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February 9th, 2024

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

RE: Monaghan Road (26th Avenue to 48th Avenue) Infrastructure Site Plan Response Letter

Dear Mr. Cox,

Thank you for your review of the Site Plan for Monaghan Road between 26th 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. 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,

A handwritten signature in blue ink, appearing to read "Margaret Krell", is positioned above the printed name.

Margaret Krell, PE, ENV SP
Deputy Project Manager

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Monaghan_comments-ISP_Response_1st

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				Monaghan Road		
Package Description:		ISP (site plans, landscaping plans), drainage report, photometrics				Agency:				City of Aurora		
Reviewer:		Development Review Team				Date:				13-Dec-23		
Reviewer	Item Number	Drawing or Page	Comments	Initial Code	Response	Discipline	Final Disposition Code	Date	Verified (Initials)			
ceravell	46	SITE SHEET - ULTIMATE 26	Please callout Public Street Light type (Ex. SL-1) and pole height.	A	Updated	Lighting	A	15-Jan-24	KL			
ceravell	47	SITE SHEET - ULTIMATE 26	*Minimum slopes note: "Add a note: "Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%."* *Maximum slopes note: "Add a note: "The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1."*	C/D	added changed note: "FOR AREAS OUTSIDE OF THE ROADWAY THE MINIMUM ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON AND MINIMUM SLOPE ON CONCRETE IS 0.5%, THE MAXIMUM SLOPE IN CLEAR ZONE IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE CLEAR ZONE IS 3:1."	Roadway	A	15-Jan-24	KL			
ceravell	48	SITE SHEET - ULTIMATE 26	Please add these notes to all roadway sheets. (TYP.)	A	Updated	Roadway	A	15-Jan-24	KL			
dbickmir	49	SITE SHEET - ULTIMATE 26	label street	A	Updated	Roadway	A	15-Jan-24	KL			
dbickmir	50	LANDSCAPE NOTES AND TABLES	is this consistent with the multi-use trail?	A	Yes, this is consistent with the multi-use trail	Landscape	A	7-Feb-24	JM			
dbickmir	51	LANDSCAPE NOTES AND TABLES	will ARTA be responsible for installation? Maintenance?	A	Yes, ARTA is responsible to installation and maintenance	Landscape	A	7-Feb-24	JM			
kbish	52	LANDSCAPE NOTES AND TABLES	Update the key map pages accordingly.	D	We will continue to use subset sheet numbers, as directed and approved by the City of Aurora on previous roadway ISPs, in order to maintain clear reference between landscape sheets. An overall sheet number will be added to the titleblock	Landscape	D	7-Feb-24	JM			
kbish	53	LANDSCAPE NOTES AND TABLES	Do not do subsets. Have consistent sheet numbering. This should just be "27" etc.	D	We will continue to use subset sheet numbers, as directed and approved by the City of Aurora on previous roadway ISPs, in order to maintain clear reference between landscape sheets. An overall sheet number will be added to the titleblock	Landscape	D	7-Feb-24	JM			
kbish	54	LANDSCAPE PLAN 1	Please note that while the landscape within the curbside meets code requirements, sodded areas are not permitted to be irrigated by sprays and rotors. A subsurface irrigation system will be required unless another method i.e. watering truck is being proposed. Trees MUST be on a permanent drip irrigation system. Native seed areas that are 10' or wider in width may be watered by a temporary above ground irrigation system until establishment, but will then require removal. Work with Aurora Water if the intent is to use an above ground system for the native seed.	A	We have coordinated with Aurora water on irrigation withing the curbside landscape, and are proposing the use of subsurface irrigation in turf areas, drop irrigation to all trees.	Landscape	A	7-Feb-24	JM			
dbickmir	55	LANDSCAPE PLAN 1	Identify if landscape is to be installed with roadway construction or at time of adjacent development. Who will provide maintenance?	D	See City of Aurora Standard Landscape Notes #5: all landscaping will be installed as delineated on the plan upon completion of roadway infrastructure	Landscape	D	7-Feb-24	JM			
kbish	56	LANDSCAPE PLAN 1	update sheet numbering	D	We will continue to use subset sheet numbers, as directed and approved by the City of Aurora on previous roadway ISPs, in order to maintain clear reference between landscape sheets. An overall sheet number will be added to the titleblock	Landscape	D	7-Feb-24	JM			