

July 17<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  
AECOM  
M: 1-303-495-8727  
E: margie.krell@aecom.com

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		Date:	
Reviewer:		Development Review Team		Initial Code		Response		Discipline	
Reviewer	Item Number	Drawing or Page	Comments	Initial Code	Response	Discipline	Final Disposition Code	Date	Verified (Initials)
Letter Comments									
dbickmir	1	Letter of Introduction	is there a reason this is still being referenced? Didn't the ACL study replace ATEC?	A	Will update "ATEC" reference with "Aerotropolis Logistic Center (ALC)"	Roadway	A	12-Jul-24	MJD
Infrastructure Site Plan									
dbickmir	2	Cover Sheet (Sheet 1)	please make linework darker. show major roads in black. remove drainage corridors	A	Will update	Roadway	A	12-Jul-24	MJD
dbickmir	3	Cover Sheet (Sheet 1)	show correct alignment [38th, 26th	A	Will update	Roadway	A	12-Jul-24	MJD
dbickmir	4	Cover Sheet (Sheet 1)	remove [remove the drainage linework and to show existing roads in black]	A	Will update	Roadway	A	12-Jul-24	MJD
dbickmir	5	Cover Sheet (Sheet 1)	do you have a full legal of what is needed?	A	Updated to show legal description on page 2.	Roadway	A	12-Jul-24	MJD
dbickmir	6	Overall Site Sheet (Sheet 4)	property owner names okay on this sheet only	A	Will leave property owners on the overall site sheets, but remove them from the Roadway site sheets	Roadway	A	12-Jul-24	MJD
dbickmir	7	Overall Site Sheet (Sheet 5)	property owner names okay on this sheet only	A	Will leave property owners on the overall site sheets, but remove them from the Roadway site sheets	Roadway	A	12-Jul-24	MJD
segoz	8	Roadway Site Sheet (Sheet 6)	show ALL lane widths on ALL SITE sheets	A	Will update	Traffic	A	15-Jul-24	PTJ
dbickmir	9	Roadway Site Sheet (Sheet 6)	remove note AURORA TECH CENTER DEVELOPMENT LLC	A	Will update "ATEC" reference with "Aerotropolis Logistic Center (ALC)"	Roadway	A	12-Jul-24	MJD
segoz	10	Roadway Site Sheet (Sheet 6)	8" solid white	A	Will update	Traffic	A	15-Jul-24	PTJ
cballard	11	Roadway Site Sheet (Sheet 6)	what is this storm connecting to?	A	Will show connection to 26th East project	Drainage	A	16-Jul-24	wjc
segoz	12	Roadway Site Sheet (Sheet 6)	move the annotation number 1	A	Moved annotation	Traffic	A	15-Jul-24	PTJ
segoz	13	Roadway Site Sheet (Sheet 6)	show how road sections will match. If T intersection show left turn storage lane and associated striping	A	Will Update	Traffic	A	15-Jul-24	PTJ
segoz	14	Roadway Site Sheet (Sheet 6)	add Authorized Vehicle Only signage	A	Added Sign	Traffic	A	15-Jul-24	PTJ
dbickmir	15	Roadway Site Sheet (Sheet 6)	where?	A	See Overall site sheets, will remove property owners from the Roadway site sheets.	Roadway	A	12-Jul-24	MJD
segoz	16	Roadway Site Sheet (Sheet 6)	4" solid white edge line	A	Will Update	Traffic	A	15-Jul-24	PTJ
dbickmir	17	Roadway Site Sheet (Sheet 6)	remove note PROPERTY RESERVE INC	A	See Overall site sheets, will remove property owners from the Roadway site sheets.	Roadway	A	12-Jul-24	MJD
ceravell	18	Roadway Site Sheet (Sheet 6)	please remove arm lenght. Only pole height required for the site plan submittal	A	Will update	Lighting	A	12-Jul-24	MJD
ceravell	19	Roadway Site Sheet (Sheet 6)	please do not alter these standard notes. Restricted gas area min/max slope note can be added as a seprate note	A	Will update. Additional separate note to be added "For steeper slopes near the gas area that is outside of clearzone, see the typical section for station ranges and slopes."	Roadway	A	12-Jul-24	MJD
dbickmir	20	Roadway Site Sheet (Sheet 7)	remove ATEC	A	Will update "ATEC" reference with "Aerotropolis Logistic Center (ALC)"	Roadway	A	12-Jul-24	MJD
cballard	21	Roadway Site Sheet (Sheet 7)	parallel storm systems are to be avoided	A	Storm Systems were combined	Drainage	A	16-Jul-24	WJC
segoz	22	Roadway Site Sheet (Sheet 7)	4" solid white edge line	A	Will Update	Traffic	A	15-Jul-24	PTJ
dbickmir	23	Roadway Site Sheet (Sheet 7)	remove note PROPERTY RESERVE INC	A	See Overall site sheets, will remove property owners from the Roadway site sheets.	Roadway	A	12-Jul-24	MJD
dbickmir	24	Roadway Site Sheet (Sheet 7)	highlighted arrow	A	Will not clip linework to clarify.	Roadway	A	12-Jul-24	MJD
dbickmir	25	Roadway Site Sheet (Sheet 8)	remove ATEC	A	Will update "ATEC" reference with "Aerotropolis Logistic Center (ALC)"	Roadway	A	12-Jul-24	MJD
dbickmir	26	Roadway Site Sheet (Sheet 8)	remove note AURORA TECH CENTER DEVELOPMENT LLC	A	See Overall site sheets, will remove property owners from the Roadway site sheets.	Roadway	A	12-Jul-24	MJD
segoz	27	Roadway Site Sheet (Sheet 8)	add Authorized Vehicle Only signage	A	Added Sign	Traffic	A	15-Jul-24	PTJ
dbickmir	28	Roadway Site Sheet (Sheet 8)	move arrow	A	Will remove note	Drainage	A	16-Jul-24	WJC

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Package Description:		ISP (site plans, landscaping plans), drainage report, photometrics		City of Aurora		Date:			
Reviewer:		Development Review Team		Agency:		City of Aurora			
Reviewer	Item Number	Drawing or Page	Comments	Initial Code	Response	Discipline	Final Disposition		Verified (Initials)
							Code	Date	
cballard	29	Roadway Site Sheet (Sheet 8)	adjust hydrant to avoid vehicle conflicts	A	Will move hydrant 18 feet right to avoid access road interference and also avoid planned trees.	Water	A	18-Jun-24	EH
segoz	30	Roadway Site Sheet (Sheet 8)	4" solid white edge line	A	Will Update	Traffic	A	15-Jul-24	PTJ
segoz	31	Roadway Site Sheet (Sheet 8)	add Authorized Vehicle Only signage	A	Added Sign	Traffic	A	15-Jul-24	PTJ
dbickmir	32	Roadway Site Sheet (Sheet 8)	what is this poiting at?	A	Existing ROW. Will move leader arrow to clarify.	Roadway	A	12-Jul-24	MJD
cballard	33	Roadway Site Sheet (Sheet 9)	this site appears to be tied to the ACL Master Plan which has its own MUS in review. See RSN 1420862	D	Sanitary design removed from plan. No longer applicable.	Sanitary	D	18-Jun-24	EH
cballard	34	Roadway Site Sheet (Sheet 9)	The Aurora Highlands MUS (219069) does not include lift stations this far south. It did anticipate a list station on the north end of the site to push Box Elder basin into Second Creek basin	D	Sanitary design removed from plan. No longer applicable.	Sanitary	D	18-Jun-24	EH
dbickmir	35	Roadway Site Sheet (Sheet 9)	remove ATEC references. Use Aurora Logistic Center	A	Will update "ATEC" reference with "Aerotropolis Logistic Center (ALC)"	Roadway	A	12-Jul-24	MJD
dbickmir	36	Roadway Site Sheet (Sheet 9)	do not show ownership	A	See Overall site sheets, will remove property owners from the Roadway site sheets.	Roadway	A	12-Jul-24	MJD
segoz	37	Roadway Site Sheet (Sheet 9)	4" solid white edge line	A	Will Update	Traffic	A	15-Jul-24	PTJ
segoz	38	Roadway Site Sheet (Sheet 10)	add Authorized Vehicle Only signage	A	Added Sign	Traffic	A	15-Jul-24	PTJ
segoz	39	Roadway Site Sheet (Sheet 10)	4" solid white edge line	A	Will Update	Traffic	A	15-Jul-24	PTJ
segoz	40	Roadway Site Sheet (Sheet 10)	callout taper rate/ lenght per SHAC	A/C	Will provide taper rate callout per COA detail S2.1	Roadway/Traffic	A	12-Jul-24	MJD
segoz	41	Roadway Site Sheet (Sheet 10)	callout storage lenght	A	Will add note to callout storage length to clarify.	Traffic	A	15-Jul-24	PTJ
segoz	42	Roadway Site Sheet (Sheet 11)	add callout 4	A	Added Callout	Traffic	A	15-Jul-24	PTJ
segoz	43	Roadway Site Sheet (Sheet 11)	add Authorized Vehicle Only signage	A	Added Signage	Traffic	A	15-Jul-24	PTJ
segoz	44	Roadway Site Sheet (Sheet 11)	callout storage lenght	A	Will add note to callout storage length to clarify.	Traffic	A	15-Jul-24	PTJ
segoz	45	Roadway Site Sheet (Sheet 11)	callout taper rate/ lenght per SHAC	A/C	Will provide taper rate callout per COA detail S2.1	Roadway/Traffic	A	12-Jul-24	MJD
segoz	46	Roadway Site Sheet (Sheet 11)	add Authorized Vehicle Only signage	A	Added Sign	Traffic	A	15-Jul-24	PTJ
segoz	47	Roadway Site Sheet (Sheet 11)	4" solid white edge line	A	Will Update	Traffic	A	15-Jul-24	PTJ
segoz	48	Roadway Site Sheet (Sheet 11)	4" solid white edge line	A	Will Update	Traffic	A	15-Jul-24	PTJ
segoz	49	Roadway Site Sheet (Sheet 11)	add Authorized Vehicle Only signage	A	Added Sign	Traffic	A	15-Jul-24	PTJ
segoz	50	Roadway Site Sheet (Sheet 12)	4" solid white edge line	A	Will Update	Traffic	A	15-Jul-24	PTJ
segoz	51	Roadway Site Sheet (Sheet 13)	4" solid white edge line	A	Will Update	Traffic	A	15-Jul-24	PTJ
segoz	52	Roadway Site Sheet (Sheet 14)	4" solid white edge line	A	Will Update	Traffic	A	15-Jul-24	PTJ
cballard	53	Roadway Site Sheet (Sheet 15)	A lift station will require land dedication and access. The lift station will need to meet all SCADA requirements CDPHE approvals and site specific reviews by Aurora Water	D	Sanitary design removed from plan. No longer applicable.	Sanitary	D	18-Jun-24	EH
segoz	54	Roadway Site Sheet (Sheet 15)	add Authorized Vehicle Only signage	A	Added Sign	Traffic	A	15-Jul-24	PTJ
segoz	55	Roadway Site Sheet (Sheet 15)	callout taper rate/ lenght per SHAC	A/C	Will provide taper rate callout per COA detail S2.1	Roadway/Traffic	A	12-Jul-24	MJD
cballard	56	Roadway Site Sheet (Sheet 15)	this site appears to be tied to the ACL Master Plan which has its own MUS in review. See RSN 1420862	D	Sanitary design removed from plan. No longer applicable.	Sanitary	D	18-Jun-24	EH
cballard	57	Roadway Site Sheet (Sheet 15)	per previous comment these were offsite basins that require their own study to determine main sizes, land uses, etc. Additionally sanitary sewer must have and outfall approved for this site plan to be approved	D	Sanitary design removed from plan. No longer applicable.	Sanitary	D	18-Jun-24	EH
cballard	58	Roadway Site Sheet (Sheet 15)	show offsite infrastructure to show these connect	A	Future line and roadway shown for reference.	Water	A	18-Jun-24	EH

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		Reviewer: Development Review Team		Agency: City of Aurora		Date:			
Reviewer	Item Number	Drawing or Page	Comments	Initial Code	Response	Discipline	Final Disposition		Verified (Initials)
							Code	Date	
segomez	59	Roadway Site Sheet (Sheet 15)	4" solid white edge line	A	Will Update	Traffic	A	15-Jul-24	PTJ
segomez	60	Roadway Site Sheet (Sheet 15)	callout storage lenght	A	Will add note to callout storage length to clarify.	Traffic	A	15-Jul-24	PTJ
segomez	61	Roadway Site Sheet (Sheet 15)	move arrow	A	Moved Arrow	Traffic	A	15-Jul-24	PTJ
segomez	62	Roadway Site Sheet (Sheet 16)	callout taper rate/ lenght and storage lenght	A/C	Will provide taper rate callout per COA detail S2.1 Provided storage length callout.	Roadway/Traffic	A	12-Jul-24	MJD
segomez	63	Roadway Site Sheet (Sheet 16)	4" solid white edge line	A	Will Update	Traffic	A	15-Jul-24	PTJ
segomez	64	Roadway Site Sheet (Sheet 16)	callout sign	A	Added Callout	Traffic	A	15-Jul-24	PTJ
segomez	65	Roadway Site Sheet (Sheet 16)	callout taper rate/lenght	A	Will provide 45:1 taper callout.	Roadway/Traffic	A	12-Jul-24	MJD
segomez	66	Roadway Site Sheet (Sheet 17)	add Authorized Vehicle Only signage	A	Added Sign	Traffic	A	15-Jul-24	PTJ
segomez	67	Roadway Site Sheet (Sheet 19)	add Authorized Vehicle Only signage	A	Added Sign	Traffic	A	15-Jul-24	PTJ
segomez	68	Roadway Site Sheet (Sheet 19)	callout striping	A	Called out Striping	Traffic	A	15-Jul-24	PTJ
ceravell	69	Roadway Site Sheet (Sheet 19)	please do not alter these standard notes. Restricted gas area min/max slope note can be added as a seprate note	A	Will update. Additional separate note to be added "For steeper slopes near the gas area that is outside of clearzone, see the typical section for station ranges and slopes."	Roadway	A	12-Jul-24	MJD
ceravell	70	Roadway Site Sheet (Sheet 19)	please remove arm lenght. Only pole height required for the site plan submittal	A	Will update	Lighting	A	12-Jul-24	MJD
segomez	71	Roadway Site Sheet (Sheet 19)	add line	A	Will Update	Traffic	A	15-Jul-24	PTJ
segomez	72	Roadway Site Sheet (Sheet 21)	add Authorized Vehicle Only signage	A	Added Sign	Traffic	A	15-Jul-24	PTJ
segomez	73	Roadway Site Sheet (Sheet 23)	add Authorized Vehicle Only signage	A	Added Sign	Traffic	A	15-Jul-24	PTJ
segomez	74	Roadway Site Sheet (Sheet 24)	add Authorized Vehicle Only signage	A	Added Sign	Traffic	A	15-Jul-24	PTJ
segomez	75	Roadway Site Sheet (Sheet 24)	add Authorized Vehicle Only signage	A	Added Sign	Traffic	A	15-Jul-24	PTJ
dbickmir	76	Roadway Site Sheet (Sheet 28)	remove note AURORA TECH CENTER DEVELOPMENT LLC	A	See Overall site sheets, will remove property owners from the Roadway site sheets.	Roadway	A	12-Jul-24	MJD
segomez	77	Roadway Site Sheet (Sheet 28)	add Authorized Vehicle Only signage	A	Added Sign	Traffic	A	15-Jul-24	PTJ
segomez	78	Roadway Site Sheet (Sheet 28)	adjust view to show entire intersection. Difficult to see lane alignment through intersection	A	Will Update	Roadway	A	12-Jul-24	MJD
dbickmir	79	Roadway Site Sheet (Sheet 28)	remove note PROPERTY RESERVE INC	A	See Overall site sheets, will remove property owners from the Roadway site sheets.	Roadway	A	12-Jul-24	MJD
segomez	80	Roadway Site Sheet (Sheet 30)	add Authorized Vehicle Only signage	A	Added Sign	Traffic	A	15-Jul-24	PTJ
dbickmir	81	Landscape Plan (Sheet 34)	remove note AURORA TECH CENTER DEVELOPMENT LLC	A	Note removed.	Landscape	A	20-Jun-24	JM
dbickmir	82	Landscape Plan (Sheet 34)	remove note PROPERTY RESERVE INC	A	Note removed.	Landscape	A	20-Jun-24	JM
dbickmir	83	Landscape Plan (Sheet 34)	remove note AURORA TECH CENTER DEVELOPMENT LLC	A	Note removed.	Landscape	A	20-Jun-24	JM
dbickmir	84	Landscape Plan (Sheet 34)	remove note PROPERTY RESERVE INC	A	Note removed.	Landscape	A	20-Jun-24	JM