDIAN
	RESTRICTED FIRE LANE ACCESS
	PROPOSED GRAVEL PATHWAY
	PROPOSED CONCRETE PAVING
	PROPOSED ASPHALT PAVING
	PROPOSED RIPRAP POND SPILLWAY
	EXISTING DIRT ROAD

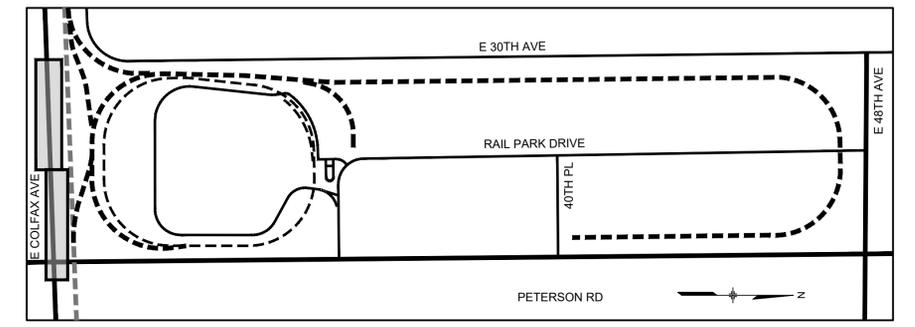
- ① INSTALL SKIP LANE LINE 4" DASHED WHITE STRIPING.
- ② INSTALL BIKE LANE 6" SOLID WHITE STRIPING PER CITY OF AURORA STANDARDS & SPECIFICATIONS.
- ③ INSTALL PAVEMENT MARKING AS SHOWN, MARKING SHALL BE IN ACCORDANCE WITH CITY OF AURORA STANDARDS AND CDOT STANDARDS.
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- ⑤ INSTALL 4" SOLID DOUBLE YELLOW STRIPING LINE PER CITY OF AURORA STANDARDS & SPECIFICATIONS.
- ⑥ INSTALL CHANNELIZING LANE LINE 8" SOLID WHITE STRIPING.

LEGEND

- ⑦ R1-1 STOP SIGN w/ STREET NAME SINGLE LANE (30"x30") MULTI-LANE (36"x36")
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- ⑪ STREET SIGN (36"x14.4")
- ⑫ R1-2 YIELD SIGN (24", 30" OR 36")

NOTES:

- THE STORM SEWER SYSTEM WITHIN THE PUBLIC R.O.W. IS PUBLIC AND TO BE MAINTAINED BY THE CITY OF AURORA. THE STORM SEWER SYSTEM OUTSIDE OF THE PUBLIC R.O.W. IS PRIVATE AND TO BE MAINTAINED BY THE RMMD.
- STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL, FINAL PLACEMENT WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS AND WILL BE SUBMITTED WITH FINAL CIVIL STREET LIGHTING PLAN.
- REFER TO GRADING AND UTILITY PLANS FOR UNDERGROUND UTILITY INFORMATION.



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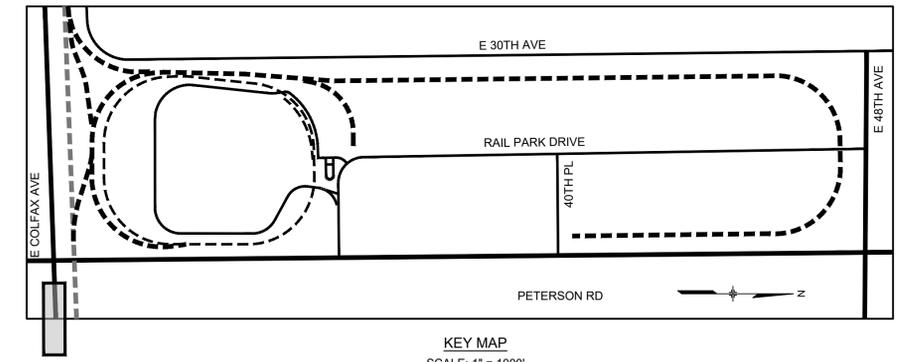
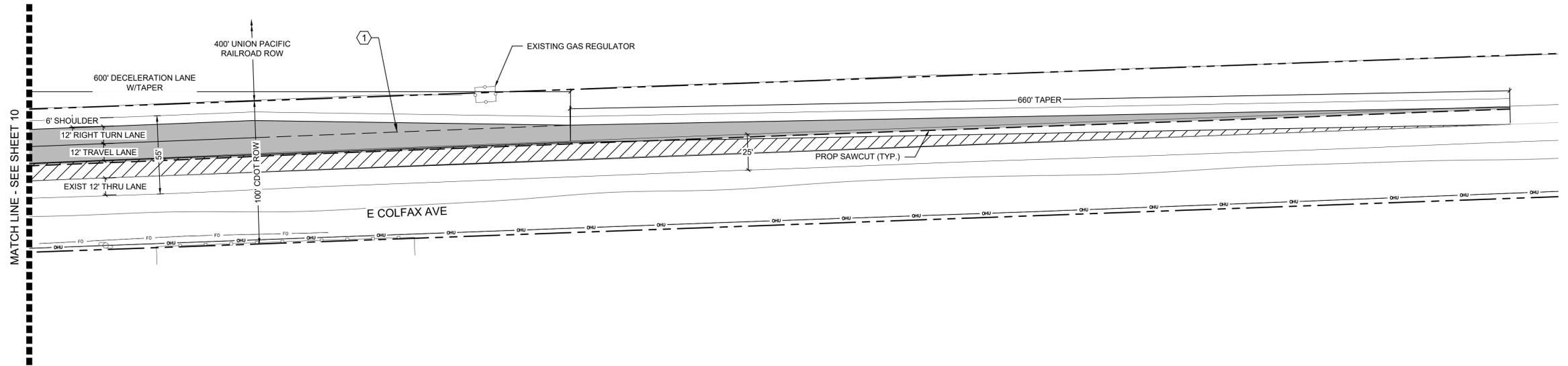
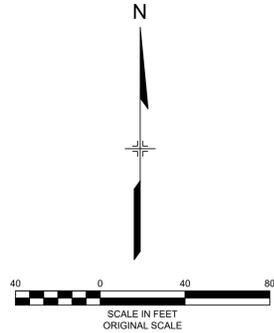
ROCKY MOUNTAIN RAIL PARK INFRASTRUCTURE SITE PLAN
SITE PLAN 7 - E COLFAX AVE

DATE: FEBRUARY 20, 2024

PREPARED BY:
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LEGEND

	PROPERTY BOUNDARY
	ROAD CENTER LINE
	PROPERTY BUFFER
	EX FENCE
	EX EDGE OF PAVEMENT
	PR EDGE OF PAVEMENT
	LOT LINE
	EX EDGE OF DIRT ROAD
	RIGHT OF WAY LINE
	SECTION LINE
	PR EDGE OF PAVEMENT
	SIGHT TRIANGLE
	EXISTING ASPHALT

NOTES:

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3. REFER TO GRADING AND UTILITY PLANS FOR UNDERGROUND UTILITY INFORMATION.

LEGEND

	PROPOSED RIGHT-OF-WAY
	PROPOSED CENTERLINE
	SITE BOUNDARY
	DRAINAGE SWALE
	SIGHT TRIANGLE
	PROPOSED STORM INLET
	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT
	PROPOSED PAINTED MEDIAN
	RESTRICTED FIRE LANE ACCESS
	PROPOSED GRAVEL PATHWAY
	PROPOSED CONCRETE PAVING
	PROPOSED ASPHALT PAVING
	PROPOSED RIPRAP POND SPILLWAY
	EXISTING DIRT ROAD
	INSTALL SKIP LANE LINE 4" DASHED WHITE STRIPING.

LEGEND

2. INSTALL BIKE LANE 6" SOLID WHITE STRIPING PER CITY OF AURORA STANDARDS & SPECIFICATIONS.
3. INSTALL PAVEMENT MARKING AS SHOWN, MARKING SHALL BE IN ACCORDANCE WITH CITY OF AURORA STANDARDS AND CDOT STANDARDS.
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ROCKY MOUNTAIN RAIL PARK INFRASTRUCTURE SITE PLAN

SITE PLAN 8 - E COLFAX AVE

DATE: FEBRUARY 20, 2024

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