

October 9th, 2023

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

RE: 48th Avenue (E-470 to Harvest Road) Infrastructure Site Plan Response Letter

Dear Mr. Cox,

Thank you for your review of the Site Plan for 48th Avenue between E-470 and Harvest 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,



for: David Center, PE, CFM
Project Manager & Associate Vice President

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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 (E-470 to Harvest Road)		
Package Description:		ISP (site plans, landscaping plans), drainage report, photometrics			Agency: City of Aurora			Date: 06-Oct-23		
Reviewer:		Development Review Team			Initial Code			Final Disposition		
Reviewer	Item Number	Drawing or Page	Comments	Initial Code	Response	Discipline	Code	Date	Verified (Initials)	
Infrastructure Site Plan										
ktanabe	1	Title Page	The site plan will not be approved by public works until the preliminary drainage letter/report is approved	A	Noted. PDR has been submitted	Drainage	A	03-Oct-23	JKB	
segomez	2	Roadway Plans 4	add taper rate	D	N/A. Interim striping phase no longer exists as 48th North and South will be constructed at the same time.	Traffic	D	04-Oct-23	PTJ	
segomez	3	Roadway Plans 4	add diagonal median striping	D		Traffic	D	04-Oct-23	PTJ	
segomez	4	Roadway Plans 4	shift sign	A	Sign shifted west.	Traffic	A	04-Oct-23	PTJ	
segomez	5	Roadway Plans 4	add E-470 directional signage	A	Directional signage added.	Traffic	A	04-Oct-23	PTJ	
mdean	5a	Roadway Plans 4	waterline screenshot	A	Sanitary sewer alignment and components have been updated to match the waterline screenshot.	Water	A	04-Oct-23	EEH	
segomez	6	Roadway Plans 5	add diagonal striping	D	N/A. Interim striping phase no longer exists as 48th North and South will be constructed at the same time.	Traffic	D	04-Oct-23	PTJ	
mdean	7	Roadway Plans 5	Remove fire hydrant and lateral.	D	No fire hydrant and lateral at the location indicated.	Water	D	04-Oct-23	EEH	
segomez	8	Roadway Plans 5	add taper length and rate	D	N/A. Interim striping phase no longer exists as 48th North and South will be constructed at the same time.	Traffic	D	04-Oct-23	PTJ	
atibbs	9	Roadway Plans 5	Does this match the current section?	A	Will ensure most up-to-date linework is shown.	Roadway	A	05-Oct-23	MJD	
segomez	10	Roadway Plans 5	add diagonal striping	D		Traffic	D	04-Oct-23	PTJ	
segomez	11	Roadway Plans 6	add diagonal striping	D	N/A. Interim striping phase no longer exists as 48th North and South will be constructed at the same time.	Traffic	D	04-Oct-23	PTJ	
segomez	12	Roadway Plans 6	add diagonal striping	D		Traffic	D	04-Oct-23	PTJ	
atibbs	13	Roadway Plans 7	Pod crossing from Aurora Highlands planned in this area. When will this be installed? Coordinate timing between ARTA.	A	Now showing adjacent project with PED crossing.	Roadway	A	05-Oct-23	MJD	
atibbs	14	Roadway Plans 7	show future crosswalk	A	Added	Roadway	A	05-Oct-23	MJD	
ktanabe	15	Roadway Plans 7	Paved shoulder required	D	N/A. Shoulder no longer exists as 48th North and South will be constructed at the same time.	Roadway	A	05-Oct-23	MJD	
atibbs	16	Roadway Plans 7	Coordinate planned improvements submitted by ARTA.	A	Will show future project linework	Roadway	A	05-Oct-23	MJD	
ktanabe	17	Roadway Plans 8	Turnaround required for maintenance access greater than 150'	D	Access Road is part of a separate project now.	Drainage	D	03-Oct-23	JKB	
ddpershi	18	Roadway Plans 8	Please show/dedicate easement for this extension of sanitary main. Label as Sanitary easement	A	Proposed sanitary is in existing E-470 RoW. No easement proposed.	Sanitary	A	04-Oct-23	EEH	
ddpershi	19	Roadway Plans 8	Provide easement for public storm	A	Storm to the south has been removed per updated design	Drainage	A	03-Oct-23	JKB	
ddpershi	20	Roadway Plans 8	Label EDN to reference downstream infrastructure	A	Added	Drainage	A	03-Oct-23	JKB	
ddpershi	21	Roadway Plans 8	Dimension access path width	D	pond is separate project now...	Drainage	D	03-Oct-23	JKB	
ddpershi	22	Roadway Plans 8	Label connection to existing infrastructure	A	Labeled in G&U sheets.	Water	A	04-Oct-23	EEH	
ddpershi	23	Roadway Plans 8	Is this culvert and FES to remain or be removed?	A	All existing storm to be removed. Added callouts in plans	Drainage	A	03-Oct-23	JKB	
agrisman	24	Landscape Plans 14	Plantings should occur at full build out of the median, remove from this plan set.	A	Will remove median landscape from Plans	Landscaping	A	06-Oct-23	BB	
kbish	25	Landscape Plans 14	This landscaping should not be included with this plan set. Please coordinate with PROS.	A	Will remove median landscape from Plans	Landscaping	A	06-Oct-23	BB	
kbish	26	Landscape Plans 14	Do not include these notes on all the landscape plan sheets. Only include these notes on Sheet 27. Please remove.	A	Notes will be removed from Layout sheets	Landscaping	A	06-Oct-23	BB	
kbish	27	Landscape Plans 15	Is this an actual curb cut? If so, should landscaping be provided here?	A	There is no curb cut here. Curb cut linework will be removed	Landscaping	A	06-Oct-23	BB	
kbish	28	Landscape Plans 23	Storm line and tree conflict?	A	Tree relocated to avoid drainage structure	Landscaping	A	06-Oct-23	BB	
kbish	29	Landscape Plans 24	If this is going to truly align and match to sheets 14 and 15, then this needs to be at the same scale as those sheets or 1"=20'-0"	D	Pond landscaping removed from scope, these sheets no longer included in set	Landscaping	D	06-Oct-23	BB	
kbish	30	Landscape Plans 25	If this is going to truly align and match to sheets 19-21, then this needs to be at the same scale as those sheets or 1"=20'-0"	D	Pond landscaping removed from scope, these sheets no longer included in set	Landscaping	D	06-Oct-23	BB	
kbish	31	Landscape Plans 25	19 & 20	D	Pond landscaping removed from scope, these sheets no longer included in set	Landscaping	D	06-Oct-23	BB	
kbish	32	Landscape Plans 25	20	D	Pond landscaping removed from scope, these sheets no longer included in set	Landscaping	D	06-Oct-23	BB	
kbish	33	Landscape Plans 26	Why are there two plant schedules??	D	Second plant schedule was for median. Median planting no longer in scope, second schedule to be removed	Landscaping	D	06-Oct-23	BB	
kbish	34	Landscape Plans 26	2.5"	A	Will update schedule	Landscaping	A	06-Oct-23	BB	
kbish	35	Landscape Plans 26	2.5"	A	Will update schedule	Landscaping	A	06-Oct-23	BB	
kbish	36	Landscape Plans 26	2.5"	A	Will update schedule	Landscaping	A	06-Oct-23	BB	
kbish	37	Landscape Plans 26	Blue Avena	A	Will update schedule	Landscaping	A	06-Oct-23	BB	
kbish	38	Landscape Plans 26	Is this perhaps the median plant schedule?	D	Second plant schedule was for median. Median planting no longer in scope, second schedule to be removed	Landscaping	D	06-Oct-23	BB	
kbish	39	Landscape Plans 26	Buchanan Street	A	Will update schedule	Landscaping	A	06-Oct-23	BB	
kbish	40	Landscape Plans 26	Buchanan Street	A	Will update schedule	Landscaping	A	06-Oct-23	BB	
kbish	41	Landscape Plans 26	Fultondale Street	A	Will update schedule	Landscaping	A	06-Oct-23	BB	
kbish	42	Landscape Plans 26	Fultondale Street	A	Will update schedule	Landscaping	A	06-Oct-23	BB	
kbish	43	Landscape Plans 26	Site visibility triangles are not an issue as trees are permitted within those. Please remove this language.	A	Will remove note	Landscaping	A	06-Oct-23	BB	
kbish	44	Landscape Plans 26	11	D	Pond landscape removed from scope, so pond landscape table will be removed	Landscaping	D	06-Oct-23	BB	
kbish	45	Landscape Plans 26	120	D	Pond landscape removed from scope, so pond landscape table will be removed	Landscaping	D	06-Oct-23	BB	
kbish	46	Landscape Plans 26	Short on trees and shrubs	D	Pond landscape removed from scope, so pond landscape table will be removed	Landscaping	D	06-Oct-23	BB	
kbish	47	Landscape Plans 26	update	D	Pond landscape removed from scope, so pond landscape table will be removed	Landscaping	D	06-Oct-23	BB	
kbish	48	Landscape Plans 27	Update Note #5 per this statement	A	Notes will be updated	Landscaping	A	06-Oct-23	BB	
kbish	49	Landscape Plans 27	Repeat note of #4	A	Notes will be updated	Landscaping	A	06-Oct-23	BB	
kbish	50	Landscape Plans 27	Repeat note of #2 & #3	A	Notes will be updated	Landscaping	A	06-Oct-23	BB	
kbish	51	Landscape Plans 27	Update and remove the reference to the previous landscape code.	A	Notes will be updated	Landscaping	A	06-Oct-23	BB	
kbish	52	Landscape Plans 27	Landscaping for the median should be installed following the construction of the median. If this should occur outside of normal planting season, planting should occur immediately thereafter.	A	Notes will be updated	Landscaping	A	06-Oct-23	BB	
kbish	53	Landscape Plans 27	Not correct.	A	Notes will be updated	Landscaping	A	06-Oct-23	BB	
kbish	54	Landscape Plans 27	Repeat note of #2 & #3	A	Notes will be updated	Landscaping	A	06-Oct-23	BB	
kbish	55	Landscape Plans 27	??	A	Notes will be updated	Landscaping	A	06-Oct-23	BB	

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kbish	56	Landscape Plans 27	Please work the Case Manager and the Parks, Recreation and Open Space Department staff to determine the installation, maintenance and irrigation responsibilities for the curbside landscape vs. the median.	D	Median landscaping removed from scope	Landscaping	D	06-Oct-23	BB