

February 12<sup>th</sup>, 2025

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

**RE: 48<sup>th</sup> Avenue (E-470 to Aerotropolis Parkway) South Infrastructure Site Plan Response Letter**

Dear Mr. Cox,

Thank you for your review of the Site Plan for 48<sup>th</sup> Avenue South between E-470 and Aerotropolis Parkway. 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.

The 48<sup>th</sup> Avenue design has been through the civil review process and now is at the 100% signatory design level. Since the previous ISP review phase there have been some changes:

- Windler at 48th avenue east, case no. 2022-6014-00, will be combined with this project for construction drawings submittals. The projects will be bid and constructed as one project.
- The PDR was approved in 2023.
- ROW has been dedicated to the city. Indicating agreement, Mc Vey will sign the ISP mylars and will dedicate ROW directly to the city.
- A new access has been added, Site Drive #1 which is directly north of Jamestown Road. Signal design will be covered by project DA-2284-02.

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 R = Resolve comment in next design phase		48th Avenue (E-470 to Aerotropolis Parkway)		
Package Description:		ISP (site plans, landscaping plans), drainage report, photometrics							
		Reviewer:	Development Review Team		Agency:	City of Aurora		Date:	10-Feb-25
Reviewer	Item Number	Drawing or Page	Comments		Initial Code	Response		Final Disposition Code	Verified (Initials)
Letter of Introduction									
City of Aurora	1A	Letter - Page 2	The Site Plan cannot be recorded until all property owners provide signatures and/or ARTA acquires the right-of-way by condemnation. Proof of ownership will be required.		A	ROW has been approved by the city for dedication. McVey will sign the ISP mylars and will dedicate ROW directly to the City.		A	10-Feb-25
City of Aurora	1B	Letter - Page 2	Revise the list of owners and the signature of blocks per the previous comment.		A	McVey and PSCO are listed and will sign the mylars		A	10-Feb-25
City of Aurora	1C	Letter - Page 2	Review the phasing notes for accuracy. Revise as needed to reflect ARTA's construction obligations vs. Windler's.		A	Phasing notes have been updated. The Windler and ARTA project are being bid/constructed together.		A	14-Jan-25
City of Aurora	1D	Letter - Page 2	Add the Site Plan title to the owner's signature block sheet.		A	Will update		A	14-Jan-25
City of Aurora	1E	Letter - Page 2	Please Provide a written response to this comment letter when you resubmit.		A	Will provide a comment response letter.		A	14-Jan-25
Julie Bingham	2A	Letter - Civil Engineering PG 2	The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.		A	The PDR was approved in 2023.		A	10-Feb-25
Julie Bingham	2B	Letter - Civil Engineering PG 2	Repeat comment: All public street improvements are required to be in the public right-of-way (ROW).		A	ROW has been approved by the city for dedication. ROW REC NO is provided. McVey will dedicate ROW directly to the City.		A	10-Feb-25
Julie Bingham	2C	Letter - Civil Engineering PG 2	A letter of authorization should be provided from the owner of the property identifying that the public improvements are permitted within the private property if the property is not purchased and dedicated as ROW. If one cannot be provided, an interim section would be required for the street.		A	ROW has been approved by the city for dedication. ROW REC NO is provided. McVey will dedicate ROW directly to the City.		A	10-Feb-25
Andy Niquette	3A	Letter - Easements PG 2	Please clarify what "Utility" easements are to be dedicated. If these are to serve the City with a specific purpose, please submit applications to dedicationproperty@auroragov.org. All easements will need to be executed prior to final approval of the Civil Plans.		A	Utility easements were requested by Xcel and are meant to be general use easements for dry utilities. Most are dedicated by adjacent developer plats. See updated note on typical sheet.		A	10-Feb-25