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July 24<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: 32<sup>nd</sup> - 26<sup>th</sup> Avenue Realignment Infrastructure Site Plan Response Letter**

Dear Mr. Cox,

Thank you for your review of the Site Plan for 32nd - 26th Avenue Realignment between Piccadilly and E-470. 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  
Project Manager

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Submittal Package: Preliminary Development Application				A = Accept Comment - Correct, Add to, or Carry plans D = Dismiss Comment C = Clarify or Discuss and resolve prior to next design phase		48th Avenue (E-470 to Aeropolis Parkway)		
Package Description: ISP (site plans, landscaping plans), drainage report, photometrics				City of Aurora		Date: 15-Jun-23		
Reviewer	Item Number	Drawing or Page	Comments	Initial Code	Response	Discipline	Final Disposition Code	Verified (Initials)
<b>Letter Comments</b>								
City of Aurora	1E	Letter Pg 2						
<b>Infrastructure Site Plan</b>								
dbickmir	1	Cover Sheet	Vicinity map needs to be in black and white, not aerial	A	Updated	Roadway	A	22-Jul-24
RNelson	2	Cover Sheet	Plan does not appear to include S26 or S30?	A	Plan should include S26 as part of designed sidewalk is located there. S30 to be removed.	Roadway	A	22-Jul-24
RNelson	3	Cover Sheet	T3S, R65W?	A	Will update	Roadway	A	22-Jul-24
dbickmir	4	Cover Sheet	the overall site plan should include this area for context to the city limits and adjacent lots	A	Will provide overall exhibit with the shown/noted area here.	Roadway	A	22-Jul-24
RNelson	5	Cover Sheet	<b>City of Aurora 2022 Site Plan Checklist</b> Legal Description (place on 1st sheet of set): 1. This should be a metes and bounds format for large areas with multiple lots and blocks. It should also reference the subdivision plat name (if a new subdivision plat is being submitted with the site plan). For small sites with just a single lot, use the lot, block, subdivision plat name, and filing number information as your legal description.	C	Will provide legal description for next ISP submittal.	Roadway	C	22-Jul-24
dbickmir	6	Cover Sheet	Add a legal description	C	Will provide legal description for next ISP submittal.	Roadway	C	22-Jul-24
dbickmir	7	Roadway Typical 2	SP	A	Will update spelling error	Roadway	A	22-Jul-24
dbickmir	8	Roadway Typical 2	is trail concrete?	A	Trail is concrete. PROS T-1.0 specifies concrete.	Roadway	A	22-Jul-24
dbickmir	9	Roadway Typical 2	Provide an overall exhibit of the entire site plan area	A	Will provide	Roadway	A	22-Jul-24
stkirchn	10	Roadway Typical 2	Add this note	A	Will add to sheet	Water	A	14-Dec-23
btesauro	11	Roadway Typical 2	Please be advised that the proposed center median is indicated to be painted. However, the median type will be determined by Public works	C/D	Based on adjacent 26th Ave ISP, city will not maintain a raised median that is less than 14ft wide. Additionally, wanted to maintain consistency between adjacent corridors. Can update if Public works directs the project to do	Roadway	C/D	22-Jul-24
RNelson	12	Roadway Plan Sheet 3	Label existing ROW width and recording information	A	Will update	Roadway	A	22-Jul-24
stkirchn	13	Roadway Plan Sheet 3	include an overall site plan that shows full scope of site plan relative to adjacent area	A	Will provide	Roadway	A	22-Jul-24
ceravell	14	Roadway Plan Sheet 3	Please add the following note: "Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans."	A	Will update	Roadway	A	22-Jul-24
stkirchn	15	Roadway Plan Sheet 3	Show existing hydrant 81 feet to the north of the intersection on the east side of Picadilly	A	Will add callout	Water	A	14-Dec-23
stkirchn	16	Roadway Plan Sheet 3	Relocate hydrant to location indicated	A	Will relocate as indicated	Water	A	15-Dec-23
stkirchn	17	Roadway Plan Sheet 3	Relocate hydrant to location indicated	A	Will relocate as indicated	Water	A	15-Dec-23
RNelson	18	Roadway Plan Sheet 3	Unplatted? SW 1/4 S25	A	Will update	Roadway	A	22-Jul-24
RNelson	19	Roadway Plan Sheet 3	Width? (Typical)	A	Proposed Utility Easement is 10ft per typical section. Will update legend "PROPOSED 10' UTILITY EASEMENT"	Roadway	A	22-Jul-24
ceravell	20	Roadway Plan Sheet 3	identify adjacent plat or state UNPLATTEDTYP	A	Will update (same comment as 18)	Roadway	A	22-Jul-24
stkirchn	21	Roadway Plan Sheet 3	Relocate hydrant to location indicated	A	Will relocate as indicated	Water	A	14-Dec-23
ceravell	22	Roadway Plan Sheet 3	For site plan submittal, please only include the proposed public street light type (EX. SL-4), Pole Height and conceptual locations.	A	Will update legend "PROPOSED STREET LIGHT; SL-4 W/ 30' POLE"	Roadway	A	22-Jul-24
ceravell	23	Roadway Plan Sheet 3	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 it's 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	22-Jul-24
ceravell	24	Roadway Plan Sheet 3	Please add these standard notes to the Roadway Site Sheets.	A	Will Update	Roadway	A	22-Jul-24
dbickmir	25	Roadway Plan Sheet 3	identify adjacent plat or state UNPLATTEDTYP	A	Will update (same comment as 18)	Roadway	A	22-Jul-24
RNelson	26	Roadway Plan Sheet 3	Unplatted? SW 1/4 S25	A	Will update (same comment as 18)	Roadway	A	22-Jul-24
RNelson	27	Roadway Plan Sheet 3	Width? (Typical)	A	Proposed Utility Easement is 10ft per typical section. Will update legend "PROPOSED 10' UTILITY EASEMENT" (same as comment 19)	Roadway	A	22-Jul-24
stkirchn	28	Roadway Plan Sheet 3	Relocate hydrant to location indicated	A	Will relocate as indicated	Water	A	14-Dec-23
sdekoski	29	Roadway Plan Sheet 3	Butterfly valves required. 24" butterfly valves to be installed in vaults are required, see AW detail 212. Show the location for the vaults housing the valves to ensure no conflicts with other utilities.	C	It was determined in conversation with COA (Chong Woo) that this waterline is to be 12" diameter. Callouts and design to be modified. As a result, direct bury gate valves will be used across this segment.	Water	C	22-Jul-24
RNelson	30	Roadway Plan Sheet 3	Label existing ROW width and recording information	A	Will add to sheet	Roadway	A	22-Jul-24
stkirchn	31	Roadway Plan Sheet 4	Relocate hydrant to location indicated	A	Will relocate as indicated	Water	A	15-Dec-23
dbickmir	32	Roadway Plan Sheet 4	identify adjacent plat or state UNPLATTEDTYP	A	Will update (same comment as 18)	Roadway	A	22-Jul-24
btesauro	33	Roadway Plan Sheet 4	Please provide a written statement on the plans when the temporary ponds required landscaping will be provided. It should be at the time of the first adjacent development. However, in the meantime it must be over seeded.	A	Landscape sheet LS101 has a note referencing future landscaping of temporary pond. Seeding will be provided for stabilization, see landscaping sheet notes.	Drainage	C	24-Jul-24
sdekoski	34	Roadway Plan Sheet 4	Drainage easements are required for the water quality ponds. Show drainage easement limits. (typ)	A	Will Update	Drainage	A	14-Dec-23
RNelson	35	Roadway Plan Sheet 4	Unplatted? SW 1/4 S25	A	Will update (same comment as 18)	Roadway	A	22-Jul-24
dbickmir	36	Roadway Plan Sheet 4	identify adjacent plat or state UNPLATTEDTYP	A	Will update (same comment as 18)	Roadway	A	22-Jul-24
dbickmir	37	Roadway Plan Sheet 4	identify adjacent plat or state UNPLATTEDTYP	A	Will update (same comment as 18)	Roadway	A	22-Jul-24
RNelson	38	Roadway Plan Sheet 4	Unplatted? SW 1/4 S25	A	Will update (same comment as 18)	Roadway	A	22-Jul-24
stkirchn	39	Roadway Plan Sheet 5	Relocate hydrant to location indicated on sheet 4	A	Will relocate as indicated	Water	A	15-Dec-23
RNelson	40	Roadway Plan Sheet 5	Unplatted? SW 1/4 S25	A	Will update (same comment as 18)	Roadway	A	22-Jul-24
RNelson	41	Roadway Plan Sheet 5	Unplatted? SW 1/4 S26	A	Will update (same comment as 18)	Roadway	A	22-Jul-24

Submittal Package: Preliminary Development Application		ISP (site plans, landscaping plans), drainage report, photometrics			City of Aurora		48th Avenue (E-470 to Aerotropolis Parkway)		
Package Description:		Reviewer:	Development Review Team	Agency:	City of Aurora		Date:	15-Jun-23	
Reviewer	Item Number	Drawing or Page	Comments	Initial Code	Response	Discipline	Final Disposition Code	Date	Verified (Initials)
stkirchn	42	Roadway Plan Sheet 5	Relocate hydrant to location indicated	A	Will relocate as indicated	Water	A	15-Dec-23	KL
dbickmir	43	Roadway Plan Sheet 5	street, driveway? Label	A	Will label as driveway	Roadway	A	22-Jul-24	MJD
RNelson	44	Roadway Plan Sheet 5	Existing 26th Ave ROW to be vacated?	A	Will add note "VACATE EXISTING ROW PROPOSED UTILITY AND SIDEWALK EASEMENT"	Roadway	A	22-Jul-24	MJD
ceravell	45	Roadway Plan Sheet 5	Please add the following note: "Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans."	A	Will update	Roadway	A	22-Jul-24	MJD
RNelson	46	Roadway Plan Sheet 5	Aurora Commerce Center Subdivision Filing No. 4, Block 1, Lot 1 NE 1/4 S36	A	Will update	Roadway	A	22-Jul-24	MJD
dbickmir	47	Roadway Plan Sheet 5	show existing easements and ROW. Label all, include Reception numbers	A	Will update	Roadway	A	22-Jul-24	MJD
btesauro	48	Roadway Plan Sheet 5	please label the proposed curbside landscaping	A	Most landscaping areas are labeled already with a "1 Rectangle". Will add one more label for clarification.	Roadway	A	22-Jul-24	MJD
dbickmir	49	Roadway Plan Sheet 5	?? What is leader for?	A	Will fix border to not accidentally mask text	Roadway	A	22-Jul-24	MJD
dbickmir	50	Roadway Plan Sheet 5	show existing ROW and pavement	A	Will update	Roadway	A	22-Jul-24	MJD
RNelson	51	Roadway Plan Sheet 5	Label existing ROW width and recording information	A	Will update	Roadway	A	22-Jul-24	MJD
stkirchn	52	Roadway Plan Sheet 5	Add hydrants at these locations	A	Fire hydrants to be added as indicated	Water	A	15-Dec-23	KL
RNelson	53	Roadway Plan Sheet 5	Unplatted? SE 1/4 S25	A	Will update (same comment as 18)	Roadway	A	22-Jul-24	MJD
RNelson	54	Roadway Plan Sheet 5	Unplatted? SE 1/4 S26	A	Will update (same comment as 18)	Roadway	A	22-Jul-24	MJD
dbickmir	55	Roadway Plan Sheet 5	Add scale ratio. TYP	A	Will update	Roadway	A	22-Jul-24	MJD
dbickmir	56	Roadway Plan Sheet 5	Add existing and proposed ROW	A	Will update	Roadway	A	22-Jul-24	MJD
dbickmir	57	Roadway Plan Sheet 5	Proposed ROW	C	No update required	Roadway	C	22-Jul-24	MJD
dbickmir	58	Roadway Plan Sheet 6	identify adjacent plat or state UNPLATTEDTYP	A	Will update (same comment as 18)	Roadway	A	22-Jul-24	MJD
RNelson	59	Roadway Plan Sheet 6	Unplatted? SE 1/4 S25	A	Will update (same comment as 18)	Roadway	A	22-Jul-24	MJD
RNelson	60	Roadway Plan Sheet 6	Label existing ROW width and recording information	A	Will label and dimension existing ROW	Roadway	A	22-Jul-24	MJD
RNelson	61	Roadway Plan Sheet 6	Aurora Commerce Center Subdivision Filing No. 4, Block 1, Lot 1 NE 1/4 S36	A	Will update	Roadway	A	22-Jul-24	MJD
dbickmir	62	Roadway Plan Sheet 6	identify adjacent plat or state UNPLATTEDTYP	A	Will update (same comment as 18)	Roadway	A	22-Jul-24	MJD
btesauro	63	Roadway Plan Sheet 6	please label all the proposed curbside landscaping	D	Will provide existing ROW callouts and widths which should clarify that no proposed curbside landscaping is being proposed in the existing area. Proposed curbside landscaping is labeled elsewhere with a 1 Rectangle on the sheet already.	Roadway	D	22-Jul-24	MJD
stkirchn	64	Roadway Plan Sheet 6	Relocated hydrant to location indicated	A	Will relocate as indicated	Water	A	14-Dec-23	KL
dbickmir	65	Roadway Plan Sheet 7	identify adjacent plat or state UNPLATTEDTYP	A	Will update (same comment as 18)	Roadway	A	22-Jul-24	MJD
RNelson	66	Roadway Plan Sheet 7	First Creek?	A	Will add label "FIRST CREEK"	Roadway	A	22-Jul-24	MJD
cbish	67	Roadway Plan Sheet 7	It is assumed this curb cut will serve as the regional trail access. Include a detail for the overall design to ensure it will be wide enough to accommodate vehicles expected to use the trail corridor for maintenance access related not only to the trail but also for utility purposes	A	The driveway is 24ft wide per COA detail S7.5 and will accommodate maintenance vehicles.	Roadway	A	22-Jul-24	MJD
RNelson	68	Roadway Plan Sheet 7	Unplatted? SE 1/4 S25	A	Will update (same comment as 18)	Roadway	A	22-Jul-24	MJD
stkirchn	69	Roadway Plan Sheet 7	The existing hydrant spacing on this sheet is sufficient. These existing hydrants can be removed.	A	Will modify design to remove existing hydrants.	Water	A	15-Dec-23	KL
RNelson	70	Roadway Plan Sheet 7	Unincorporated Adams County?	A	Will update to show with grey dot pattern and update legend to note as Unincorporated Adams County. Also shown clearly on new overall site plan sheet.	Roadway	A	22-Jul-24	MJD
dbickmir	71	Roadway Plan Sheet 7	identify adjacent plat or state UNPLATTEDTYP	A	Will update (same comment as 18)	Roadway	A	22-Jul-24	MJD
RNelson	72	Roadway Plan Sheet 7	Aurora Commerce Center Subdivision Filing No. 5, Block 1, Lot 1 NE 1/4 S36	A	Will update	Roadway	A	22-Jul-24	MJD
btesauro	73	Roadway Plan Sheet 7	please label all the proposed curbside landscaping	D	Will provide existing ROW callouts and widths which should clarify that no proposed curbside landscaping is being proposed in the existing area. Proposed curbside landscaping is labeled elsewhere with a 1 Rectangle on the sheet already.	Roadway	D	22-Jul-24	MJD
RNelson	74	Roadway Plan Sheet 7	Label existing ROW width and recording information	A	Will label and dimension existing ROW (same comment as 60)	Roadway	A	22-Jul-24	MJD
RNelson	75	Roadway Plan Sheet 7	Aurora Commerce Center Subdivision Filing No. 4, Tract A? NE 1/4 S36	A	Will update	Roadway	A	22-Jul-24	MJD
stkirchn	76	Landscape Notes and Tables Sheet 8	See site sheets 3-7 for hydrant placement and adjust landscape sheets accordingly	A	Landscape sheets have been revised to reflect updated hydrant locations.	Landscape	A	22-Jul-24	JSM
btesauro	77	Landscape Notes and Tables Sheet 8	Please consider providing some shrubs to create curb appeal and diversity of height	D	Per UDO/146-4.7.5.C.2.A.IV: Curbside landscape areas that are 10 feet in width or wider may be planted entirely with either a water conserving (xeric) or cool season grass or native seed. Shrubs are not required per code.	Landscape	D	22-Jul-24	JSM
btesauro	78	Landscape Notes and Tables Sheet 8	Please indicate and show the said relocated trees, shrub equivalents or missing tree on 26th Court EB on the table and plans	D	Changes to roadway design allows existing trees to remain in place. Number of proposed trees shown on plans meets code requirements.	Landscape	D	22-Jul-24	JSM
btesauro	79	Landscape Notes and Tables Sheet 8	Overall 1. Please contact the city forester with regard to any existing trees within the overall site 2. Please provide all the stop signs on applicable landscape sheets and provide a legend with these symbols on all applicable landscape sheets 3. Please dimension all the proposed curbside landscaping width on all the landscape plans	A	1. Per our discussion with Rebecca Lamphear, Forestry Inspector, and Jacquie Chomik, City Arborist, on 11/3/23, tree mitigation is not required as the existing trees to be removed were recently installed and are less than 4" caliper. A separate tree mitigation sheet has been added to the ISP set to show trees to remain and trees to be removed. The PROS standard tree protection details have been included as well. A tree mitigation table is not required per direction from R. Lamphear. 2. Traffic signs have been added to plans. 3. Dimension added to plans.	Landscape	A	22-Jul-24	JSM

Submittal Package: Preliminary Development Application		ISP (site plans, landscaping plans), drainage report, photometrics			City of Aurora		48th Avenue (E-470 to Aerotropolis Parkway)		
Package Description:		Reviewer:	Development Review Team	Agency:	City of Aurora		Date: 15-Jun-23		
Reviewer	Item Number	Drawing or Page	Comments	Initial Code	Response	Discipline	Final Disposition Code	Date	Verified (Initials)
btesauro	80	Landscape Notes and Tables Sheet 8	Please have the dimensions concur	A	Notes revised to list consistent dimensions.	Landscape	A	22-Jul-24	JSM
btesauro	81	Landscape Notes and Tables Sheet 8	Please provide the 26th Court WB (South side) to the curbside landscape table and plans	D	Curbside landscape is defined per UDO "Streets with detached walks shall have curbside landscapes that include the area within the right-of-way as measured between the back of curb and face of walk". A sidewalk is not provided on 26th Court WB; therefore, curbside landscape is not required in this area.	Landscape	D	22-Jul-24	JSM
btesauro	82	Landscape Schedules Sheet 9	Change some of the proposed maple trees (3 Species) to another type of tree to provide more diversity	D	Proposed maple species (3 different species) will provide diversity, a variety of fall color, and visual interest.	Landscape	D	22-Jul-24	JSM
btesauro	83	Landscape Schedules Sheet 9	Please eliminate all proposed sod/turf. Also, the proposed Bermuda grass is not xeric grass. Lastly, please keep in mind that spray or rotor irrigation are no longer permitted in curb side landscaping	D	We are aware that no spray heads or rotors are permitted and will be proposing a subsurface drip system for irrigation in the curbside landscape areas. We have proposed the use of Tahoma 31 sod after careful research and consideration because it is a water-wise warm season grass, requires only 15" of supplemental water a year, and meets the definition of xeric grass per Aurora Water. Please note that Tahoma 31 sod has been previously reviewed and approved by COA Planning and Aurora Water on other ARTA ISP submittals in the immediate vicinity.	Landscape	D	22-Jul-24	JSM
btesauro	84	Landscape Schedules Sheet 9	Change the color of the proposed white rock to another color	D	The white cobble specification is per PROS specifications (COA Standard Spec's 02900 - 2.6). We have proposed white cobble to maintain consistency with the other approved ARTA roadway corridors (including 26th Ave - E-470 to TAH Parkway).	Landscape	D	22-Jul-24	JSM
btesauro	85	Landscape Plan Sheet 10	Please provide all the proposed dimensions for the curbside landscaping on all the sheets. (TYPICAL)	A	Dimensions added to curbside landscaping on all sheets	Landscape	A	22-Jul-24	JSM
btesauro	86	Landscape Plan Sheet 11	Please provide the required curbside landscape and tree where missing	D	Curbside landscape is defined per UDO "Streets with detached walks shall have curbside landscapes that include the area within the right-of-way as measured between the back of curb and face of walk". A sidewalk is not provided on 26th Court WB; therefore, curbside landscape is not required in this area.	Landscape	D	22-Jul-24	JSM
btesauro	87	Landscape Plan Sheet 11	Please be advised that these symbols appear to concur with existing trees being removed. As such, please contact the City Forester. Also, please provide a separate tree mitigation plan for all preserved, relocated or removed trees. Lastly, please include a tree mitigation table and do not include the trees to remove on the landscape plans.	A	Per our discussion with Rebecca Lamphear, Forestry Inspector, and Jacque Chomiak, City Arborist, on 11/3/23, tree mitigation is not required as the existing trees to be removed were recently installed and are less than 4" caliper. A separate tree mitigation sheet has been added to the ISP set to show trees to remain and trees to be removed. The PROS standard tree protection details have been included as well. A tree mitigation table is not required per direction from P. Lamphear.	Landscape	A	22-Jul-24	JSM
btesauro	88	Landscape Plan Sheet 12	Please provide the required curbside landscaping or provide the case # for these areas with a note that the landscaping will be brought back in compliance with that landscaping plan	D	The area indicated is outside of our project area, and will not be disturbed during construction. The civil set will include notes to specify that any area disturbed shall be returned to its original condition.	Landscape	D	22-Jul-24	JSM
btesauro	89	Hydrozone Plan Sheet 13	Please clarify the 0% non-conserving irrigation with the proposed sod, turf, and Bermuda sod.	D	Aurora Water accepts Tahoma 31 bermuda sod as a xeric turf grass species, meeting the classification for water-conserving landscape.	Landscape	D	22-Jul-24	JSM