

February 2nd, 2024

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

RE: 48th Avenue Phase 2 (Aerotropolis Parkway to Monaghan Road) Infrastructure Site Plan Response Letter

Dear Mr. Cox,

Thank you for your review of the Site Plan for 48th Avenue Phase 2 between Aerotropolis Parkway and Monaghan Road. 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			48th Avenue (Aerotropolis Parkway to Monaghan Road)		
Package Description:		ISP (site plans, landscaping plans), drainage report, photometrics		City of Aurora			Date:		
Reviewer	Item Number	Drawing or Page	Comments	Initial Code	Response	Discipline	Final Disposition		Verified (Initials)
							Code	Date	
Infrastructure Site Plan									
dbickmir	1 (Letter 2C)	Cover Sheet	Please put signature blocks on the cover sheet and notes on Sheet 2	A	Will update	Roadway	A	26-Jan-24	MJD
dbickmir	2	Cover Sheet	move this label south of 48th	A	Will update	Roadway	A	26-Jan-24	MJD
dbickmir	3	Cover Sheet	what is this?	A	Will update	Roadway	A	26-Jan-24	MJD
dbickmir	4	Cover Sheet	please make existing roads a darker line weight	A	Will update	Roadway	A	01-Feb-24	MJD
dbickmir	5	Cover Sheet	show dedicated streets	A	Will update	Roadway	A	01-Feb-24	MJD
dbickmir	6	Cover Sheet	and zoning	A	Will update	Roadway	A	26-Jan-24	MJD
dbickmir	7 (Letter 2A)	Cover Sheet	there are 3 owners listed in the LOI	A/D	3 Owners are shown, will add more space to clean up.	Roadway	A/D	26-Jan-24	MJD
jigo	8 (Letter 6A)	Cover Sheet	Remove note. Traffic Signal escrow shall be collected as part of the building permit request.	A	Will update	Roadway	A	26-Jan-24	MJD
ebumpass	9 (Letter 7A)	Cover Sheet	Please correct note to read as shown below: The Developer is responsible for the construction of all on-site and off-site infrastructure and shall provide two separate and approved Fire Apparatus Access Roads to the overall site and each internal phase of construction. This requirement includes, but is not limited to, the construction of any emergency crossings improvements, looped water supply, and Fire Hydrants as required by the adopted code and City Ordinances.	A	Will update	Roadway	A	26-Jan-24	MJD
dbickmir	10 (Letter 2C)	Signature Sheet	move signature blocks to the cover sheet	A	Will update	Roadway	A	26-Jan-24	MJD
dbickmir	11	Signature Sheet	not listed on cover sheet	A/D	3 Owners are shown, will add more space to clean up.	Roadway	A/D	26-Jan-24	MJD
mteller	12 (Letter 10B)	Roadway Typical	Note that trail is privately maintained	A/D	This is a regional trail. Will add callout to be maintained by COA PROS	Roadway	A/D	01-Feb-24	MJD
sdekoski	13 (Letter 8A)	Roadway Site Sheet 4	Please reference the Master utility plan for this line, or confirm with Aurora Water Planning Services Manager - James DeHerrera on water line size required. The current master plan shows a 24" water line.	A	AECOM received email confirmation from James DeHerrera that the Master Utility Plan is not correct, and the line should be shown as 24". Edits made to ISP to reflect this change.	Water	A	01-Feb-24	EH
sdekoski	14 (Letter 8B)	Roadway Site Sheet 4	Provide hammerhead vehicle turn around.	A	Added	Drainage	A	30-Jan-24	JKB
dbickmir	15	Roadway Site Sheet 4	too light to see and won't print	A	Increased weight to match other ARTA projects	Roadway	A	01-Feb-24	MJD
ceravell	16 (Letter 5D)	Roadway Site Sheet 4	Please provide street light type (ex. SL-4) and pole height for proposed public street lights.	A	Will add "SL-4 w/ 30ft pole" to legend	Clanton/Roadway	A	26-Jan-24	MJD
ceravell	17 (Letter 5A)	Roadway Site Sheet 4	Please add these notes to all Roadway Site Sheets: • 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	Will add notes. For the 1st note, we added "For areas outside of the roadway,"...	Roadway/Drainage	A	26-Jan-24	MJD
sdekoski	18 (Letter 8B)	Roadway Site Sheet 4	Provide vehicle turn around hammerhead.	A	Added	Drainage	A	30-Jan-24	JKB
ceravell	19 (Letter 5C)	Roadway Site Sheet 4	Provide slope easement or written approval for work outside ROW prior to Civil Plan approval.	A/D	Will obtain construction easement before civil plans.	Roadway	A/D	26-Jan-24	MJD
jigo	20	Roadway Site Sheet 4	8 Inch Dotted white line	A	Updated to 8" Dotted White line.	Traffic	A	01-Feb-24	PTJ

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ceravell	21	Roadway Site Sheet 4	Public streets shall have public streetlights in conformance with COA standards. For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual: - Roadway Classification (typical section name) - Adjacent Land Use Category (i.e., TOD), as applicable - Number of lanes- Back-to-back curb width- Pedestrian Activity Level- Pavement Type: R3, for all lighting calculations This information (if its not already shown) can be added to the street sections provided if desired	A	Will show this information in the typical street section with a table.	Roadway	A	26-Jan-24	MJD
dbickmir	22	Roadway Site Sheet 4	SP	A	Will update	Roadway	A	01-Feb-24	MJD
dbickmir	23	Roadway Site Sheet 4	is there a symbol for the overhead towers? Add All symbols to Legend	A	Will add symbol to legend	Roadway	A	26-Jan-24	MJD
dbickmir	24	Roadway Site Sheet 4	are these contours tying into the grading included in the Aerotropolis plans? typically we need to see grading tying into existing	A/D	For ISP plans, will add a callout to refer to Aerotropolis project case no. Aerotropolis proposed grading will be shown on drainage plans for 48th (Aerotropolis to Monaghan).	Roadway	A/D	26-Jan-24	MJD
dbickmir	25	Roadway Site Sheet 4	add to legend	A	Will update (same as comment 23)	Roadway	A	26-Jan-24	MJD
jigo	26	Roadway Site Sheet 5	Keep right sign.	A	Sign added.	Traffic	A	01-Feb-24	PTJ
jigo	27	Roadway Site Sheet 5	Have this point to the stripe.	A	Updated.	Traffic	A	01-Feb-24	PTJ
dbickmir	28	Roadway Site Sheet 5	proposed topo should be shown tying into existing	A	Will update design to tie into surface. Per separate drainage comment, ATEC surface will be taken out of existing terrain and shown as surface by others that 48th Phase 2 will tie into	Roadway	A	26-Jan-24	MJD
jigo	29	Roadway Site Sheet 5	Taper is pointing right before another taper. Would be better pointing to striping.	D	Taper is calculated along the flowline. We plan to provide begin/end tapers and signing and striping plans for the Civil Plans design stage.	Traffic/ Roadway	D	26-Jan-24	MJD
jigo	30 (Letter 6B)	Roadway Site Sheet 5	Call out stripe.	A	Updated.	Traffic	A	01-Feb-24	PTJ
jigo	31	Roadway Site Sheet 6	Yield sign.	A	Sign added.	Traffic	A	01-Feb-24	PTJ
jigo	32 (Letter 6C)	Roadway Site Sheet 6	Call out taper ratio and length.	A	Called out already at start, but will move callout to clarify.	Roadway	A	26-Jan-24	MJD
jigo	33	Roadway Site Sheet 6	Move the speed limit to STA 4370+00	A	Sign moved.	Traffic	A	01-Feb-24	PTJ
jigo	34 (Letter 6D)	Roadway Site Sheet 6	Pedestrian Crossing signs required for channelized rights.	A	Sign added.	Traffic	A	01-Feb-24	PTJ
jigo	35	Roadway Site Sheet 6	Stop bar should be 4' from crosswalk striping.	D	Stop bar is placed here to accomodate a WB-SB WB67 turning movement.	Traffic	D	01-Feb-24	PTJ
jigo	36 (Letter 6D)	Roadway Site Sheet 6	Pedestrian Crossing signs required for channelized rights.	A	Sign added.	Traffic	A	01-Feb-24	PTJ
jigo	37	Roadway Site Sheet 6	The length of the deceleration lane needs to be called out. Length will need to match the length in the TIS.	A	Will add deceleration lane callout. Design is ok as is. Design provides 150ft to follow COA standards (for left turn), but ATEC TIS only requires 50ft.	Traffic/ Roadway	A	01-Feb-24	PTJ
dbickmir	38	Roadway Site Sheet 8	show/label the locations of the existing and proposed pavement for Monaghan	A	Will show latest Monaghan design. Will add edge of pavement callouts.	Roadway	A	01-Feb-24	MJD

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dbickmir	39	Roadway Site Sheet 8	is this the edge of the existing pavement?	A	Will update (same comment as 38)	Roadway	A	01-Feb-24	MJD
jigo	40	Roadway Site Sheet 8	Intersection Lane Control Sign R3-8 modified. Left and right arrow.	A	Sign added.	Traffic	A	01-Feb-24	PTJ
tammyc	41 (Letter 3A)	Landscape Notes and Tables	Add a #2 footnote here, to reference the note at the bottom of the table.	A	Will add note	Landscape	A	01-Feb-24	JM
tdcook	42 (Letter 3D)	Landscape Notes and Tables	Please verify if the Pond "by others" is part of this ISP, as the requirements table for landscaping this area would be required at this time.	A	Yes, pond will be constructed and landscaped by others	Landscape	A	01-Feb-24	JM
tammyc	43 (Letter 3B)	Landscape Schedules	Per Tim York with Aurora Water - by the data the Tahoma 31 Bermuda grass would be allowed in those places where cool-season turf would not be. However, when we're talking about roadway designs, overhead/spray irrigation is not allowed in medians or curbside landscape areas. Tahoma 31 is required to have permanent irrigation so only sub-surface irrigation is allowed.	A	We are aware that no spray irrigation is allowed, and will be proposing a subsurface drip system on all turf in the curbside landscape	Landscape	A	01-Feb-24	JM
tammyc	44	Landscape Plan 1	Is planting proposed in this median?	D	No planting is proposed in the median, all medians will be concrete	Landscape	D	01-Feb-24	JM
mteller	45 (Letter 10A)	Landscape Plan 1	As a minor arterial, landscaping per PROS standard is not required. Should you provide landscaping in these medians please provide a note on the site plan that the landscape will be privately maintained.	D	No planting is proposed in the median, all medians will be concrete	Landscape	D	01-Feb-24	JM
dbickmir	46	Landscape Plan 1	It is assumed curbside landscape will be installed at the time of roadway construction. If not, clarify when it will be installed and who will be responsible.	D	Landscape will be installed upon completion of roadway infrastructure, as stated in the General Landscape Notes	Landscape	D	01-Feb-24	JM
tammyc	47 (Letter 3C)	Landscape Plan 1	Include street signs from Civil plans to ensure coordination with tree locations.	A	will add street signs to landsape plans	Landscape	A	01-Feb-24	JM
jigo	48 (Letter 6F)	Landscape Plan 1	Website search stated that the plants are 2.5 to 3 feet tall. This is too tall for being in the sight triangle.	A	Plant species has been edited to specify a smaller variety which will comply with sight triangles	Landscape	A	01-Feb-24	JM
jigo	49 (Letter 6E)	Landscape Plan 1	Sight triangle should meet TE-13.2 for NB right turning movement.	A	sight triangle updated	Landscape	A	01-Feb-24	JM
jigo	50 (Letter 6E)	Landscape Plan 1	Sight triangle needs to be called out.	A	callout added to indicate vehicular sight triangle	Landscape	A	01-Feb-24	JM
tdcook	51 (Letter 3D)	Landscape Plan 2	Please verify if the Pond "by others" in this area is part of this ISP as the requirements table for landscaping this area would be required at this time.	A	Yes, pond will be constructed as part of the Moanghan road projects, and will be a temporary pond	Landscape	A	01-Feb-24	JM
tammyc	52 (Letter 3E)	Hydrozone Plan	On sheet 1 this overall ISP number is 576,297 SF.	A	Area size verified, and updated to be consistent on all sheets	Landscape	A	01-Feb-24	JM
tammyc	53 (Letter 3E)	Hydrozone Plan	On sheet 1 the total landscape area is 103,988 SF. This totals 93,926 SF.	A	Area size verified, and updated to be consistent on all sheets	Landscape	A	01-Feb-24	JM
tammyc	54 (Letter 3E)	Hydrozone Plan	On sheet 1 the total impervious areas is 472,309 SF.	A	Area size verified, and updated to be consistent on all sheets	Landscape	A	01-Feb-24	JM