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January 16th, 2025

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) Windler North Infrastructure Site Plan Response Letter

Dear Mr. Cox,

Thank you for your review of the Site Plan for 48th Avenue Windler North 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,

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 (E-470 to Harvest Road)		
Package Description:		ISP (site plans, landscaping plans), drainage report, photometrics		City of Aurora			Date: 27-Aug-24		
Reviewer	Item Number	Drawing or Page	Comments	Initial Code	Response	Discipline	Final Disposition		Verified (Initials)
							Code	Date	
Infrastructure Site Plan									
ceravell	1	Cover Sheet	The site plan will not be approved by public works until	A	PDR was approved in 2023	Drainage	A	15-Jan-25	JKB
RNelson	2	Cover Sheet	Insert ", "	A	Will Update	Roadway	A	31-Dec-24	MJD
RNelson	3	Cover Sheet	E?	A	Will Update	Roadway	A	01-Jan-25	MJD
RNelson	4	Cover Sheet	Blank space after REC NO. is highlighted	A	Will Update	Roadway	A	02-Jan-25	MJD
RNelson	5	Hor/Ver Control Sheet 3	NW Cor Section 19?	A	Will Update	Roadway	A	03-Jan-25	MJD
RNelson	6	Hor/Ver Control Sheet 3	NE Cor Section 19?	A	Will Update	Roadway	A	04-Jan-25	MJD
RNelson	7	Hor/Ver Control Sheet 3	Label Easement?(Typical)	A	Will Update	Roadway	A	05-Jan-25	MJD
RNelson	8	Hor/Ver Control Sheet 3	Advisory Comment: Without exterior B&D's/Curve data being labeled confirmation that the boundary matches the plat cannot be made and these boundaries must match.	A	Plat has been filed, please reference Existing Easement REC NO. 202400000662	Roadway	A	06-Jan-25	MJD
RNelson	9	Hor/Ver Control Sheet 3	Label Easement?(Typical)	A	Will Update	Roadway	A	07-Jan-25	MJD
RNelson	10	Hor/Ver Control Sheet 3	N 1/4 Cor Section 19?	A	Will Update	Roadway	A	08-Jan-25	MJD
RNelson	11	Hor/Ver Control Sheet 3	Label Easement?(Typical)	D	Easements on the south side are apart of 48th Ave Case NO 2022-6047-00	Roadway	D	09-Jan-25	MJD
RNelson	12	Hor/Ver Control Sheet 3	Label Street?	A	Will Update	Roadway	A	10-Jan-25	MJD
RNelson	13	Hor/Ver Control Sheet 3	Label Easement?(Typical)	D	Easement removed - no longer needed	Roadway	D	11-Jan-25	MJD
RNelson	14	Hor/Ver Control Sheet 3	Label Easement?(Typical)	D	Easements on the south side are apart of 48th Ave Case NO 2022-6047-00	Roadway	D	12-Jan-25	MJD
RNelson	15	Hor/Ver Control Sheet 3	Show section line?	A	Will Update	Roadway	A	13-Jan-25	MJD
RNelson	16	Hor/Ver Control Sheet 3	CP 302?	A	Will Update	Roadway	A	14-Jan-25	MJD
RNelson	17	Roadway Plans Sheet 4	Label Easement?(Typical)	D	Easement removed - no longer needed	Roadway	D	15-Jan-25	MJD
segomez	18	Roadway Plans Sheet 4	show different stripe typ than L	A	Superseded by design.	Traffic	A	26-Feb-24	PTJ
segomez	19	Roadway Plans Sheet 4	add I sign	D	Superseded by design. Object marker located in this location.	Traffic	D	26-Feb-24	PTJ
segomez	20	Roadway Plans Sheet 4	verify signs. G sign is not in legend	A	Sign callouts to be removed. Superseded by design.	Traffic	A	26-Feb-24	PTJ
RNelson	21	Roadway Plans Sheet 4	Label Easement?(Typical)	A/D	Easements will be labeled on north side. Easements on the south side are apart of 48th Ave Case NO 2022-6047-00	Roadway	A/D	15-Jan-25	MJD
RNelson	22	Roadway Plans Sheet 4	Proposed ROW?	A/D	ROW will be labeled on north side. ROW on the south side are apart of 48th Ave Case NO 2022-6047-00	Roadway	A/D	15-Jan-25	MJD
RNelson	23	Roadway Plans Sheet 5	Be consistent with labels?	A	Will Update	Roadway	A	15-Jan-25	MJD
segomez	24	Roadway Plans Sheet 5	delete redundant sign	A	Sign deleted.	Traffic	A	26-Feb-24	PTJ
RNelson	25	Roadway Plans Sheet 5	Label Easement?(Typical)	A	Will Update	Roadway	A	15-Jan-25	MJD
segomez	26	Roadway Plans Sheet 5	show STOP bar	D	Adjacent project will provide stop bar for sidestreet. See EDN 223307	Traffic	D	15-Jan-25	PTJ
RNelson	27	Roadway Plans Sheet 5	ROW Dedication?	D	ROW will be labeled on north side. ROW on the south side is apart of 48th Ave Case NO 2022-6047-00	Roadway	D	15-Jan-25	MJD
RNelson	28	Roadway Plans Sheet 6	Label Easement?(Typical)	D	Easement removed - no longer needed	Roadway	D	15-Jan-25	MJD
RNelson	29	Roadway Plans Sheet 6	Be consistent with labels?	A	Will Update	Roadway	A	15-Jan-25	MJD
segomez	30	Roadway Plans Sheet 6	add B sign	A	Sign added.	Traffic	A	26-Feb-24	PTJ
segomez	31	Roadway Plans Sheet 6	add and callout STOP bar	D	Adjacent project will provide stop bar for sidestreet. See RSN 1811088	Traffic	D	15-Jan-25	PTJ
RNelson	32	Roadway Plans Sheet 6	Label Easement?(Typical)	D	Easements will be labeled on north side. Easements on the south side are apart of 48th Ave Case NO 2022-6047-00	Roadway	D	15-Jan-25	MJD

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Reviewer		Development Review Team		Agency			Response		
Reviewer	Item Number	Drawing or Page	Comments	Initial Code	Response	Discipline	Final Disposition		Verified (Initials)
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RNelson	33	Roadway Plans Sheet 6	ROW Dedication?	D	ROW will be labeled on north side. ROW on the south side is apart of 48th Ave Case NO 2022-6047-00	Roadway	D	15-Jan-25	MJD
segomez	34	Roadway Plans Sheet 6	update callout	A	Callout updated.	Traffic	A	26-Feb-24	PTJ
segomez	35	Roadway Plans Sheet 6	provide documentation storage length is sufficient since the Windler MTIS and TAH TIS evaluated WB left as a dual left	A	Confirmed in Aug 2023 with FHU that a single left is acceptable.	Traffic/Roadway	A	15-Jan-25	MJD
RNelson	36	Roadway Plans Sheet 7	Label Easement?(Typical)	A	Will Update	Roadway	A	15-Jan-25	MJD
segomez	37	Roadway Plans Sheet 7	adjust line type	A	Will Update	Traffic	A	26-Feb-24	PTJ
segomez	38	Roadway Plans Sheet 7	add I sign	D	Superseded by desg. Object marker located in this location.	Traffic	D	26-Feb-24	PTJ
segomez	39	Roadway Plans Sheet 7	adjust leader	A	Callout updated.	Traffic	A	26-Feb-24	PTJ
segomez	40	Roadway Plans Sheet 7	callout striping	A	Callout updated.	Traffic	A	26-Feb-24	PTJ
RNelson	41	Roadway Plans Sheet 7	ROW Dedication?	D	ROW will be labeled on north side. ROW on the south side is apart of 48th Ave Case NO 2022-6047-00	Roadway	D	15-Jan-25	MJD
cballard	42	Grading & Utility Sheet 8	Please note that valves are to be a minimum of 5-feet from the lip of the gutter. This will be confirmed during the civil plan review and may result in relocation of the existing water line if this cannot be met.	A	Phone call held with Mr. Ballard and realigned pipeline to use existing northern valve to move away from proposed median.	Water	A	28-Feb-24	EH
cballard	43	Grading & Utility Sheet 8	Access is required to within 5-feet of all manholes. This includes a maintenance access path. See Section 5.06 of the Aurora Water standards and specifications for additional information.	A	Agree. Proposed terrain file was updated to provide access within 5-feet. However, please refer to 48th Ave Case NO 2022-6047-00 (south side)	Water	A	15-Jan-25	EH
cballard	44	Grading & Utility Sheet 9	The waterline abandonment was not called out on the previous set. Based on as builts and GIS mapping the waterline north of this intersection cannot be abandoned without impacting existing mains.	A/D	30" existing pipeline will not be abandoned. Superseded by design.	Water	A/D	15-Jan-25	EH
cballard	45	Grading & Utility Sheet 9	This is not showing as a cross on the as builts. No waterline should be abandoned at this intersection.	A/D	30" existing pipeline will not be abandoned. Superseded by design.	Water	A/D	15-Jan-25	EH
kbish	46	Landscape Plans Sheet 12	This tree should likely be removed due to the presence of both a gas and fiber optic line.	A	Agree will remove.	Landscaping	A	15-Jan-25	EF
kbish	47	Landscape Plans Sheet 13	Double check. There appears to be a storm pipe extending north in this location.	A	Agree will remove.	Landscaping	A	15-Jan-25	EF
MApodaca	48	Landscape Plans Sheet 16	It appears the existing fire hydrant is covered by a tree. Please verify and relocate.	A	Agree will remove.	Landscaping	A	15-Jan-25	EF