

June 2, 2023

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

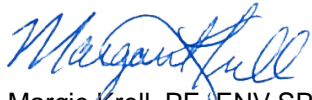
RE: The Aurora Highlands Parkway Phase 2 Infrastructure Site Plan Response Letter

Dear Mr. Cox,

Thank you for your review of the Site Plan for The Aurora Highlands (TAH) Parkway Phase 2. The comments have been reviewed and we have summarized how each comment was addressed in the table starting on the following page.

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, grading & utility plans, landscaping plans)								
			Reviewer:	Development Review Team		Agency:	City of Aurora		Date:	30-May-23
Reviewer	Item Number	COA Number	Drawing or Page	Comments	Initial Code	Response	Discipline	Final Disposition Code	Date	Verified (Initials)
Letter of Introduction										
dbickmir	1		Page 1	Change Avenue for Parkway (Second Line First Paragraph)	A	Will Update	Roadway	A	25-May-23	KL
dbickmir	2		Page 1	Add (TAH) abbreviation [Project Overview]	A	Will Update	Roadway	A	25-May-23	KL
dbickmir	3		Page 1	Future? (Project Overview)	A	Will Update	Roadway	A	25-May-23	KL
dbickmir	4		Page 1	Median Open Space: This hasn't been submitted, so adjust this statement as needed because it will likely delay the construction schedule (Project Overview)	A	Removed "but combined into one construction document package as the design progresses"	Roadway	A	25-May-23	KL
dbickmir	5	1U	Page 1	The plans include landscape for the pond south of 26th Avenue. There is no context or explanation provided. Cite which Site Plan that pond was designed and approved in. Address as off-site condition/improvement (Land Use)	A	Further context added to the project overview in the LOI. The pond is included in the grading and landscaping sheets and is part of this ISP because it is the outfall for Trib T, which flows in the median open space of TAH Pkwy	Roadway	A	01-Jun-23	KL
dbickmir	6		Page 1	Tie to landmarks, i.e., site is north of 26th Avenue, approximately XX feet east of E-470... (Location)	A	Will Update	Roadway	A	25-May-23	KL
dbickmir	7		Page 1	The 58.64 acres are TBD. Not verified (Project Size)	D	The Plat will be included in the next submittal and will include the legal description	Roadway	D	25-May-23	KL
dbickmir	8		Page 1	Where is this? (Adjustments to the City Code)	A	Variance to be included with these comment responses (based on 26th Ave memo)	Roadway	A	01-Jun-23	KL
dbickmir	9	1T	Page 2	Two owners are listed; however, only one is shown on the Site Plan.Site Plan should have all owners listed (Property Owners)	A	Site plan updated to show two property owners and match the LOI	Roadway	A	25-May-23	KL
General Comment	10	1V		Clarify the location of the trees in the clear zone	A	As indicated in the "Adjustments to the City Code", a variance will allow trees in the clear zone at a minimum distance of 6' behind the curb (based on 26th Ave memo)	Landscape	A	01-Jun-23	KL
Infrastructure Site Plan										
ceravell	11	3A	Sheet 1	The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved	A	Noted	Roadway	A	24-May-23	KL
dbickmir	12		Sheet 1	Add S to AMERICAN (Site Plan Notes)	A	Will Incorporate	Roadway	A	24-May-23	KL
RNelson	13		Sheet 1	Project goes into the East Half as well	A	Will Revise	Roadway	A	24-May-23	KL
dbickmir	14		Sheet 1	Are there 2 owners? (Signature Block)	A	Yes there are 2 owners. Will update	Roadway	A	24-May-23	KL
General Comment	15	1C	Sheet 1	Verify the number of owners. There are inconsistent references for the plans and the Letter of Introduction	A	There are two owners. Cover sheet has been updated to match LOI	Roadway	A	25-May-23	KL

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dbickmir	16		Sheet 1	Tighten up the boxes to make room. Organize along the bottom of the sheet. Prioritize site data and signature blocks above consultants	A	Will Update	Roadway	A	24-May-23	KL
dbickmir	17		Sheet 1	Put site data under location map	A	Will Update	Roadway	A	24-May-23	KL
dbickmir	18		Sheet 1	Add a legal description	A	The Plat will be included with the next submittal and will include the legal description	Roadway	A	24-May-23	KL
dbickmir	19		Sheet 1	Move box	A	Will Update	Roadway	A	24-May-23	KL
dbickmir	20		Sheet 1	Without a legal description the areas cannot be verified	A	The Plat will be included with the next submittal and will include the legal description	Roadway	A	24-May-23	KL
dbickmir	21		Sheet 1	Remove MIXED USE-AIRPORT (MU-A) (Site plan data block)	A	Will Update	Roadway	A	30-May-23	KL
dbickmir	22		Sheet 1	Change "DESNITY" to "DENSITY"	A	Will Update	Roadway	A	24-May-23	KL
dbickmir	23		Sheet 1	Add amendment block	A	Will Incorporate	Roadway	A	24-May-23	KL
dbickmir	24		Sheet 1	DAT: (City Aurora Approvals)	A	Will Update	Roadway	A	24-May-23	KL
General Comment	25	1F	Sheet 1	There are 2 signature blocks, but only one owner is listed on the cover sheet. The Letter of Introduction references two owners. Revise to match	A	Second property owner added to the cover sheet	Roadway	A	25-May-23	KL
General Comment	26	1G	Sheet 1	Reorganize the cover sheet per the redline comments and add an amendment block	A	Will Update	Roadway	A	24-May-23	KL
ceravell	27	3B	Sheet 2	Add the dimensions of the right-of-way on The Aurora Highlands Parkway two-way travel section	A	Will Update	Roadway	A	30-May-23	KL
ceravell	28	3C	Sheet 2	32nd Avenue is identified as a 3-lane collector in the PIP, including an 11' travel and 14' left turn lane. The section provided appears to be non-standard. Please clarify or modify the section to be standard	A	Section updated to match PIP	Roadway	A	24-May-23	KL
ceravell	29	3D	Sheet 2	Show and dimension the right-of-way for the 32nd Avenue section.	A	Will Update	Roadway	A	30-May-23	KL
dbickmir	30		Sheet 2	Public Roadway?	A	Will Update	Roadway	A	30-May-23	KL
dbickmir	31		Sheet 2	Spell out TAH (TAH Parkway Two-way Travel Way)	A	Will Update	Roadway	A	24-May-23	KL
dbickmir	32		Sheet 2	Add classification, ROW width public? (TAH Parkway Two-way Travel Way)	A	Will Update	Roadway	A	30-May-23	KL
ceravell	33		Sheet 2	Show and dimension R.O.W (32nd Avenue over linear Park)	A	Will Update	Roadway	A	24-May-23	KL

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ceravell	34		Sheet 2	Remove these extra arrows (32nd Avenue over linear Park)	A	Will Update	Roadway	A	24-May-23	KL
dbickmir	35		Sheet 2	Gravel or crusher fines (32nd Avenue over linear Park)	A	Crushed Gravel. Will Update	Roadway	A	24-May-23	KL
dbickmir	36		Sheet 2	Add Landscape callout to both sides (32nd Avenue over linear Park)	A	Will Incorporate	Roadway	A	24-May-23	KL
dbickmir	37		Sheet 2	Wall to be designed (32nd Avenue over linear Park)	A	Will Update	Roadway	A	24-May-23	KL
dbickmir	38	1E	Sheet 3	Add a context sheet that shows the entire area of the site plan and includes a key of the site plan sheets	A	To be included on the tract layout sheet	Roadway	A	01-Jun-23	KL
dbickmir	39		Sheet 4	Without an associated plat, required easements will have to be dedicated by separate document	A	The Plat will be included with the next ISP Submittal	Roadway	A	25-May-23	KL
ccampuza	40	4A	Sheet 4	Add a note that traffic signal fiber and conduit shall be installed and will be included in the civil plan submittals	A	Note 6 added to Roadway Site Sheets	Traffic	A	24-May-23	KL
RNelson	41	8B	Sheet 4	Label bearings, distances, and curve data of exterior boundary (Typical)	A	Will Incorporate. Curve and Line Data Table Sheet added to the plans	Roadway	A	24-May-23	KL
RNelson	42	8C	Sheet 4	Label width of easement	A	Will Incorporate	Roadway	A	25-May-23	KL
RNelson	43	8C	Sheet 4	Label width of easement	A	Will Incorporate	Roadway	A	25-May-23	KL
RNelson	44	8D	Sheet 4	Will a drainage easement be required?	D	Pipes are within Tract A so no easements are necessary	Roadway	D	25-May-23	KL
dbickmir	45		Sheet 4	Reference ROW and Rec.# for TAH Pkwy	A	Labels added	Roadway	A	01-Jun-23	KL
dbickmir	46		Sheet 4	Dimension/label ROW, Street name & Classification	A	Labels added	Roadway	A	01-Jun-23	KL
dbickmir	47		Sheet 4	What does this mean? (Site Plan Limit/ROW)	A	"ROW" removed	Roadway	A	01-Jun-23	KL
dbickmir	48		Sheet 4	Label adjacent plat for TAH Parkway through this intersection	A	Label for TAH Filing No. 1 added	Roadway	A	01-Jun-23	KL
dbickmir	49		Sheet 4	Reference ROW and Rec.# for TAH Pkwy	A	Labels added	Roadway	A	01-Jun-23	KL
dbickmir	50		Sheet 4	Provide a detail (Boulder Landscape Wall)	A	Detail is included on sheet LS503	Roadway	A	01-Jun-23	KL
dbickmir	51		Sheet 4	Add TAH #17 CN 2022-4008-00 Show plat boundary	A	Will Incorporate	Roadway	A	25-May-23	KL
dbickmir	52		Sheet 4	Add CN 2022-4055-00 to Aurora Highlands Subdivision Filing No. 21 Callout	A	Will Incorporate	Roadway	A	25-May-23	KL

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dbickmir	53		Sheet 4	Remove "OWNER AURORA HIGHLANS LLC PARCEL #0181929201004"	A	Label removed	Roadway	A		24-May-23
dbickmir	54		Sheet 4	Dimension ROW (TYP)	A	Will Incorporate	Roadway	A		25-May-23
dbickmir	55		Sheet 4	Add Tract Area (SF) typ	A	Tract areas will be shown on a separate tract layout sheet	Roadway	A		24-May-23
dbickmir	56		Sheet 4	Label TAH #11 and include reception number. Label ROW and tracts	A	Label added for TAH Filing #11 with reception number included. ROW dimension added and width varies	Roadway	A		01-Jun-23
dbickmir	57		Sheet 4	What is this? What material? (Trail soft surface under sheet legend)	A	Changed to "Crusher Fines Trail"	Roadway	A		24-May-23
RNelson	58		Sheet 5	Label width of drainage easement	A	Will Incorporate	Roadway	A		24-May-23
RNelson	59	8E	Sheet 5	Will additional ROW be required?	D	Additional ROW will be part of the adjacent site plans. See general note 18 on the cover sheet explaining that this is the developer's risk	Roadway	D		24-May-23
RNelson	60		Sheet 5	Change Pond Easement callout for Drainage Easement	A	Will Update	Roadway	A		24-May-23
RNelson	61		Sheet 5	Change Pond Easement callout for Drainage Easement	A	Will Update	Roadway	A		24-May-23
RNelson	62		Sheet 5	Label Easement	A	"Drainage Easement Varies" label added	Roadway	A		24-May-23
RNelson	63	8D	Sheet 5	Will a drainage easement be required?	D	Drainage easement will not be required because this pipe is within a tract	Water	D		24-May-23
RNelson	64		Sheet 5	Label width of drainage easement	A	Will Incorporate	Roadway	A		24-May-23
dbickmir	65		Sheet 5	Add Tract Area (SF) typ (Tract B)	A	Tract areas will be shown on a separate tract layout sheet	Roadway	A		24-May-23
dbickmir	66		Sheet 5	This hasn't been submitted yet, so the reference isn't accurate. What is the timeline for plat submittal? (THE AURORA HIGHLANDS PARKWAY FILING NO.24)	A	Callout removed. The Plat will be included with the next submittal	Roadway	A		24-May-23
RNelson	67		Sheet 5	Label width of drainage easement	A	Will Incorporate	Roadway	A		24-May-23
RNelson	68		Sheet 5	Change Pond Easement callout for Drainage Easement	A	Will Update	Roadway	A		24-May-23
RNelson	69		Sheet 5	Change Pond Easement callout for Drainage Easement	A	Will Update	Roadway	A		24-May-23
RNelson	70		Sheet 5	Will a drainage easement be required?	D	Drainage easement will not be required because this pipe is within a tract	Roadway	D		24-May-23
dbickmir	71		Sheet 5	Reference sheet for matchlines. TYP	A	Will Update	Roadway	A		25-May-23
RNelson	72	8E	Sheet 6	Will additional ROW be required?	D	Additional ROW will be part of the adjacent site plans. See general note 18 on the cover sheet explaining that this is the developer's risk	Roadway	D		24-May-23

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RNelson	73	8E	Sheet 6	Will additional ROW be required?	D	Additional ROW will be part of the adjacent site plans. See general note 18 on the cover sheet explaining that this is the developer's risk	Roadway	D	24-May-23	KL
dbickmir	74		Sheet 6	Reference sheet for matchlines. TYP	A	Will Update	Roadway	A	25-May-23	KL
dbickmir	75		Sheet 6	Add areas for all tracts (SF). TYP (Tract B & E)	A	Tract areas will be shown on a separate tract layout sheet	Roadway	A	24-May-23	KL
dbickmir	76		Sheet 6	Reference sheet for matchlines. TYP	A	Will Update	Roadway	A	25-May-23	KL
dbickmir	77		Sheet 6	Add Area of tract (SF). (Tract A)	A	Tract areas will be shown on a separate tract layout sheet	Roadway	A	24-May-23	KL
dbickmir	78		Sheet 6	"THE AURORA HIGHLANDS PARKWAY FILING NO. 24" Not submitted yet	A	Callout removed. The Plat will be included with the next submittal	Roadway	A	24-May-23	KL
RNelson	79		Sheet 6	Will drainage easements be required?	D	Drainage easement will not be required because these pipes are within a tract	Roadway	D	30-May-23	KL
dbickmir	80		Sheet 6	Remove "OWNER AURORA HIGHLANDS LLC PARCEL #0181929203001"	A	Will Update	Roadway	A	30-May-23	KL
dbickmir	81		Sheet 6	Remove PARKWAY from "THE AURORA HIGHLANDS PARKWAY FILING NO. 21"	A	Will Update	Roadway	A	24-May-23	KL
dbickmir	82		Sheet 6	Change "PRO" to "PROP" from "SITE PLAN LIMITS/PRO PROPERTY LINE"	A	Will Update	Roadway	A	30-May-23	KL
ccampuza	83	4B	Sheet 7	What is the purpose of the bulbed-out area noted on Sheet 7?	A	This is a requested unloading area for the neighborhood park. Callout added to the sheet	Traffic	A	24-May-23	KL
RNelson	84		Sheet 7	Will a drainage easement be required?	D	No, it falls within a drainage easement	Water	D	24-May-23	KL
RNelson	85		Sheet 7	Change Pond Easement callout for Drainage Easement	A	Will Update	Roadway	A	24-May-23	KL
dbickmir	86		Sheet 7	Reference sheets, not stations. TYP	A	Will Update	Roadway	A	25-May-23	KL
dbickmir	87		Sheet 7	Reference sheets for matchlines. TYP	A	Will Update	Roadway	A	25-May-23	KL
dbickmir	88		Sheet 7	Include a detail (Landscape Wall)	A	Will reference wall detail on sheet LS503	Roadway	A	01-Jun-23	KL
dbickmir	89	1L	Sheet 7	Include an elevation of the proposed bridge and the pedestrian underpass	A	To be included in the landscape sheets on sheet LS503	Roadway	A	01-Jun-23	KL
RNelson	90		Sheet 7	Label width of drainage easement	A	Will Incorporate	Roadway	A	24-May-23	KL
dbickmir	91		Sheet 7	Reference sheets for matchlines. TYP	A	Will Update	Roadway	A	25-May-23	KL

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dbickmir	92	1Q	Sheet 7	NEATS Refresh calls for an enhanced or grade separated trail crossing at 32nd Avenue. PROS needs to review	D	An enhanced at grade crossing will be provided at the signalized intersections of 32nd Ave. Grade separation was provided at 38th Ave per NEATS in TAH Pkwy Phase 1 project.	Roadway	D	01-Jun-23	KL
dbickmir	93		Sheet 7	This isn't submitted so it shouldn't be referenced (THE AURORA HIGHLANDS PARKWAY FILING NO. 24)	A	Callout removed. The Plat will be included with the next submittal	Roadway	A	24-May-23	KL
dbickmir	94		Sheet 7	Add case number	A	"DA-2062-27" added	Roadway	A	01-Jun-23	KL
dbickmir	95	1P	Sheet 7	Label monument signs. TYP	A	Monument signs labelled and reference detail on sheets LS501	Roadway	A	01-Jun-23	KL
dbickmir	96		Sheet 7	Show ROW and lane configurations	A	ROW and lane configs added	Roadway	A	01-Jun-23	KL
RNelson	97		Sheet 7	Will a drainage easement be required?	D	No this is within the drainage easement for the pond	Water	D	24-May-23	KL
dbickmir	98		Sheet 7	Remove "OWNER AURORA HIGHLANDS LLC PARCEL #0181929203001"	A	Callout removed	Roadway	A	24-May-23	KL
dbickmir	99		Sheet 7	Remove PARKWAY from "THE AURORA HIGHLANDS PARKWAY FILING NO. 19"	A	Changed to "32nd Ave Filing No. 19"	Roadway	A	24-May-23	KL
dbickmir	100		Sheet 7	Remove PARKWAY from "THE AURORA HIGHLANDS PARKWAY FILING NO. 21"	A	Will Update	Roadway	A	24-May-23	KL
dbickmir	101		Sheet 7	Remove PARKWAY from "THE AURORA HIGHLANDS PARKWAY FILING NO. 24"	A	Callout removed. The Plat will be included with the next submittal	Roadway	A	24-May-23	KL
dbickmir	102		Sheet 7	Change "PRO" to "PROP" from "SITE PLAN LIMITS/PRO PROPERTY LINE"	A	Will Update	Roadway	A	30-May-23	KL
dbickmir	103		Sheet 7	What is TRAIL SOFT SURFACE? (Sheet Legend)	A	Changed to "Crusher Fines Trail"	Roadway	A	24-May-23	KL
RNelson	104		Sheet 8	Change Pond Easement callout for Drainage Easement	A	Will Update	Roadway	A	24-May-23	KL
RNelson	105		Sheet 8	Change Pond Easement callout for Drainage Easement	A	Will Update	Roadway	A	24-May-23	KL
RNelson	106		Sheet 8	Will additional ROW be required?	D	Additional ROW will be part of the adjacent site plans. See general note 18 on the cover sheet explaining that this is the developer's risk	Roadway	D	24-May-23	KL
RNelson	107		Sheet 8	Label width of drainage easement	A	Will Incorporate	Roadway	A	24-May-23	KL
dbickmir	108		Sheet 8	Label tracts in black, include area (SF). TYP (Tract D)	A	Label changed to black. Tract area will be shown on a separate tract layout sheet	Roadway	A	24-May-23	KL
RNelson	109		Sheet 8	Label width of drainage easement	A	Will Incorporate	Roadway	A	24-May-23	KL

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dbickmir	110		Sheet 8	This isn't submitted so it shouldn't be referenced (THE AURORA HIGHLANDS PARKWAY FILING NO. 24)	A	Callout removed. The Plat will be included with the next submittal	Roadway	A	24-May-23	KL
ccampuza	111	4C	Sheet 9	Call out the radius where noted on Sheet 9 and ensure it is meeting requirements based on the design speed	A	Will Incorporate	Traffic	A	24-May-23	KL
wpolk	112	5A	Sheet 9	Please provide a note that speaks to the need for an approved turn-around at the intersection of 26th Avenue if the intersection is not constructed	A	Note 8 added explaining the need for a temporary connection to existing 26th Ave if proposed 26th Ave is not under construction	Roadway	A	24-May-23	KL
sdekoskie	113	6A	Sheet 9	The 16" water line extension in East 26th Avenue is needed to provide a looped water supply to this portion of The Aurora Highlands. An auto-flush appurtenance may be required until the looped connection is supplied	A	The proposed 26th Ave waterline is shown in gray now. Note 8 added explaining that a temporary loop will be needed if 26th Ave is not under construction at the same time as TAH Pkwy	Water	A	24-May-23	KL
RNelson	114		Sheet 9	Label width of drainage easement	A	Will Incorporate	Roadway	A	24-May-23	KL
RNelson	115		Sheet 9	Label width of drainage easement	A	Will Incorporate	Roadway	A	24-May-23	KL
RNelson	116		Sheet 9	Label width of drainage easement	A	Will Incorporate	Roadway	A	24-May-23	KL
RNelson	117		Sheet 9	Label width of utility easement	A	Will Incorporate	Roadway	A	24-May-23	KL
RNelson	118		Sheet 9	Label width of utility easement	A	Will Incorporate	Roadway	A	24-May-23	KL
RNelson	119		Sheet 9	Label width of utility easement	A	Will Incorporate	Roadway	A	24-May-23	KL
RNelson	120		Sheet 9	Overplotting? (STA 1110+00)	A	Will Update	Roadway	A	26-May-23	KL
dbickmir	121		Sheet 9	Label tracts in black, include area (SF). TYP	A	Tract labeled in black. Tract areas will be shown on a separate tract layout sheet	Roadway	A	24-May-23	KL
ceravell	122	3E	Sheet 11	Please add the following note: "Detailed layout and design for proposed curb ramps within the right of way or along an accessible route will be completed with the civil plans."	A	The note has been added to all Grading & Utility sheets with ADA ramps	Grading & Utility	A	01-Jun-23	KL
ceravell	123		Sheet 13	Please add the following note: "Detailed layout and design for proposed curb ramps within the right of way or along an accessible route will be completed with the civil plans."	A	The note has been added to all Grading & Utility sheets with ADA ramps	Grading & Utility	A	01-Jun-23	KL
dbickmir	124		Sheet 13	Include an elevation of the proposed bridge and the pedestrian underpass	A	An elevation sheet has been added to the landscape plans	Grading & Utility	A	01-Jun-23	JL
dbickmir	125		Sheet 15	FUTURE ROAD instead of FUTURE TAH PARKWAY	A	This has been revised accordingly	Grading & Utility	A	01-Jun-23	JL
dbickmir	126		Sheet 16	Add matchlines	A	Matchlines have been added	Drainage	A	01-Jun-23	JL

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dbickmir	127		Sheet 17	Add matchlines	A	Matchlines have been added	Drainage	A	01-Jun-23	JL
dbickmir	128		Sheet 18	Label street	A	The street label has been added	Drainage	A	01-Jun-23	JL
dbickmir	129		Sheet 18	Add matchlines	A	Matchlines have been added	Drainage	A	01-Jun-23	JL
dbickmir	130		Sheet 19	Add matchlines	A	Matchlines have been added	Drainage	A	01-Jun-23	JL
dbickmir	131		Sheet 20	Just say FUTURE ROADWAY. TYP	A	This has been revised accordingly	Drainage	A	01-Jun-23	JL
dbickmir	132		Sheet 21	EAST (NB)	A	label added	Landscape	A	01-Jun-23	EA
dbickmir	133		Sheet 21	WEST (SB)	A	label added	Landscape	A	01-Jun-23	EA
dbickmir	134		Sheet 21	Not really permitted. Please provide more information	A	no trees have been provided on other frontages. This note has been removed	Landscape	A	01-Jun-23	EA
dbickmir	135		Sheet 21	List them anyway. Be general, concrete, crusher fines, pavers...	A	note added	Landscape	A	01-Jun-23	EA
dbickmir	136		Sheet 21	Add a note for tree and shrub equivalents	D	Per our meeting with D.Bickmire on 5/16, no additional note or column is needed to show tree equivalents	Landscape	D	01-Jun-23	EA
dbickmir	137		Sheet 21	1 tree and 10 shrubs required per 4,000 SF	D	PROS has no planting requirements for open space. All tracts are planted with the number of plants required for tract landscapes	Landscape	D	01-Jun-23	EA
dbickmir	138		Sheet 21	Quantities look deficient: Trees and Shrubs required (Open Space Table)	A	plant quantities are not deficient. Landscape areas and tables clarified to prove this	Landscape	A	01-Jun-23	EA
dbickmir	139		Sheet 21	There are a few shrubs. Please verify	A	shrubs added, and quantities double checked	Landscape	A	01-Jun-23	EA
dbickmir	140		Sheet 21	Not required on Site Plan. Remove Water Use Table	A	water use tables moved to just the Hydrozone sheets	Landscape	A	01-Jun-23	EA
dbickmir	141		Sheet 21	EAST (NB)	A	label added	Landscape	A	01-Jun-23	EA
dbickmir	142		Sheet 21	WEST (SB)	A	label added	Landscape	A	01-Jun-23	EA
dbickmir	143		Sheet 21	These should be in tracts. Will they be included in the proposal plat?	D	ponds 8515 and 5131 are landscaped within their drainage easements, as directed by D.Bickmire on 5/16 meeting	Landscape	D	01-Jun-23	EA
dbickmir	144		Sheet 21	Is this the off-site pond? If so, add a foot note	A	Yes, this pond is off site, note added	Landscape	A	01-Jun-23	EA
dbickmir	145		Sheet 21	Provide a key map that shows the entire site plan area and labels all tracts. The tract landscape has not been fully assessed for lack of information	A	roadway will add a tract exhibit at beginning of package to clarify tract locations	Landscape	A	01-Jun-23	EA
General Comment	146	2D	Sheet 21	Show an overall context map that identifies all right-of-way and tracts.	A	See comment above	Landscape	A	01-Jun-23	EA

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Package Description:		ISP (site plans, grading & utility plans, landscaping plans)								
			Reviewer:	Development Review Team	Agency:	City of Aurora		Date:	30-May-23	
Reviewer	Item Number	COA Number	Drawing or Page	Comments	Initial Code	Response	Discipline	Final Disposition Code	Date	Verified (Initials)
General Comment	147	2E	Sheet 21	Revise the Open Space Table to show that 1 tree is required for every 4,000 square feet. Pond 5131 appears to be deficient.	D	PROS has no planting requirements for open space. All tracts are planted with the number of plants required for tract landscapes	Landscape	D	01-Jun-23	EA
General Comment	148	2F	Sheet 21	Clarify the difference between the Open Space Table and the Water Quality and Regional Pond Landscape Table. The requirements can overlap, but I don't understand why there are two tables.	A	these tables have been combined for clarity	Landscape	A	01-Jun-23	EA
General Comment	149	2H	Sheet 21	The Water Use Table can be removed. That will be assessed during the civil / permit phase	A	water use tables moved to just the Hydrozone sheets	Landscape	A	01-Jun-23	EA
dbickmir	150		Sheet 22	This column is not required (CONT Column)	D	we will keep the "B&B" column in the tree schedule for clarity	Landscape	D	01-Jun-23	EA
dbickmir	151		Sheet 22	This isn't really a street tree. If used in open space, move to ornamental section. Min. 2" required (ACE TATARICUM GINNALA)	A	these are not proosed as street trees. Tree plantng schedules have been separated into Street Trees and Tract Landscape Trees for additional clarity	Landscape	A	01-Jun-23	EA
dbickmir	152		Sheet 22	2" required (ACER TATARICUM, CRATAEGUS CRUS_GALLI INERMIS & MALUS C 'PRAIRIE FIRE')	A	schedule updated to reflect correct size	Landscape	A	01-Jun-23	EA
dbickmir	153		Sheet 22	Size of 2.5" required (QUERCUS GAMBELII)	A	schedule updated to reflect correct size	Landscape	A	01-Jun-23	EA
General Comment	154	2I	Sheet 22	The minimum size of a street tree is 2.5" caliper and ornamentals should be a minimum of 2" caliper. Please revise the Plant Schedule. Amur Maple is not a shade tree and should be categorized as ornamental. Replace the tree species if it was used as a street tree	A	schedule updated to reflect correct size	Landscape	A	01-Jun-23	EA
dbickmir	155		Sheet 23	Provide more information. Was this list provided by the City forester? A mitigation plan will also be required (TREE MITIGATION TABLE)	A	this mitigation list was provied by SaveATree in an arborist report, and approved by the city forester. Note added to the table for additional clarity	Landscape	A	01-Jun-23	EA
General Comment	156	2B	Sheet 23	There is a table for tree mitigation. Were these trees included in the initial tree inventory? If not, you will need to have a consulting arborist conduct an inventory and do an appraisal. For additional information, you can also contact Rebecca Lamphear at rlamphea@auroragov.org or 303-739-7177	A	These trees were included in the initial arborist report for The Aurora Highlands. See note above	Landscape	A	01-Jun-23	EA
dbickmir	157		Sheet 24	Add a note: This area to be designed and landscape per a future site plan. TYP	A	note aded to plans	Landscape	A	01-Jun-23	EA
dbickmir	158		Sheet 24	Label elevation. TYP	A	Llabel added to plans	Landscape	A	01-Jun-23	EA
dbickmir	159		Sheet 24	Remove "OWNER AURORA HIGHLANDS LLC PARCEL #01819292010"	A	note removed from plans	Landscape	A	01-Jun-23	EA

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dbickmir	160		Sheet 24	Reference what site plan has the landscape for this area and include case number	A	case numbers added wherever applicable and available	Landscape	A	01-Jun-23	EA
dbickmir	161		Sheet 24	Show sight triangle	A	shown on plans	Landscape	A	01-Jun-23	EA
dbickmir	162		Sheet 24	Reference what site plan has the landscape for this area and include case number	A	case numbers added wherever applicable and available	Landscape	A	01-Jun-23	EA
dbickmir	163		Sheet 24	Add a note: This area to be designed and landscape per a future site plan. TYP	A	note added to plans	Landscape	A	01-Jun-23	EA
dbickmir	164		Sheet 24	What is this line? Label or add to Legend	A	line already in legend. Label added	Landscape	A	01-Jun-23	EA
dbickmir	165		Sheet 24	Add detail (BOULDER RETAINING WALL - Legend)	A	detail added	Landscape	A	01-Jun-23	EA
dbickmir	166		Sheet 24	Remove RE:CIVIL from CONCRETE WALK, RE:CIVIL at the legend	A	"RE:CIVIL" label removed	Landscape	A	01-Jun-23	EA
dbickmir	167		Sheet 24	Label tracts in black, include area (SF). TYP	A	Tracts are labeled, tract areas and locations shown on tract exhibit	Landscape	A	01-Jun-23	EA
dbickmir	168		Sheet 25	Label this street	A	label added	Landscape	A	01-Jun-23	EA
dbickmir	169		Sheet 25	There is a lot of overlap of plans, which makes it hard to sort out what is required. You will need to figure out if/what is included and make sure there are no gaps	A	we have included and referenced the most up to date plans available, to the best of our knowledge, and attempted to eliminate such gaps in the landscape to the best of our ability	Landscape	A	01-Jun-23	EA
dbickmir	170		Sheet 25	Reference ISP #1 CN 2016-6016-01	A	label added	Landscape	A	01-Jun-23	EA
dbickmir	171		Sheet 25	There should be 6 trees in this section. Adjust the spacing to make it work	D	Per our meeting with D.Bickmire on 5/16, these sections of road do not have trees so that the design may remain consistent with TAH PKWY PhI. We have provided street trees where possible, and provided shrub equivalents to account	Landscape	D	01-Jun-23	EA
dbickmir	172		Sheet 25	Add Area (SF). TYP for all tracts on landscape sheet			Landscape	A	01-Jun-23	EA
dbickmir	173		Sheet 25	Is there a gap here that hasn't been included in ISP #1, PP #11 or SP #17. If so, include in this plan set.	A	landscapae seeding extended to back on walk along Highland Creek PKWY to cover this potential gap in plans	Landscape	A	01-Jun-23	EA
dbickmir	174		Sheet 25	Move columns and fences a minimum of 20' back of sidewalk. TYP	A	columns have been relocated	Landscape	A	01-Jun-23	EA
dbickmir	175		Sheet 25	TAH #21 Add Case Number	A	label added	Landscape	A	01-Jun-23	EA
dbickmir	176		Sheet 25	It should be FILING NO. 17 instead of FILING NO. 21	A	label added	Landscape	A	01-Jun-23	EA
dbickmir	177		Sheet 25	Remove RE:CIVIL from CONCRETE WALK, RE:CIVIL at the legend	A	label removed	Landscape	A	01-Jun-23	EA

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dbickmir	178		Sheet 25	Add a note: This area to be designed and landscape per a future site plan. TYP	A	label added	Landscape	A	01-Jun-23	EA
dbickmir	179		Sheet 25	Reference Preliminary Plat #11 CN 2020-6032-00	A	label added	Landscape	A	01-Jun-23	EA
dbickmir	180		Sheet 26	Identify when this pond will be included in a site plan and landscape	A	note added that this pond will be landscaped in future site plan	Landscape	A	01-Jun-23	EA
dbickmir	181		Sheet 26	Add a note: This area to be designed and landscape per a future site plan. TYP	A	note added that this pond will be landscaped in future site plan	Landscape	A	01-Jun-23	EA
dbickmir	182		Sheet 26	Add elevation (100 year flood line)	A	Trib. T flood elevation varies along corridor. Note added for clarity	Landscape	A	01-Jun-23	EA
dbickmir	183		Sheet 26	Is this the same tract?	A	tract boundaries clarified w/ D.Bickmire in 5/16 meeting, and will be shown in tract exhibit	Landscape	A	01-Jun-23	EA
dbickmir	184		Sheet 26	Remove RE:CIVIL from CONCRETE WALK, RE:CIVIL at the legend	A	label removed	Landscape	A	01-Jun-23	EA
dbickmir	185		Sheet 27	Remove RE:CIVIL from CONCRETE WALK, RE:CIVIL at the legend	A	label removed	Landscape	A	01-Jun-23	EA
dbickmir	186		Sheet 27	Add flood elevation. TYP	A	Trib. T flood elevation varies along corridor. Note added for clarity	Landscape	A	01-Jun-23	EA
dbickmir	187		Sheet 27	Note column spacing requirement per FDP	A	note added to specify column spacing per FDP	Landscape	A	01-Jun-23	EA
dbickmir	188		Sheet 27	Show, label and dimension required 20' buffer	A	buffer line added to plans and dimensioned	Landscape	A	01-Jun-23	EA
dbickmir	189		Sheet 27	Plant labels are cut off	D	these labels are on previous sheet	Landscape	D	01-Jun-23	EA
dbickmir	190		Sheet 27	PROS needs to determine fence type adjacent to open space	A	PROS has approved TAH 4ft metal picket fence in 5/16 meeting w/ M.Teller	Landscape	A	01-Jun-23	EA
dbickmir	191		Sheet 27	Add SP case number. TYP	A	label added	Landscape	A	01-Jun-23	EA
dbickmir	192		Sheet 27	Add a note: This area to be designed and landscape per a future site plan. TYP	A	note added	Landscape	A	01-Jun-23	EA
dbickmir	193		Sheet 28	Provide 3 more street trees in this section	D	Per our meeting with D.Bickmire on 5/16, these sections of road do not have trees so that the design may remain consistent with TAH PKWY PhI. We have provided street trees where possible, and provided shrub equivalents to account	Landscape	D	01-Jun-23	EA
dbickmir	194		Sheet 28	Remove RE:CIVIL from CONCRETE WALK, RE:CIVIL at the legend	A	label removed	Landscape	A	01-Jun-23	EA

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dbickmir	195		Sheet 28	Add a note: This area to be designed and landscape per a future site plan. TYP	A	note added	Landscape	A	01-Jun-23	EA
dbickmir	196		Sheet 29	Remove RE:CIVIL from CONCRETE WALK, RE:CIVIL at the legend	A	label removed	Landscape	A	01-Jun-23	EA
dbickmir	197		Sheet 29	Add 2 trees. There isn't a stop sign	D	Per our meeting with D.Bickmire on 5/16, these sections of road do not have trees so that the design may remain consistent with	Landscape	D	01-Jun-23	EA
dbickmir	198		Sheet 29	Is this a village monument too?	A	monument labels and nomenclature clarified	Landscape	A	01-Jun-23	EA
dbickmir	199		Sheet 29	Does swale require easement?	D	swale does not require easement	Landscape	D	01-Jun-23	EA
dbickmir	200		Sheet 29	Show COA sight triangles. TYP	A	lines added to plans	Landscape	A	01-Jun-23	EA
dbickmir	201		Sheet 29	Distribute buffer landscape so all lots get buffered	A	trees districbuted along buffer	Landscape	A	01-Jun-23	EA
dbickmir	202		Sheet 29	Show, label and dimension required 20' buffer	A	buffer line added to plans and dimensioned	Landscape	A	01-Jun-23	EA
dbickmir	203		Sheet 29	Show columns	A	columns shown	Landscape	A	01-Jun-23	EA
dbickmir	204		Sheet 29	Label elevation	A	label added	Landscape	A	01-Jun-23	EA
dbickmir	205		Sheet 29	Add landscape to meet 1 tree and 10 shrubs per 4,000 SF	A	planting within this pond easment meets landscape requirments	Landscape	A	01-Jun-23	EA
dbickmir	206		Sheet 29	There should be 12 trees in this section	D	Per our meeting with D.Bickmire on 5/16, these sections of road do not have trees so that the design may remain consistent with	Landscape	D	01-Jun-23	EA
dbickmir	207		Sheet 29	Add a note: This area to be designed and landscape per a future site plan. TYP	A	note added	Landscape	A	01-Jun-23	EA
General Comment	208	2K	Sheet 29	Distribute buffer landscape so all lots are buffered. Eliminate large gaps	A	trees districbuted along buffer	Landscape	A	01-Jun-23	EA
dbickmir	209		Sheet 30	Show stop sign if required. There is not a 50' setback from all intersections	D	There is no stop sign in this location	Landscape	D	01-Jun-23	EA
dbickmir	210		Sheet 30	There should be 24 trees in this section. Tighten up the spacing to make them fit	D	Per our meeting with D.Bickmire on 5/16, these sections of road do not have trees so that the design may remain consistant with TAH PKWY PhI. We have provided street trees where possible, and provided shrub equivelents to account	Landscape	D	01-Jun-23	EA
dbickmir	211		Sheet 30	100 yr flood? Does the channel need to be in a separate tract?	A	trib.T flood plain is not in a separate tract. Tract exhibit provided to clarify tract locations	Landscape	A	01-Jun-23	EA
dbickmir	212		Sheet 30	Add a note: This area to be designed and landscape per a future site plan. TYP	A	note added	Landscape	A	01-Jun-23	EA

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dbickmir	213		Sheet 30	Remove RE:CIVIL from CONCRETE WALK, RE:CIVIL at the legend	A	label removed	Landscape	A	01-Jun-23	EA
dbickmir	214		Sheet 31	Add a note: This area to be designed and landscape per a future site plan. TYP	A	note added	Landscape	A	01-Jun-23	EA
dbickmir	215		Sheet 31	Remove RE:CIVIL from CONCRETE WALK, RE:CIVIL at the legend	A	label removed	Landscape	A	01-Jun-23	EA
dbickmir	216		Sheet 32	Add a note: This area to be designed and landscape per a future site plan. TYP	A	note added	Landscape	A	01-Jun-23	EA
dbickmir	217		Sheet 32	Show sight triangle	A	lines added to plans	Landscape	A	01-Jun-23	EA
dbickmir	218		Sheet 32	Remove FUTURE from FUTURE 26th Avenue	A	label removed	Landscape	A	01-Jun-23	EA
dbickmir	219		Sheet 32	Remove RE:CIVIL from CONCRETE WALK, RE:CIVIL at the legend	A	label removed	Landscape	A	01-Jun-23	EA
dbickmir	220		Sheet 32	It looks like there are 2 different sign details. See the master plan and label per MP sign types	A	details cleaned up and clarified to removed this duplicate sign detail	Landscape	A	01-Jun-23	EA
dbickmir	221		Sheet 32	Remove FUTURE THE AURORA HIGHLANDS PARKWAY	A	label removed	Landscape	A	01-Jun-23	EA
dbickmir	222		Sheet 33	Label as future mj/min arterial. Check Harvest Mile MP for designation	A	name changed/label added	Landscape	A	01-Jun-23	EA
dbickmir	223		Sheet 33	Remove RE:CIVIL from CONCRETE WALK, RE:CIVIL at the legend	A	label removed	Landscape	A	01-Jun-23	EA
dbickmir	224		Sheet 34	Remove FUTURE THE AURORA HIGHLANDS PARKWAY	A	name changed/label added	Landscape	A	01-Jun-23	EA
dbickmir	225		Sheet 34	Label as future mj/min arterial. Check Harvest Mile MP for designation	A	name changed/label added	Landscape	A	01-Jun-23	EA
dbickmir	226		Sheet 34	Remove RE:CIVIL from CONCRETE WALK, RE:CIVIL at the legend	A	label removed	Landscape	A	01-Jun-23	EA
dbickmir	227		Sheet 35	Remove RE:CIVIL from CONCRETE WALK, RE:CIVIL at the legend	A	label removed	Landscape	A	01-Jun-23	EA
dbickmir	228		Sheet 35	Remove THE AURORA HIGHLANDS PARKWAY. Label as future mj/min arterial. Check Harvest Mile MP for designation	A	label removed	Landscape	A	01-Jun-23	EA

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dbickmir	229		Sheet 39	Add details for: Retaining Wall(s) Rock Wall Soft Surface Trail	A	details added to landscape wall, boulder retaining wall, and crusher fines trail	Landscape	A	01-Jun-23	EA
dbickmir	230		Sheet 39	Two different signs? I don't see any labeled differently on the plans. "Tertiary" is not a sign type in the Master Plan. Please rename for accurate assessment	A	monument nomenclature cleaned up and clarified in details, to reflect nomenclature per amended FDP	Landscape	A	01-Jun-23	EA
General Comment	231	1N	Sheet 39	Include details for the rock retaining wall and the landscape walls	A	details added to landscape wall, boulder retaining wall, and crusher fines trail	Landscape	A	01-Jun-23	EA
General Comment	232	1S	Sheet 39	The detail for the "Tertiary Entry Plaza" and "Tertiary Entry Monument" does not align with the types of signage approved in the Master Plan. Please revise the sign labels per the Master Plan sign types and ensure the proposed signs and features align with the approved sign locations	A	monument nomenclature cleaned up and clarified in details, to reflect nomenclature per amended FDP	Landscape	A	01-Jun-23	EA
dbickmir	233		Sheet 40	Add Colors	A	color specification added	Landscape	A	01-Jun-23	EA
dbickmir	234		Sheet 41	Add Spacing	A	note added to specify column spacing	Landscape	A	01-Jun-23	EA
dbickmir	235	1R	Sheet 42	Add a detail for the streetlight and pole. Show max. height. Reference COA details	A	street light detail added	Landscape	A	01-Jun-23	EA
General Comment	236	2G	Sheets 24-35	Required street trees should not be relocated to other parts of the Site Plan. Several streets should have more trees and seem to be able to meet the requirement without relocation. Tree spacing can be varied to meet the requirement.	A	no street trees have been relocated from their required roadway frontage	Landscape	A	01-Jun-23	EA
General Comment	237	2L	Sheets 24-35	Add trees on street segments per the redline notations. Vary the tree spacing if necessary to meet the street tree requirement	D	Per our meeting with D.Bickmire on 5/16, these sections of road do not have trees so that the design may remain consistent with TAH PKWY PhI. We have provided street trees where possible, and provided shrub	Landscape	D	01-Jun-23	EA
General Comment	238	2J	Sheets 25, 27 & 29	Show, label, and dimension the required 20' buffer along the west (southbound) lanes of The Aurora Highlands Parkway	A	buffer line added to plans and dimensioned	Landscape	A	01-Jun-23	EA
RNelson	239	8F	Sheets 4-9	Review easement names and revise as necessary	A	Pond easement names updated to drainage easement	Roadway	A	30-May-23	KL
General Comment	240	1K	Sheets 4-9	Unless a subdivision plat is submitted for review prior to the approval of this Site Plan, references to Filing #24 will have to be removed	A	Filing #24 will be included with the next submittal	Roadway	A	30-May-23	KL
RNelson	241	8D	Sheets 4-9	Will drainage easements be required for noted locations on redlines?	D	Drainage easements are not required as these areas are within a tract	Roadway	D	30-May-23	KL

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RNelson	242	8E	Sheets 4-9	Will any additional right-of-way be required for street stubs?	D	Additional ROW will be part of the adjacent site plans. See general note 18 on the cover sheet explaining that this is the developer's risk	Roadway	D	30-May-23	KL
General Comment	243	1I	Sheets 4,7,24,25 & 27	Label and dimension all existing and proposed right-of-way. Where applicable, include reception numbers	A	Will Incorporate	Roadway	A	30-May-23	KL
General Comment	244	1J	Sheets 4-9 & Sheets 24-35	Include the area (square feet) with all tract labels	A	Will include a separate tract boundary sheet that will show the tract areas	Roadway	A	30-May-23	KL
General Comment	245	1P	Sheets 4-9 & Sheets 24-35	Label all proposed monument signs and reference the detail	A	Will label and reference sign monument detail on sheet LS501	Roadway/Land scape	A	01-Jun-23	KL
General Comment	246	2C	Sheets 4-9 & Sheets 24-35	The Site Plan and tract areas can't be verified. Additional comments may be forthcoming.	A	Will include the plat with the next submittal	Roadway/Land scape	A	30-May-23	KL
General Comment	247	2M	Sheets 4-9 & Sheets 29-30	Show all proposed stop signs. The 50' tree setback does not apply to all intersections	D	there are no stop signs on TAH Parkway that affect landscape	Landscape	D	01-Jun-23	EA
General Comment	248	1M	Sheets 4-9 & Sheet 39	What is the "soft surface" trail? Is it the same as the gravel referenced in the sections or crusher fines? Please use consistent terminology. Include a detail	A	Changed to "Crusher Fines Trail". Detail is on sheet LS504	Roadway/Land scape	A	01-Jun-23	KL
General Comment	249	1O	Sheets 5-7 & Sheets 16-19	Use sheet numbers for matchlines	A	Will Update	Roadway	A	30-May-23	KL
General Comment	250		Sheets 7 & 13	Add an elevation of the 32nd Avenue bridge and associated pedestrian underpass	A	Elevation to be included on the landscaping sheets. Sheet LS503	Roadway	A	01-Jun-23	KL
General Comment	251	1H	All Sheets	Add notations to the street sections per redlines	A	Will Update	Roadway	A	01-Jun-23	KL
General Comment	252	2A	All Sheets	This Site Plan is adjacent to numerous approved Site Plans and the improvements overlap. Please identify the names of the Site Plans, include the Case Number, and show the approved landscape in gray. Do not label the landscape material. This is to verify there are no gaps in the plans	A	site plans, Case numbers, Rec. numbers, and plan names have been shown on plans wherever applicable and available	Landscape	A	01-Jun-23	EA
General Comment	253	2N	All Sheets	Label the 100-year flood elevation on all sheets and include the elevation	A	100-year flood elevation labled on all plans	Landscape	A	01-Jun-23	EA
General Comment	254	2O	All Sheets	Add a note that the tract area internal to the road (future linear park) will be designed and landscaped per a future Site Plan	A	note added to specify this area to be landscaped in future site plan	Landscape	A	01-Jun-23	EA
General Comment	255	2P	All Sheets	Show sight triangles per COA Roadway Specifications, Section 4.04.2.10	A	sight triangles shown on plans	Landscape	A	01-Jun-23	EA

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, grading & utility plans, landscaping plans)								
			Reviewer:	Development Review Team	Agency:	City of Aurora		Date:	30-May-23	
Reviewer	Item Number	COA Number	Drawing or Page	Comments	Initial Code	Response	Discipline	Final Disposition		Verified (Initials)
								Code	Date	
General Comment	256	2Q	All Sheets	Make fence columns more visible. Add a note to describe the minimum spacing of columns	A	column spacing note added to all plans, lot lines shown per approved adjacent site plans to clarify column spacing	Landscape	A	01-Jun-23	EA
RNelson	257	8A		Clarify which parts of the Section the site is located in	A	Will Update	Roadway	A	30-May-23	KL
General Comment	258	1A		Add a legal description on the Site Plan. Show the bearings, distances, and curve data, so the area can be verified	A	Legal description to be included with the Plat which will be included with the next submittal. Bearing, distances, and curve data have been added and a new Site Boundary Data Table sheet has been added.	Roadway	A	30-May-23	KL
General Comment	259	1B		What is the plan/schedule to submit a plat?	A	Will include the plat with the next submittal	Roadway	A	24-May-23	KL
General Comment	260	1D		Include a response to the comment letter	A	Will include comment responses with the next submittal	Roadway	A	24-May-23	KL
General Comment	261	2R		The on-site pond(s) should be included in the tracts. If the landscape is not provided with these plans, add a note to identify the trigger for the pond to be included in a site plan and when the landscape will be provided	A	Per D. Mickmire in 5/16 meeting, ponds 5131 and 8515 will be landscaped inside of associated drainage easements. All other ponds are noted to be landscaped in a future site plan	Landscape	A	01-Jun-23	EA
mteller	262	7A		No comments at this time; however, there may be comments in a future review	A	Noted	Landscaping	A	24-May-23	KL
Mile High Flood District	263	10A		We appreciate the opportunity to review this submittal and have no comment, as we will be reviewing for MEP features under the engineering submittal RSN 1618676. Please feel free to reach out to me directly if there are questions or concerns	A	Noted	Roadway	A	24-May-23	KL
dlgeorge	264	9A		See attached comment letter. No resubmittals are necessary	A	Noted	Utilities	A	24-May-23	KL



7595 E Technology Way Ste 200
Denver, CO 80237

Project name:
26th Avenue

From:
Margie Krell

Date:
12/13/2022

To:
Carlie Campuzano, PE, PTOE
Traffic Manager | City of Aurora
15151 E. Alameda Parkway, Suite 3200,
Aurora, Colorado 80012
ccampuza@auroragov.org

CC:
Dave Center

Variance Request Form

Subject: Variance Request
RSN # 1651542 | DN 2062-39 at 26th Avenue

1. 26th Avenue: Locate vertical obstructions (Trees) 6 feet behind the curb face

Code section: AASHTO Clear Zone Requirement (per RDCS, Section 1.01 Scope)

Standard Required: 22' clear zone required

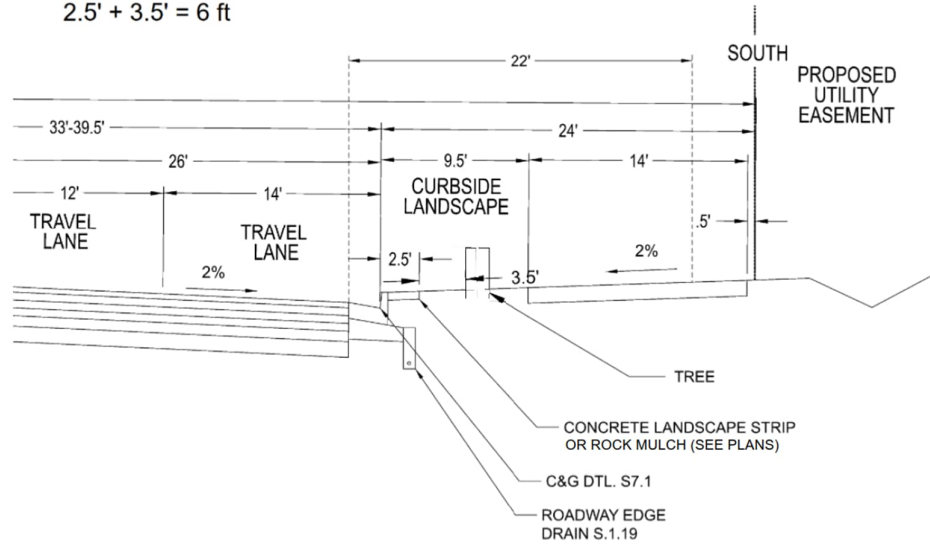
Variance from Standard Requested: 6' clear zone provided

Reason for variance:

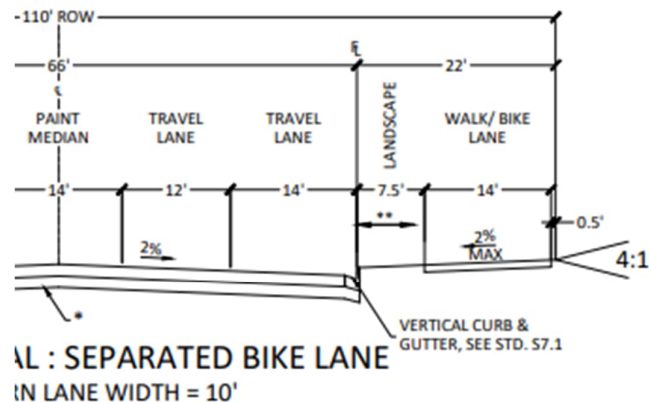
- AECOM is unable to meet the City's 22-ft clear zone requirement referenced in the *COA 2023 Roadway Design & Construction Specifications (RDCS)* due to the PROS requirement to plant trees centered in the curbside landscape area. As reflected in the plans and drawings submitted to the City and attached herein, the trees are located 6 feet behind the curb, measured from the outside of the tree. Please refer to the Attachments below for greater detail.
- The 22-ft clear zone width is established based on the *AASHTO 2011 Roadside Design Guide (RDG)* Table 3-1 using the design speed and ADT (see attachments). However, Chapter 10, Roadside Safety in Urban or Restricted Environments, states that "For arterials and other non-controlled access facilities in an urban environment, however, right-of-ways often are extremely limited and, in many cases, establishing a clear zone using the guidance in Chapter 3 is not practical."

Chapter 10 goes on to recommend "A minimum of 0.5 m [1.5 ft] should be provided from the face of the curb with 0.9 m [3 ft] at intersections... an enhanced lateral offset of 1.2 to 1.8 m [4 to 6 ft] to obstructions is a more appropriate guide for these environments."
- A second document referenced in the RDCS is the *FHWA Noteworthy Practices: Roadside Tree and Utility Pole Management*, which recommends trees and utility poles be located 6 feet behind the curb face on urban roadways, with a minimum offset of 4 feet behind the curb face. The project meets this recommendation for trees.
- Trees at regular intervals create driver expectancy and pose a lower risk of a crash than a single tree. The roadway is straight with no curved sections that would have higher likelihood of a vehicle straying from the roadway.
- Light standards will be located according to *RDCS* Typical Light Standard Detail L8.1 at 3' minimum offset from the back of curb.

Project typical section

$$2.5' + 3.5' = 6 \text{ ft}$$


Standard typical section from *RDCS*, Road Detail S1.5



**** Indicate clear zone based on design speed and ADT.**

FHWA Noteworthy Practices: Roadside Tree and Utility Pole Management (referenced in the *RDCS* section 4.11.1)

Utility poles and trees of mature diameters greater than 4 inches are recommended to be located at least 6 feet behind the curb of urban roadways. Lateral offset always need to be greater than 4 feet behind the curb. See also the *AASHTO Roadside Design Guide* for additional guidance.

Attachment 4

RDG, Table 3-1 (referenced in *RDCS* section 4.11.1)

U.S. Customary Units

Design Speed (mph)	Design ADT	Foreslopes			Backslopes		
		1V:6H or flatter	1V:5H to 1V:4H	1V:3H	1V:3H	1V:5H to 1V:4H	1V:6H or flatter
≤40	UNDER 750 ^c 750-1500 1500-6000 OVER 6000	7-10 10-12 12-14 14-16	7-10 12-14 14-16 16-18	^b ^b ^b ^b	7-10 12-14 14-16 16-18	7-10 12-14 14-16 16-18	7-10 12-14 14-16 16-18
45-50	UNDER 750 ^c 750-1500 1500-6000 OVER 6000	10-12 14-16 16-18 20-22	12-14 16-20 20-26 24-28	^b ^b ^b ^b	8-10 10-12 12-14 14-16	8-10 12-14 14-16 18-20	10-12 14-16 16-18 20-22
55	UNDER 750 ^c 750-1500 1500-6000 OVER 6000	12-14 16-18 20-22 22-24	14-18 20-24 24-30 26-32 ^d	^b ^b ^b ^b	8-10 10-12 14-16 16-18	10-12 14-16 16-18 20-22	10-12 16-18 20-22 22-24
60	UNDER 750 ^c 750-1500 1500-6000 OVER 6000	16-18 20-24 26-30 30-32 ^d	20-24 26-32 ^d 32-40 ^d 36-44 ^d	^b ^b ^b ^b	10-12 12-14 14-18 20-22	12-14 16-18 18-22 24-26	14-16 20-22 24-26 26-28
65-70 ^d	UNDER 750 ^c 750-1500 1500-6000 OVER 6000	18-20 24-26 28-32 ^d 30-34 ^d	20-26 28-36 ^d 34-42 ^d 38-46 ^d	^b ^b ^b ^b	10-12 12-16 16-20 22-24	14-16 18-20 22-24 26-30	14-16 20-22 26-28 28-30

- The 2040 ADT is projected to be between 30,000 and 35,000 vehicles per day on this section of 26th Avenue (ARTA Traffic Forecast Memorandum, AECOM 6/2/2022, Figure 7 Total Site Traffic).
- The design speed for a minor arterial is 50 mph (Per *RDCS* specifications).

Attachment 5

City of Aurora Unified Development Ordinance (UDO), Section 146-4.7.5.C.2.a Curbside Landscaping Minimal Plant Material Quantities

C.2. a. **Minimum Plant Material Quantities.** One tree per 40 linear feet of street frontage plus sod, native seed, or a combination of shrubs, ornamental grasses, and perennials, as required by this Section 146-4.7.5.C.

Variance Request
RSN # 1651542 | DN 2062-39 at 26th Avenue

City of Aurora

Conditional Approval for One Year from

Haley Busch Johansen, City Engineer Date

Carlie Campuzano, Traffic Manager Date

 06-02-2023

Margie Krell, AECOM Engineer Date

Variances from City of Aurora engineering design standards will be granted only in special circumstances and should be requested as early as possible in the review processes. Conditionally approved variance requests should be uploaded along with signature sets of the submittal. Final approval of the variance request is granted with the approval of Civil Plans.

Krell, Margie

From: Campuzano, Carlie <ccampuza@auroragov.org>
Sent: Tuesday, December 20, 2022 9:23 AM
To: Krell, Margie
Cc: Busch Johansen, Haley
Subject: RE: 26th Avenue variance request

This Message Is From an External Sender

This message came from outside your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Report Suspicious

Hi Margie,

We discussed internally and we are fine with the 6-ft variance request. The dimension is shown from the center of tree and it should be shown from the edge of the tree. Can you please show the trees shifted about 6"-1' further from the road and resubmit? Also, please add Haley to the signature block (City Engineer)

Thanks,
Carlie

Carlie Campuzano, PE, PTOE
preferred pronouns: she/her/hers
Traffic Manager | City of Aurora
office 303.739.7309 | email ccampuza@auroragov.org



[Facebook](#) | [Twitter](#) | [Instagram](#) | [Nextdoor](#) | [AuroraTV.org](#)

From: Krell, Margie <margie.krell@aecom.com>
Sent: Monday, December 12, 2022 8:12 AM
To: Campuzano, Carlie <ccampuza@auroragov.org>
Cc: Busch Johansen, Haley <hjohanse@auroragov.org>
Subject: RE: 26th Avenue variance request

Sounds great, thanks, Carlie and Haley!

Margie Krell, PE*, ENV SP
D +1-303-796-4631
M +1-303-495-8727

aecom.com

*licensed in CO, MS