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May 16th, 2024

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

RE: 48th Avenue Phase 2 (Aerotropolis Parkway to Monaghan Road) Infrastructure Site Plan Response Letter

Dear Mr. Cox,

Thank you for your review of the Site Plan for 48th Avenue Phase 2 between Aerotropolis Parkway and Monaghan Road. 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,

Margie Krell, PE, ENV SP
Deputy 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			48th Avenue (Aerotropolis Parkway to Monaghan Road)				
Package Description: ISP (site plans, landscaping plans), drainage report, photometrics		Reviewer: Development Review Team			Agency: City of Aurora		Date:		
Reviewer	Item Number	Drawing or Page	Comments	Initial Code	Response	Discipline	Final Disposition Code	Date	Verified (Initials)
Infrastructure Site Plan									
dbickmir		Cover Sheet (Sheet 1)	Repeat comment. Make streets darker. At a minimum, the streets highlighted.	A	Will change specific road lines to black	Roadway	A	15-May-24	MJD
dbickmir		Cover Sheet (Sheet 1)	Clarify - this is the disturbance area?	C	Overall ISP Area is area within proposed ROW and does not include grading area outside of ROW. Coordinated with landscaping and areas match	Roadway	C	15-May-24	MJD
dbickmir		Cover Sheet (Sheet 1)	Delete	A	Will delete	Roadway	A	15-May-24	MJD
RNelson		Overall Site Sheet (Sheet 4)	PSCO Easement does not have a jog in it.	D	105West coordinated & confirmed with Roger Nelson with the City of Aurora that what is shown is correct	Roadway	D	15-May-24	MJD
dbickmir		Overall Site Sheet (Sheet 4)	(if applicable) update reception / instrument numbers to be consistent with plat	A	Will update to match	Roadway	A	15-May-24	MJD
dbickmir		Roadway Site Sheet (Sheet 5)	add "to be dedicated by separate document" for all applicable easements.	A	Will update	Roadway	A	15-May-24	MJD
APetti		Roadway Site Sheet (Sheet 7)	PROS Advisory Comment (not required by PROS). Consider and/or discuss with the traffic department alternative signs from the Roadway manual for bike / ped safety on multi-use trails. E.g. consider change from W11-2 to W11-15 to indicate shared bike / ped use. Consider R1-6 instead of R1-2 for same reason. Is signage for public transit / bus also needed?	A/D	1. Agree to replace W11-2 with W11-15. 2. Disagree to replace R1-2 with R1-6. Yield sign is located after the crosswalk for drivers to yield to opposing traffic since the right turn lane is a merge condition. 3. No current transit routes planned at this time. Signage to be added once route is in place.	Traffic	A/D	14-May-24	PTJ
sdekoski		Roadway Site Sheet (Sheet 9)	Add 36" butterfly valve vault prior to blow off. Avoid vault manhole access with curb and gutter.	A/D	The new IWMP#2 indicates this shall be a 24" line. This size reduction has been confirmed over email with Steve Dekoski at CoA. The butterfly valve and manhole will be added but for a 24" nominal line size. This area has been modified and is now a painted median. No impact to curb and gutter while keeping blowoff within the previously proposed pipeline alignment.	Water	A/D	14-May-24	EH
dbickmir		Landscape Schedules (Sheet 11)	delete	A	text deleted	Landscaping	A	14-May-24	JM
dbickmir		Landscape Schedules (Sheet 11)	delete	A	text deleted	Landscaping	A	14-May-24	JM
dbickmir		Landscape Schedules (Sheet 11)	delete	A	text deleted	Landscaping	A	14-May-24	JM
dbickmir		Landscape Plan (Sheet 12)	Where is it noted that the landscape will be installed at the time of adjacent development?	A	note #6 updated to specify all landscaping to be installed at time of adjacent development	Landscaping	A	14-May-24	JM

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		Reviewer:	Development Review Team	Agency:			Code	Date		
48th Ave Filing No 2										
		Cover Sheets	Title Commitments within 30 Days	A	Will Update Once Plat is accepted	Survey	A	04-Apr-24	RDM	
		Cover Sheets	Tax Statement	A	Will Update By Others	Survey	A	04-Apr-24	RDM	
		Sht 3-6	Add Street Name	A	Updated	Survey	A	04-Apr-24	RDM	
		Sht 3-6	Removed "To be recorded" Easment	A	Will be provided through Separate Docs	Survey	A	04-Apr-24	RDM	
		Sht 3-6	Add PSCO Easement	A	Updated	Survey	A	04-Apr-24	RDM	
		Sht 3	Add Monuments at POBs for Parcels A& B	A	Updated	Survey	A	04-Apr-24	RDM	
		Sht 3	Upgrade Section Corner Monument	A	Updated	Survey	A	04-Apr-24	RDM	
		Sht 3	Provided COA with deeds verifying 12' PSCO jog	D	no change	Survey	D	09-May-24	RDM	
		Sht 3-6	Add a.k.a. Instrument No. to PSCO notes	A	Updated	Survey	A	09-May-24	RDM	
		Sht 3-6	Add full desc. to found or set monument notes	A	Updated	Survey	A	09-May-24	RDM	
		Sht 3	Add Rec. No. to additional Dedicated ROW note	A	Updated	Survey	A	09-May-24	RDM	
		Sht 3	Correct south width dimension within Parcel B	A	Updated	Survey	A	09-May-24	RDM	