

March 6th, 2023

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

RE: Aerotropolis Parkway (32nd Avenue to 48th Avenue) Infrastructure Site Plan Response Letter

Dear Mr. Cox,

Thank you for your review of the Site Plan for Aerotropolis Parkway between 32nd 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 or as noted in the comment response table, will be addressed during the next step of the review process.

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,



Margie Krell, PE, ENV SP
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 R = Resolve comment in next design phase			Aerotropolis Parkway (32nd Ave to 48th Ave)	
Package Description:		ISP (site plans, landscaping plans), drainage report, photometrics							
		Reviewer:	Development Review Team		Agency:	City of Aurora		Date:	27-Oct-22
Reviewer	Item Number	Drawing or Page	Comments	Initial Code	Response	Discipline	Final Disposition		Verified
							Code	Date	(Initials)
Letter of Introduction									
dbickmir	1	PG 1	Provide authorization from all property owners or discuss how ROW will be acquired	A	Will incorporate	Roadway	A	28-Feb-23	KL
bcammara	2	PG 2	Insert current code citation from UDO (https://aurora.municipal.codes/UDO/146)	A	Will incorporate	Roadway	A	28-Feb-23	KL
Infrastructure Site Plan									
sgubrud	3		Fees are due prior to the second submission	R	We have requested an invoice	Roadway	R	28-Feb-23	KL
sgubrud	4	PG 1	Add the required signature block(s) to the cover sheet	A	Will incorporate	Roadway	A	13-Feb-23	KL
sgubrud	5	PG 1	Provide percentages for each area type to overall ISP area in the data block	A	Will incorporate	Roadway	A	27-Feb-23	KL
sgubrud	6	PG 3 - PG 19	Please revise overlapping/illegible text on the CAD file Line	A	Will incorporate	Roadway	A	27-Feb-23	KL
sgubrud	7	PG 1	Please revise the zoning in the data block as there is no MU-R or I-1 zoning present in the area	A	Will incorporate	Roadway	A	13-Feb-23	KL
Architectural and Urban Design Comments	8		It is noted that current easement issues limit the option to install street trees. The city would like to coordinate with the applicant to identify opportunities for tree plantings along this extensive corridor. The placement of new easements and utilities should be organized to accommodate tree planting whenever possible. Please coordinate with staff prior to the next submittal.	R	Will coordinate with City staff	Landscape	R	02-Mar-23	JM
tammyc	9	PG 2	Refer to curbside landscaping, not tree lawn	A	Will incorporate	Roadway	A	13-Feb-23	KL
tammyc	10	PG 1 & PG 12	Please change the language to state: "upon completion of roadway infrastructure"	A	Roadway note has been modified to refer to landscape notes	Roadway/Landscape	A	02-Mar-23	JM
tammyc	11	PG 11	Provide detail, material, and color for this retaining wall	D	Revised grading no longer requires retaining walls	Roadway	D	2/13/2023	KL
tammyc	12	PG 12	Since these are providing the tree equivalents, the ornamental grasses must be 5 gallons. Please provide the specifications for the 5-gallon	A	Will specify #5 cont. size	Landscape	A	02-Mar-23	JM
tammyc	13	PG 12	There shall NOT be more than 40% Ornamental grasses in the streetscape	A	Will correct	Landscape	A	02-Mar-23	JM
tammyc	14	PG 12	The tables being provided MUST show the required shrubs - 1 per 40sf and. So if 1,000 shrubs are required, the requirement for tree equivalents to meet the street tree requirement is above and beyond that. Note that there shall NOT be more than 40% grasses in the streetscape, please provide the percentages on the table	A	Will add required shrub quantities and percentages	Landscape	A	02-Mar-23	JM
tammyc	15	PG 12	Despite this issue, adjustment for the street tree due to the encumbrance shall be required. That adjustment must be included on the cover sheet and the landscape plan and the letter of introduction must be updated to reflect that.	A	Will add note to plans	Landscape	A	02-Mar-23	JM
tammyc	16	PG 12	Please include a column to provide the percentages for the high, medium, and low water usage for the entire site area	A	Will add percentages to table	Landscape	A	02-Mar-23	JM
tammyc	17	PG 13	Revise this note on all sheets to describe the curbside landscape area	A	Will revise	Landscape	A	02-Mar-23	JM

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tammyc	18	PG 13	Label dimensions and call out easements on the landscape plans (like the Civil Plans show) to demonstrate why trees cannot be placed within the Right of Way	A	Will add dimensions and labels to plans	Landscape	A	02-Mar-23	JM
tammyc	19	PG 18	Please include the percentages for the high, medium, and low water usage for the entire site area	A	Will add percentage to the Water Use table on L-001	Landscape	A	02-Mar-23	JM
pturner	20		Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement, and building footprint layers at minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.	R	DWG files will be provided with the final submittal	Roadway	R	27-Feb-23	KL
ktanabe	21	PG 1	Advisory Comment: The site plan will not be approved by public works until the preliminary draining letter/report is approved	A	Noted	Roadway	A	13-Feb-23	KL
ktanabe	22	PG 3	Add the following note: Prior to the final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns and the cross pan must be removed and replaced with sidewalk, landscaping, and curb and gutter at the developer's expense. The developer acknowledges the risk of constructing the curb cut without approved civil plans for the adjacent site showing the curb cut	A	Will incorporate	Roadway	A	13-Feb-23	KL
ktanabe	23	PG 3	It's difficult to see the proposed contours, and the contour labels are too small, typical	A	Proposed countour label size increased and changed to only show major contour labels	Roadway	A	27-Feb-23	KL
ktanabe	24	PG 3	Label longitudinal street slopes and slopes to tie in the grading, typical.	A	Will incorporate	Roadway	A	13-Feb-23	KL
ktanabe	25	PG 5, 9, & 11	Provide plan reference. The pond will need to be completed prior to paving.	A	Will incorporate	Drainage	A	27-Feb-23	KL
ktanabe	26	PG 13	Show storm sewer and inlets on the landscape plan	A	Will update plans to show drainage inlets	Landscape	A	02-Mar-23	JM
ccampuza	27	PG 6	If 32nd is not open yet, then Type III barricades and "road closed" signs need to be installed	R	Aerotropolis will tie into the existing 38th Ave two lane road. Phasing note added on plan sheet. Temp signing and pavement markings to be part of construction drawings.	Roadway	R	27-Feb-23	KL
ccampuza	28	PG 11	When will the future 48th be installed? Barricades and interim striping may be needed on both east and west legs	R	Aerotropolis will be constructed with the west side of 48th Ave. Phasing note added. Interim signing and striping to be included with construction drawings.	Roadway	R	27-Feb-23	KL

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ccampuza	29	PG 11	Not clear what will be built with this project. Will the northern section of aerotropolis be constructed yet? If not, signing and striping need to be adjusted	R	There is anticipated to be a gap with construction of the north section. Phasing note added. Interim signing and striping to be included with construction drawings.	Roadway	R	27-Feb-23	KL
ccampuza	30	PG 11	Label signalized intersection	D	There is a "traffic signal, typ" callout already on this sheet	Traffic	D	13-Feb-23	KL
wpolk	31	PG 1	Advisory Comment: The developer is responsible for the construction of all on-site and off-site infrastructure needed to establish two points of emergency access to the overall site and each internal phase of construction. This requirement includes, but is not limited to, the construction of any emergency crossing improvements, looped water supply, and fire hydrants as required by the adopted fire code and city ordinances	A	Noted. This project is planned to coincide with the 26th Ave (470 to Aero) and 48th Ave (470 to Aero). These project will provide the looped water supply.	Roadway	A	13-Feb-23	KL
wpolk	32	PG 2	Fire hydrants shall be placed between 3'6" and 8'0" from the edge of public way. Also, fire hydrants must be placed at least one foot in front or behind a sidewalk while still meeting the minimum back of curb clearance requirements. Please include fire hydrants to be within the road sections	A	Will incorporate	Roadway	A	13-Feb-23	KL
wpolk	33	PG 3	Please provide a sheet or an overall detail showing the location of all proposed fire hydrants and existing fire hydrants within 400' of this site	A	Will incorporate	Water	A	02-Dec-22	CMF
wpolk	34	PG 11	Show the location of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant	A	Will incorporate	Water	A	02-Dec-22	CMF
sdekoski	35	PG 1	Provide a utilities plan sheet for the large diameter water main, connections and fire hydrants in Aerotropolis Pkwy. Identify high and low point elevations for placement of vault locations for air vacs and low point blowoffs. Show detention basins	D	This will be shown in Plan and Profile plan	Water	D	02-Dec-22	CMF
sdekoski	36	PG 3	The water main connection to the water main in E. 32nd Ave. is required for a looped water supply	D	This water line will connect to a line at 32nd.	Water	D	02-Dec-22	CMF
sdekoski	37	PG 3	Water quality and detention are required	A	Water Quality and Detention added	Drainage	A	28-Feb-23	JKB
sdekoski	38	PG 5	Detention and water quality is required for Aerotropolis Pkwy. Include storm pipe sizes	A	Water Quality and Detention added. Per Prelim Drainage Report Checklist (Item 27) pipe storm infrastructure sizes are not required.	Drainage	A	28-Feb-23	JKB

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sdekoski	39	PG 6	The water main connection to the water main in E. 38th Ave. is required for a looped water supply to support the fire hydrants along Aerotropolis Pkwy.	D	This water line will connect to a line at 32nd.	Water	D	02-Dec-22	CMF
sdekoski	40	PG 6	Please include sizes	D	Per Prelim Drainage Report Checklist(Item 27) pipe storm infrastructure sizes are not required.	Drainage	D	28-Feb-23	JKB
sdekoski	41	PG 10	The 12" water line can't be installed along this cross slope for the pkwy. All stubs not used are to be disconnected and capped at the main	A	The section of line has been removed.	Water	A	02-Dec-22	CMF
mteller	42	PG 3	A crossing should be identified as a trail extends along 32nd up to Aerotropolis.	D	The trail system part of the ATEC development to the east of Aero has not been identified, so we are connecting the 32nd Ave trail to the 14' regional trail on	Roadway	D	13-Feb-23	KL
mteller	43	PG 12	These medians are within an arterial roadway and therefore may be maintained by PROS. If the preference is for private maintenance, please make this clear in the notes and connect with PROS to discuss the IGA process.	A	Will add appropriate notes for PROS maintenance to plans	Landscape	A	02-Mar-23	JM
mteller	44	PG 12	For means maintained by PROS, add the following notes: 1. Plans within the medians will be inspected by PROS staff up to three times during the growing season (April 1 - October 1) to identify plants that are dead or dying. Contractor shall replace all dead and dying plants within 3 weeks of inspection. No plant replacements shall be made between July 1 and September 1. 2. Contractor shall replace dead and dying plants with original species unless otherwise required by PROS. Species shall be similar in container size to species originally planted. 3. Truck irrigated seed mixes should be drill seeded and curlex II erosion control blanket to be installed 4.The metro district shall maintain the medians for a 3 year warranty and maintenance period following issuance of the notice of substantial completion. Final maintenance responsibility will be assumed by the City of Aurora parks, recreation and open space after the warranty and maintenance period and the issuance of a certificate of final acceptance. 5. The medians will be watered by water truck for three (3) years of establishment.	A	Will add appropriate notes for PROS maintenance	Landscape	A	02-Mar-23	JM
mteller	45	PG 12	Provide a median specific plant schedule	A	Will add	Landscape	A	02-Mar-23	JM
mteller	46	PG 12	As noted in meeting on 10/21, hardscape should be the primary material in the median and not a seed mix	A	Will revise plans	Landscape	A	02-Mar-23	JM
mteller	47	PG 13	Revise design to have this area include a mix of hardscape to create an aesthetic design	A	Will revise plans	Landscape	A	02-Mar-23	JM
mteller	48	PG 13	What is the timing of the 32nd to 26th design? If this is anticipated to be later, this should be designed with a concrete end, interim condition that provides the 15x50 maintenance access	A	Will revise plans	Landscape	A	02-Mar-23	JM
mteller	49	PG 13	Call out enhanced walk on the landscape sheets including the material	A	will add callout	Landscape	A	02-Mar-23	JM
mteller	50	PG 13	This should be native seed, remove turf in this area	D	Will revise plans to clarify	Landscape	A	02-Mar-23	JM

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mteller	51	PG 13	Identify the connection into PA69 open space. At this point where PA69 open space trail along Aerotropolis Parkway intersect a pedestrian crossing needs to be provided across the parkway. Trail crossings of arterial roadways with a regional trail are required to be grade separated. PROS is supportive of an at grade signalized intersection for this location and PA69	R	The location of this connection location is still TBD, as the adjacent site plan is currently in development. This connection will be located and constructed with the development of adjacent parcel.	Landscape	R	02-Mar-23	JM	
mteller	52	PG 13	Call out splashblock and concrete access around perimeter	A	will add callout	Landscape	A	02-Mar-23	JM	
mteller	53	PG 13	If a future crossing is anticipated to break the median here, please design accordingly	D	future crossing not anticipated in this location, adjacent site plan not approved	Landscape	D	02-Mar-23	JM	
mteller	54	PG 14	Include the 15x50 median nose	A	Will add	Landscape	A	02-Mar-23	JM	
mteller	55	PG 14	Provide a 15x50 median nose	A	Will add	Landscape	A	02-Mar-23	JM	
mteller	56	PG 14	Note that typically only one 15x50 nose per median is required; because of how long these medians are without a break, each median nose needs to provide a 15x50 access block	A	Will add	Landscape	A	02-Mar-23	JM	
mteller	57	PG 17	Provide a 15x50 median nose for maintenance access	A	Will add	Landscape	A	02-Mar-23	JM	
Rnelson	58	PG 1	Add property description	A	Will incorporate	Roadway	A	27-Feb-23	KL	
Rnelson	59	PG 3	Label B&D's around the exterior of the proposed ROW (Typical)	A	Will incorporate	Roadway	A	27-Feb-23	KL	
Rnelson	60	PG 3	Please label the distance between the proposed Xcel easement and the property & section line	R	This easement has been removed from the plans. We will add it and provide dimensions once we have a legal agreement for the size and location of the easement.	Roadway	R	27-Feb-23	KL	
Rnelson	61	PG 3 - PG 11	Label all adjacent subdivisions, if not platted please label them as "unplatted"	A	Will incorporate	Roadway	A	27-Feb-23	KL	
Rnelson	62	PG 3 - PG 11	Add section Line Coordinates	A	Will incorporate	Roadway	A	13-Feb-23	KL	
Rnelson	63	PG 3 - PG 11	Provide reception numbers where indicated on the site plan	A	Will incorporate	Roadway	A	27-Feb-23	KL	
Rnelson	64	PG 3 - PG 11	Dedicated by separate document? Contact Andy Niquette (decaionproperty@auroragov.org) for easement concerns	A	Note added to plan sheets stating that all proposed easements will be dedicated by separate document	Roadway	A	13-Feb-23	KL	
Rnelson	65	PG 6	ROW by Quit Claim Deed Reception Number 2021000049636? FL & PA Easement Reception Number 2022000028335?	A	Will incorporate	Roadway	A	27-Feb-23	KL	
Rnelson	66	PG 10	May require a license agreement with Xcel Energy	D	Walls removed	Roadway	D	13-Feb-23	KL	
Rnelson	67	PG 11	Label the indicated easement	A	Will incorporate	Roadway	A	27-Feb-23	KL	