

February 9<sup>th</sup>, 2024

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

**RE: Monaghan Road (26<sup>th</sup> Avenue to 48<sup>th</sup> Avenue) Infrastructure Site Plan Response Letter**

Dear Mr. Cox,

Thank you for your review of the Site Plan for Monaghan Road between 26<sup>th</sup> Avenue and 48<sup>th</sup> 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,



Margaret Krell, PE, ENV SP  
Deputy 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		Monaghan Road		
Package Description:		ISP (site plans, landscaping plans), drainage report, photometrics			City of Aurora		Date:	13-Dec-23	
Reviewer:		Development Review Team			Agency:				
Reviewer	Item Number	Drawing or Page	Comments	Initial Code	Response	Discipline	Final Disposition Code	Date	Verified (Initials)
					Letter of Introduction	Updated			
dbickmir	1	LOI	North of	A		Roadway	A	8-Feb-24	MJD
dbickmir	1	LOI	isn't this just showing the ultimate condition for the west half ?	A	Update to ultimate design instead of final design. Clarified paragraph.	Roadway	A	8-Feb-24	MJD
dbickmir	1	LOI	update	A	Updated "ROW will be dedicated by separate document"	Roadway	A	8-Feb-24	MJD
Infrastructure Site Plan									
City of Aurora	1E	Letter Pg 2							
dbickmir	1	Cover Sheet	move notes to sheet 2, put signature blocks on the cover sheet	A	Updated	Roadway	A	15-Jan-24	KL
kbish	2	Cover Sheet	No subsets. Just straight sheet numbering	A	Updated	Roadway	A	15-Jan-24	KL
dbickmir	3	Cover Sheet	update	A	Updated, Changed to "ROW TO BE DEDICATED BY SEPARATE DOCUMENT"	Roadway	A	15-Jan-24	KL
dbickmir	4	Cover Sheet	and Zoning	A	Updated	Roadway	A	15-Jan-24	KL
dbickmir	5	Cover Sheet	per the LOI the full area of the ROW is 28.9 ac. Please add a footnote that the ISP includes .... ac. for .... See LOI for questions regarding interim and ultimate conditions.	A	Updated, created two tables: adding interim and ultimate together matches landscaping areas. Also updated LOI areas.	Roadway	A	15-Jan-24	KL
dbickmir	6	Roadway Typical Interim 3	the LOI states the road is designed to the ultimate condition but there is no ultimate section shown	A	Added note: "SEE SHEET 17 FOR THE ULTIMATE STREET SECTIONS"	Roadway	A	15-Jan-24	KL
dbickmir	7	Roadway Typical Interim 3	Please add a reference to the sheet # for ultimate street sections	A	Updated, added note: "SEE SHEET 17 FOR THE ULTIMATE STREET SECTIONS"	Roadway	A	15-Jan-24	KL
dbickmir	8	Roadway Typical Interim 3	add the station numbers	A	Updated	Roadway	A	15-Jan-24	KL
dbickmir	9	Roadway Typical Interim 3	*COMPOSITE PAVEMENT...	A	Updated, added note: *COMPOSITE PAVEMENT SECTION...	Roadway	A	15-Jan-24	KL
dbickmir	10	SITE SHEET - INTERIM 4	check scale. Add scale ratio below bar.	A	Updated	Roadway	A	16-Jan-24	KL
dbickmir	11	SITE SHEET - INTERIM 4	Please include an overall map of the proposed roadway and include the station numbers	A	Updated	Roadway	A	16-Jan-24	KL
RNelson	12	SITE SHEET - INTERIM 4	Advisory Comment: Make sure ROW Geometry matches the subdivision plat. (Typical)	A	ROW Geometry matches. ROW will be dedicated by separate document	Roadway	A	16-Jan-24	KL
dbickmir	13	SITE SHEET - INTERIM 4	is this pond existing? included in another ISP?	C	This pond is done by others (26th Avenue phase 2 project, still to be submitted).	Drainage	A	5-Feb-24	JB
dbickmir	14	SITE SHEET - INTERIM 4	show/label existing right-of-way	A	Updated	Roadway	A	16-Jan-24	KL
dbickmir	15	SITE SHEET - INTERIM 4	for the purposes of this ISP, 26th Ave is existing. If applicable, indicate existing vs. proposed conditions.	A	Updated	Roadway	A	16-Jan-24	KL
cballard	16	SITE SHEET - INTERIM 4	All Type C or Area Inlets are to be private.	A	Note included.	Drainage	A	5-Feb-24	JB
dbickmir	17	SITE SHEET - INTERIM 4	ROW to be dedicated...?	A	Added dimension between existing & proposed ROW. All the sheets	Roadway	A	16-Jan-24	KL
dbickmir	18	SITE SHEET - INTERIM 4	add this to the legend	A	Updated	Roadway	A	16-Jan-24	KL
ceravell	19	SITE SHEET - INTERIM 4	Please callout Public Street Light type (Ex. SL-1) and pole height.	A	Updated. Added SL-4, 30ft pole height, 4ft arm length to legend.	Lighting	A	15-Jan-24	KL
ceravell	20	SITE SHEET - INTERIM 4	*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."*	A/D	added changed note: "FOR AREAS OUTSIDE OF THE ROADWAY THE MINIMUM SLOPE 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/D	15-Jan-24	KL
ceravell	21	SITE SHEET - INTERIM 4	Please add these notes to all roadway sheets. (TYP.)	A	Updated	Roadway	A	15-Jan-24	KL
dbickmir	22	SITE SHEET - INTERIM 5	wrong scale	A	Updated	Roadway	A	16-Jan-24	KL
dbickmir	23	SITE SHEET - INTERIM 5	label existing street/driveway?	A	Updated	Roadway	A	16-Jan-24	KL
cballard	24	SITE SHEET - INTERIM 6	Dead end maintenance paths over 150-feet will require a turn around.	A	Noted, to be verified/updated during civil drawings	Drainage	A	5-Feb-24	JB
cballard	25	SITE SHEET - INTERIM 6	Access is needed to the top of the outlet structure.	A	Revised.	Drainage	A	5-Feb-24	JB
cballard	26	SITE SHEET - INTERIM 6	Minimum turning radii is 50-feet. This can be reduced to 30-feet if the path is widened to allow a tandem axle truck to safely navigate the turn.	A	Noted, to be verified/updated during civil drawings	Drainage	A	5-Feb-24	JB
cballard	27	SITE SHEET - INTERIM 6	These inlets are not called out. Are these stubs for future inlets or proposed Type C inlets?	A	They are type C. Inlets labelled.	Drainage	A	5-Feb-24	JB
cballard	28	SITE SHEET - INTERIM 7	What utility study is the lift station tied to?	A	EDN 219069MU3. Number included in the label.	Utilities	A	6-Feb-24	EH
dbickmir	29	SITE SHEET - INTERIM 9	Identify existing access easement and reception number	A	Updated	Roadway	A	8-Feb-24	MJD
cballard	30	SITE SHEET - INTERIM 9	During civil plan review please ensure that these have a minimum of 50-foot radii. Typical on all access paths.	A	Noted, to be verified/updated during civil drawings	Drainage	A	5-Feb-24	JB
dbickmir	31	SITE SHEET - INTERIM 9	will there be easements needed to be recorded by separate document? Identify all. will there be easements needed to be recorded by separate document? Identify all. TYP	A	Added note no7. "THE PROPOSED ROW AND ALL PROPOSED EASEMENT WILL BE DEDICATED BY A SEPARATE DOCUMENT."	Roadway	A	15-Jan-24	KL
cballard	32	SITE SHEET - INTERIM 10	Provide water main size for all mains. Hydrant laterals can be assumed at 6-inch. This information will be reflected on the civil plans.	A	Revised.	Utilities	A	6-Feb-24	EH
cballard	33	SITE SHEET - INTERIM 10	Valve locations will be reviewed during civil plan review.	A	Valves revised.	Utilities	A	6-Feb-24	EH
cballard	34	SITE SHEET - INTERIM 10	PRVs should be pulled out of the paved/driven road section.	A	Revised.	Utilities	A	6-Feb-24	EH
cballard	35	SITE SHEET - INTERIM 10	Include pressure zone labels for either side of the PRV. Typical for all PRV locations.	A	Revised.	Utilities	A	6-Feb-24	EH
cballard	36	SITE SHEET - INTERIM 13	Sanitary Sewer will need an outfall.	D	Coordinated with 48th phase 2 project.	Utilities	D	6-Feb-24	EH
cballard	37	SITE SHEET - INTERIM 13	Access is required to the top of the outlet structure.	A	Revised.	Drainage	A	5-Feb-24	JB
cballard	38	SITE SHEET - INTERIM 13	What Master Utility Study is proposing these force mains? It appears The Aurora Highlands (219069) but that area was considered an offsite basin which would need its own study specific to its uses.	A	EDN 219069MU3. Number included in the label.	Utilities	A	6-Feb-24	EH
ceravell	39	SITE SHEET - INTERIM 13	Please label proposed curb return radii per section 4.04. 5.03 of the COA Roadway Design & Construction Specifications.	A	Added radius for 3 centered curve	Roadway	A	15-Jan-24	KL
dbickmir	40	SITE SHEET - INTERIM 14	label street	A	Updated	Roadway	A	15-Jan-24	KL
ceravell	41	SITE SHEET - INTERIM 14	Please label proposed curb return radii per section 4.04. 5.03 of the COA Roadway Design & Construction Specifications.	A	Added radius for 3 centered curve	Roadway	A	15-Jan-24	KL
RNelson	42	SITE SHEET - INTERIM 14	existing row	A	Added dimension between existing & proposed ROW.	Roadway	A	16-Jan-24	KL
RNelson	43	SITE SHEET - INTERIM 14	existing row	A	Added dimension between existing & proposed ROW.	Roadway	A	16-Jan-24	KL
RNelson	44	SITE SHEET - INTERIM 14	Reception Number? & ROW Width?	A	Added dimension between existing & proposed ROW. Reception updated	Roadway	A	8-Feb-24	MJD
dbickmir	45	TYPICALS - ULTIMATE 15	add station numbers	A	Updated	Roadway	A	15-Jan-24	KL

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Reviewer:		Development Review Team			Agency:				
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