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August 7, 2023

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

Aurora Reference
DA-2062-32
Case No. 2022-6020-00
RSN: 1618676

**RE: The Aurora Highlands Parkway Phase 2 ISP
Technical Corrections Review Comment Response Letter**

Dear Mr. Cox,

Thank you for your review of the Infrastructure Site Plan (ISP) for The Aurora Highlands (TAH) Parkway between 38th Avenue and 26th 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, will be addressed in the comment response table during the next step of the review process.

Comments received on the Preliminary Drainage Report and Drainage Plans have been responded to within the redlined files and submitted through the Public Works Portal.

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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Review Comment Summary and Resolution Sheet

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			TAH Parkway (38th Ave to 26th Ave)	
Package Description:		ISP (site plans, grading & utility plans, landscaping plans)								
			Reviewer:	Development Review Team		Agency:	City of Aurora		Date:	05-Jul-23
Reviewer	Item Number	COA Number	Drawing or Page	Comments	Initial Code	Response	Discipline	Final Disposition		Verified (Initials)
								Code	Date	
Infrastructure Site Plan										
Sergio Um			Sheet 1	Site plan will not be approved until the Preliminary Drainage Report is approved.	A	Acknowledged	Roadway	A	07-Aug-23	GB
			Sheet 2	Section does not match the PIP, were there discussions regarding typical section widths/dimensions?	C	Yes, discussions were conducted and section reviewed. Bike lanes removed from roadway and accommodated with Multi-Use trail system.	Roadway	C	07-Aug-23	GB
			Sheet 2	8' to 12'?	D	In Station limits sidewalks are 8'	Roadway	D	07-Aug-23	GB
			Sheet 2	Not sure here this is in the plan (referring to 6' masonry wall)	A	Has been changed to 6' Metal Picket Fence, SB lanes sta. 1064+70 to sta. 1093+00. area will be constructed with roadway.	Roadway	A	07-Aug-23	GB
			Sheet 2	Was asked to be removed previously (referring to concrete landscape strip)	D	No comment to remove on any prior submittals, Will leave base on e-mail dated 08/02/23 from Sergio Um stating to be maintained privately by Metro district maintenance. See note on sheet.	Roadway	D	07-Aug-23	GB
			Sheet 2	Only 1 side has retaining walls. Is this the culvert headwall?	A	Yes, re-label	Roadway	A	07-Aug-23	GB
			Sheet 2	Stationing does not match 32nd Avenue stationing shown in plans (Sheet 15)	A	Corrected stationing on sheet 15	Roadway	A	07-Aug-23	GB
			Sheet 5	Show effective and proposed 100 year floodplain and floodways. State the FEMA FIRM panel that was used, Also state who is preparing the CLOMR and date. Also add this note to any sheet that shows the floodplain/floodway. A FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY WORK WITHIN THE FLOODPLAIN. NO FILL, STOCKPILING OF MATERIAL, OR STORAGE OF EQUIPMENT WILL BE PERMITTED IN THE FLOODWAY.	A	Limits have been defined, and added note	Roadway	A	07-Aug-23	GB
			Sheet 5	64' ROW? Does not match any typical section	D	This section of ROW was defined BY TAH Phase I	Roadway	D	07-Aug-23	GB
			Sheet 5	Label roadway classification in plans (typ.) all roads and all sheets	A	Have been labeled	Roadway	A	07-Aug-23	GB
			Sheet 5	Turn off layers for repeated symbols and text that are too big	A	Done	Roadway	A	07-Aug-23	GB
			Sheet 5	Label as Public or Private (referring to key on right side of page)	A	Done	Roadway	A	07-Aug-23	GB
			Sheet 5	What is this line? (see oddly angled line near left side of page)	A	Removed	Roadway	A	07-Aug-23	GB
			Sheet 5	Do not show conduits for lighting.Only show luminaire and meter locations.	A	Removed	Lighting	A	07-Aug-23	GB
			Sheet 5	Label existing pond names	A	Done	Roadway	A	07-Aug-23	GB
			Sheet 6	Curve and line callouts not shown on the NB part of TAH Parkway but shown on the SB portion (typ.) all site plan sheets.	D	alignment callouts already added to the NB roadway	Roadway	D	07-Aug-23	GB
			Sheet 6	Is this a pond? Label pond name and if it's Public or Private.	A	Yes, this is a pond and has been labeled	Roadway	A	07-Aug-23	GB

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Reviewer	Item Number	COA Number	Drawing or Page	Comments	Initial Code	Response	Discipline	Final Disposition Code	Date	Verified (Initials)
			Sheet 6	Site plans for intersecting streets must have one review cycle prior to approval of these civil plans in order to insure streets are located properly. Add curb return note: "PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING, AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISKS OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT."	A	Acknowledge, and add NOTE	Roadway	A	07-Aug-23	GB
			Sheet 6	Label Private or Public	A	Done	Roadway	A	07-Aug-23	GB
			Sheet 8	Label Private or Public	A	Done	Roadway	A	07-Aug-23	GB
			Sheet 8	This is a proposed storm pipe? Where does it tie in?	A	Added connecting pipe	Roadway	A	07-Aug-23	GB
			Sheet 8	Label taper ratio and length	A	Done	Roadway	A	07-Aug-23	GB
			Sheet 8	label curb radii	A	Done	Roadway	A	07-Aug-23	GB
			Sheet 8	Label taper ratio and length	A	Done	Roadway	A	07-Aug-23	GB
			Sheet 8	What is this cross hatch? Include in legend.	A	Added, Monument Plaza	Roadway	A	07-Aug-23	GB
			Sheet 8	The label for proposed storm drain is shown as proposed but this label says the pond will be "By Others". Clarify who is building pond and state the developer, do not say "By Others".	A	Revised call out	Roadway	A	07-Aug-23	GB
			Sheet 8	Label Public or Private	A	Done	Roadway	A	07-Aug-23	GB
			Sheet 9	Label pond name and if it's Private or Public	A	Done	Roadway	A	07-Aug-23	GB
			Sheet 10	Reference reference number	A	Done	Roadway	A	07-Aug-23	GB
			Sheet 10	What is this symbol?	A	Removed, lighting controller box	Roadway	A	07-Aug-23	GB
			Sheet 11	C-27-C29 are missing but shown on sheet 11	A	Revised Numbering, but omitted C-13 through C-16	Roadway	A	07-Aug-23	GB
			Sheet 11	C31-C34?	A	Revised Numbering, but omitted L-10 through L-13	Roadway	A	07-Aug-23	GB
			Sheet 12	Advisory note: Show edge drain stationing and linework in civil plans. Edge drains are to be 100', all inlets shall have edge drains on both sides while on-grade inlets require edge drains on the upstream side only.	A	Done	Drain/Utility	A	07-Aug-23	GB
			Sheet 12	Refer to the REMA FIRM panel used for the floodway/floodplain, the effective date. Also state who is preparing the CLOMR and date/ Add Floodplain development note found on sheet 2.	A	Done	Drain/Utility	A	07-Aug-23	GB
			Sheet 13	Label Public or Private	A	Done	Drain/Utility	A	07-Aug-23	GB
			Sheet 15	Advisory note: Ensure the slope at these locations is steep enough to turn water (min 1.27%) these locations can become flooded if not properly designed.	A	Note Added	Drain/Utility	A	07-Aug-23	GB

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			Sheet 15	Label as Public or Private	A	Done	Drain/Utility	A	07-Aug-23	GB
			Sheet 15	Label walls	A	Done	Drain/Utility	A	07-Aug-23	GB
			Sheet 17	Who is the property owner of this? A letter of authorization will be needed for off-site grading.	C	Noted, will provide in next	Drain/Utility	C	07-Aug-23	GB
			Sheet 41	Label all details as Private of add a "(Private)" label to the sheet	A	All details are Private, label added to sheet name all detail sheets	Landscape	A	28-Jul-23	JM
			Sheet 41	(PRIVATE)	A	All details are Private, label added to sheet name all detail sheets	Landscape	A	28-Jul-23	JM
			Sheet 42	Label Private	A	All details are Private, label added to sheet name all detail sheets	Landscape	A	28-Jul-23	JM
			Sheet 43	What is the cross slope in the horizontal space between terraced walls? Shall not exceed 4:1.	A	Note added that cross slope shall not exceed 4:1	Landscape	A	28-Jul-23	JM
			Sheet 43	What is the horizontal spacing between the tiered walls? If the distance is less than 2x the height of the lower wall, structural calculations will be needed with the civil plans.	A	Note added that distance between walls varies, see plans. Distance is not less than 2x the height of the lower wall.	Landscape	A	28-Jul-23	JM
			Sheet 43	Label Private	A	All details are Private, label added to sheet name all detail sheets	Landscape	A	28-Jul-23	JM
			Sheet 43	Label as Private or Public	A	All details are Private, label added to sheet name all detail sheets	Landscape	A	28-Jul-23	JM
dbickmir			Sheet 1	(Highlighted) OWNERS SIGNATURE The Aurora Highland Parkway Phase II Infrastructure Site Plan Legal Description: See....(add reference)	A	Done	Roadway	A	07-Aug-23	GB
???			Sheet 1	Add metes and bounds legal description	A	Done, See sheet #2	Roadway	A	07-Aug-23	GB
			Sheet 2	Outside of ROW so probably not relevant to include in street section	D	Has been changed to 6' Metal Picket Fence, SB lanes sta. 1064+70 to sta. 1093+00 area will be constructed with this package.	Roadway	A	07-Aug-23	GB
			Sheet 4	(Added lime green line within a blue square)	A	Add site boundary limits (Red Line)	Roadway	A	07-Aug-23	GB
			Sheet 4	(Added red text)	C	Not sure what is required	Roadway	C	07-Aug-23	GB
			Sheet 6	Add area for all tracts	A	Done	Roadway	A	07-Aug-23	GB
			Sheet 8	maint access? Label same throughout. TYP	A	labeled and dim	Roadway	A	07-Aug-23	GB
			Sheet 8	Maint access requires more than crusher fines. Ask Water how to label.	R	#2 in legend is the trails in the landscaped buffer west side. Material for Maintenance Access will be defined in the CD's.	Roadway	A	07-Aug-23	GB
			Sheet 15	Water has not reviewed/ signed off on these maint. Access roads.	A	Noted	Drain/Utility	A	07-Aug-23	GB
			Sheet 15	Are these existing or proposed? Add top/bottom wall elevation for all	A	Done	Drain/Utility	A	07-Aug-23	GB
			Sheet 23	Include equivalent calculations. Open space only required 2" trees = 10 5 gal shrubs	A	Note added to table	Landscape	A	28-Jul-23	JM
			Sheet 23	198 (landscaping)	D	this note is just a highlight	Landscape	D	28-Jul-23	JM
			Sheet 23	198 (landscaping)	D	this note is just a highlight	Landscape	D	28-Jul-23	JM
			Sheet 23	98 (landscaping) (possible repeat w/ 2 above)	D	this note is just a highlight	Landscape	D	28-Jul-23	JM
			Sheet 23	Rectangle drawn around WQ pond 5131 Shrubs required	D	this note is just a highlight	Landscape	D	28-Jul-23	JM
			Sheet 23	12 shrubs for 2.5" caliper tree, 3 1 gal grasses = 1 5 gal shrub	A	tree equivalent shrub quantities updated	Landscape	A	28-Jul-23	JM
			Sheet 23	crossed out the 218 from the # Cont grasses:	A	all grasses changed from 1gal cont. to 5 gal	Landscape	A	28-Jul-23	JM
			Sheet 23	Crossed out subtotal for Tract A	A	all grasses changed from 1gal cont. to 5 gal	Landscape	A	28-Jul-23	JM

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			Sheet 23	Crossed out total for shrubs provided (all tracts)	A	all grasses chages from 1gal cont. to 5 gal	Landscape	A	28-Jul-23	JM
			Sheet 23	50 +72(eq) + 40(tree eq) = 162 shrubs. This tracts is deficient	A	all grasses chages from 1gal cont. to 5 gal	Landscape	A	28-Jul-23	JM
			Sheet 23	Advisory comment: This Site Plan is an exception t the landscae standard and will be permitted to provide 1 gallon plant material in the curbside landscape (tree lawn). This is largley for consistency with the Phase 1 design. Moving forward the expectations is for conformance with the new Water Conservation Ordinance and the UDO. The UDO requires curbside plant material to be a minimum 5 gllon size and grasses with be limited to no more than 40 percent of the shrub count.	A	noted and accepted, this corridor is not subject to UDO, but future roadways will be	Landscape	A	28-Jul-23	JM
			Sheet 23	1 gal don't get ounted the same as 5 gal. Totals for each size should be kept separate. You do not need to provide equivalent calculations.	A	all grasses chages from 1gal cont. to 5 gal	Landscape	A	28-Jul-23	JM
			Sheet 23	Include Key Map that shows tract locations and acreage	A	tract key map added	Landscape	A	28-Jul-23	JM
			Sheet 23	Include equivaalent calculations. Open space only required 2" trees = 10 5 gal shrubs	A	noted and accepted, tree equivalents added to table notes	Landscape	A	28-Jul-23	JM
			Sheet 26	920'-1/2"	D	this note is just a measurement	Landscape	D	28-Jul-23	JM
			Sheet 26	73'-3"	D	this note is just a measurement	Landscape	D	28-Jul-23	JM
			Sheet 26	Label dimension sidewalk. TYP all sheets	A	label and dimension added	Landscape	A	28-Jul-23	JM
			Sheet 26	Add floodplain evel. TYP all sheets	A	noted added to plans that Trib T flood elevation varies along the length of the corridor	Landscape	A	28-Jul-23	JM
			Sheet 26	Add tract acreage. TYP all tracts on al sheets	A	note aded	Landscape	A	28-Jul-23	JM
			Sheet 27	Add tract acreage. TYP all tracts on all sheets	A	note aded	Landscape	A	28-Jul-23	JM
			Sheet 27	reference the detail and sheet number	A	detail references added	Landscape	A	28-Jul-23	JM
			Sheet 27	show dimensions on the plans. Was the width of the sidewalks discussed when the bike lanes were removed from the street?	A	note/dimensions added to plans	Landscape	A	28-Jul-23	JM
			Sheet 27	Add floodplain evel. TYP all sheets	A	noted added to plans that Trib T flood elevation varies along the length of the corridor	Landscape	A	28-Jul-23	JM
			Sheet 27	tree symbols are the same. Differentiate the trees	D	confirmed on 7/17 call w/ D. Bickmire, all tree symbols to stay hos they are currently shown	Landscape	D	28-Jul-23	JM
			Sheet 27	Add this symbol to the legend. Is this for emergency overflow? Label if it is. Can the trees be planted in this location?	A	label added to plan. Symbol not added to legnd as this it not within Landscape scope, and is shown on drainage plans	Landscape	A	28-Jul-23	JM
			Sheet 27	Dimension trail	A	dimensions added to plans	Landscape	A	28-Jul-23	JM
			Sheet 28	Tract BAdd Area	A	areas added	Landscape	A	28-Jul-23	JM
			Sheet 28	Tract Label in middle of floodplain is not clear so add additional label/ leaders for th Tract area	A	additional labels added	Landscape	A	28-Jul-23	JM
			Sheet 28	Add floodplain elv. TYP all sheets	A	noted added to plans that Trib T flood elevation varies along the length of the	Landscape	A	28-Jul-23	JM
			Sheet 29	716'-6 3/4"	D	this note is just a measurement	Landscape	D	28-Jul-23	JM
			Sheet 29	Arrow - along crusher fines material border	D	this note is just a measurement	Landscape	D	28-Jul-23	JM

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			Sheet 29	Label trail width. TYP All applicable sheets	A	dimensions added to plans	Landscape	A	28-Jul-23	JM
			Sheet 29	Connected lines indicating Tract B	A	labels updated or added to greater clarity of tract boundaries	Landscape	A	28-Jul-23	JM
			Sheet 29	Connected lines indicating Tract E	A	labels updated or added to greater clarity of tract boundaries	Landscape	A	28-Jul-23	JM
			Sheet 29	Connected lines indicating Tract E	A	labels updated or added to greater clarity of tract boundaries	Landscape	A	28-Jul-23	JM
			Sheet 29	Add floodplain elev.TYP all sheets	A	noted added to plans that Tract E flood elevation varies along the length of the	Landscape	A	28-Jul-23	JM
			Sheet 29	There should be 1 tree / 10 shrubs along this area for buffer = 18 trees 179 5-gal shrubs	A	additional plan material added along buffer wherever possible. As discussed w/ D. Dickman in 7/17 call, this area is too narrow	Landscape	A	28-Jul-23	JM
			Sheet 29	30'-11 1/2"	D	this note is just a measurement	Landscape	D	28-Jul-23	JM
			Sheet 30	Are these existing or proposed?	A	these are proposed.	Landscape	A	28-Jul-23	JM
			Sheet 30	Add floodplain elev. TYP all sheets	A	noted added to plans that Tract E flood elevation varies along the length of the corridor	Landscape	A	28-Jul-23	JM
			Sheet 31	Repeat Comment: Buffer needs to be distributed behind these lots too. 3 trees are not enough.	A	additional plan material added	Landscape	A	28-Jul-23	JM
			Sheet 31	Connected lines indicating buffer from above comment	A	additional plan material added	Landscape	A	28-Jul-23	JM
			Sheet 31	Sidewalk to very close to back of lot. Check with PROS re ; separation	D	PROS has reviewed package and had no comment on trail location	Landscape	D	28-Jul-23	JM
			Sheet 31	Will this intersection be signalized? Make sure there us room for signal easements.	A	this intersection is already signalized, and signal poles are shown. Signal poles changed from grey to black for addiional clarity	Landscape	A	28-Jul-23	JM
			Sheet 31	Add Tract area TYP	A	label added	Landscape	A	28-Jul-23	JM
			Sheet 33	Label tracts, flood plain elevation	A	noted added to plans that Tract E flood elevation varies along the length of the corridor	Landscape	A	28-Jul-23	JM
			Sheet 33	Is this part of Tract D too?	A	tract label updated to	Landscape	A	28-Jul-23	JM
			Sheet 35	Add flood elevation	A	noted added to plans that Tract E flood elevation varies along the length of the	Landscape	A	28-Jul-23	JM
			Sheet 35	Please verify the timing of landscape intallation and by whom it will be maintained and irrigated.	A	note added to L-001 General Notes specifying the timing of landscape installation	Landscape	A	28-Jul-23	JM
			Sheet 35	Clearly show the ROW in black.	A	ROW shown thicker and darker	Landscape	A	28-Jul-23	JM
			Sheet 35	Label maint. Access and dimension. TYP	A	label added	Landscape	A	28-Jul-23	JM
			Sheet 37	Please verify the timing of landscape intallation and by whom it will be maintained and irrigated.	A	note added to L-001 General Notes specifying the timing of landscape installation	Landscape	A	28-Jul-23	JM
			Sheet 41	Line (indicating a measurment of the sign)	A	additional ht dimension added to detail	Landscape	A	28-Jul-23	JM
			Sheet 41	approx. 6'	A	additional ht dimension added to detail	Landscape	A	28-Jul-23	JM
			Sheet 43	Is there supposed to be a railing here?	A	detail updated to show railing	Landscape	A	28-Jul-23	JM
			Sheet 43	Include a detail for the pedestrian light	A	detail added	Landscape	A	28-Jul-23	JM
mbrooks			Sheet 5	Does this portion need to be covered? (pink annotation)	D	No, Add note 18 on sheet for clarification	Roadway	D	07-Aug-23	GB
			Sheet 6	Does this portion need to be covered? (pink annotation)	D	No, Add note 18 on sheet for clarification	Roadway	D	07-Aug-23	GB
			Sheet 6	Does this portion need to be covered? (pink annotation)	D	No, Add note 18 on sheet for clarification	Roadway	D	07-Aug-23	GB
			Sheet 7	Does this portion need to be covered? (pink annotation)	D	No, Add note 18 on sheet for clarification	Roadway	D	07-Aug-23	GB
			Sheet 7	Does this portion need to be covered? (pink annotation)	D	No, Add note 18 on sheet for clarification	Roadway	D	07-Aug-23	GB
			Sheet 9	Does this portion need to be covered? (pink annotation)	D	No, Add note 18 on sheet for clarification	Roadway	D	07-Aug-23	GB