

January 5th, 2024

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

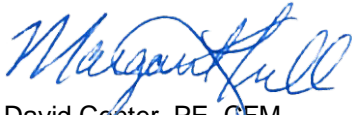
RE: 48th Avenue North(E-470 to Harvest Road) Infrastructure Site Plan Response Letter

Dear Mr. Cox,

Thank you for your review of the Site Plan for 48th Avenue 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 or as noted, will be addressed in the comment response table during the next step of the review process.

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			City of Aurora			Date:	12-xx-23
Reviewer	Item Number	Drawing or Page	Comments	Initial Code	Response	Discipline	Final Disposition Code	Date	Verified (Initials)
Infrastructure Site Plan									
dbickmir	1	Cover Sheet	"S"	A	Will update	Roadway	A	04-Jan-24	MJD
ceravell	2 (Letter 4A)	Cover Sheet	The site plan will not be approved by public works until the preliminary drainage report (RSN 1646498) is approved.	A	Noted	Drainage	A	04-Jan-24	JKB
dbickmir	3 (Letter 1B)	Cover Sheet	who are all the other property owners? There were 3 owners listed in last review	A	Will update, only one owner	Roadway	A	04-Jan-24	MJD
dbickmir	4 (Letter 1C)	Cover Sheet	this should be recorded prior to this site plan. Leave a line for the reception number	A	Will add space for recording number	Roadway	A	04-Jan-24	MJD
dbickmir	5	Cover Sheet	Plat submitted at DA-2062-49 / RSN 1746005	D	Discussed with city/Debbie that nothing is needed from AECOM's plat for the Windler ISP	Roadway	A	04-Jan-24	MJD
dbickmir	6 (Letter 1D)	Cover Sheet	Airport	A	Will update	Roadway	A	04-Jan-24	MJD
dbickmir	7 (Letter 1D)	Cover Sheet	MU-A	A	Will update	Roadway	A	04-Jan-24	MJD
dbickmir	8	Cover Sheet	and Zoning	A	Will update	Roadway	A	04-Jan-24	MJD
mapodaca	9 (Letter 6A)	Typical Sections Sheet 2	Street sections must show fire hydrants in the landscape areas between 3.5' minimum and 8' maximum from back of face of curb.	A	Will update typicals	Roadway	A	04-Jan-24	MJD
kbish	10 (Letter 3A)	Roadway Plans Sheet 4	Was or is this being moved to a different site plan submittal? Please clarify	C	Yes, the pond is beign designed and constructed as part of another site plan RSN 1647295	Drainage	C	04-Jan-24	JKB
dbickmir	11 (Letter 1D)	Roadway Plans Sheet 4	label adjacent zone districts TYP	A	Will add	Roadway	A	04-Jan-24	MJD
segomez	12 (Letter 5B)	Roadway Plans Sheet 4	MTIS shows access between Buchannon and E-470	D	Coordinated with Windler. Westwood stated a location will be determined by the future parcels in that area and will send along that information when they receive it.	Roadway	A	04-Jan-24	MJD
segomez	13 (Letter 5A)	Roadway Plans Sheet 4	verify all intersection/road laneage is consistent with MTIS	A	Will compare layout to MTIS	Roadway/ Traffic	A	04-Jan-24	MJD
segomez	14 (Letter 5D)	Roadway Plans Sheet 4	sight triangle not required for signalized intersection	D	COA Standards require showing sight triangles at intersections, however do not differentiate between signalized and unsignalized. Will continue to show sight triangles at signalized intersections, preventing obstacles being placed within the triangles, providing additional saftey at signalized intersections. Showing sight triangles is consistent with all other submitted ARTA projects.	Roadway	A	04-Jan-24	MJD
dbickmir	15 (Letter 2B)	Roadway Plans Sheet 4	label - WB TYP	A	Will update	Roadway	A	04-Jan-24	MJD
segomez	16 (Letter 5F)	Roadway Plans Sheet 4	add R4-7 sign	A	Will update.	Traffic	A	04-Jan-24	PTJ
segomez	17 (Letter 5D)	Roadway Plans Sheet 4	EB & WB left turn lanes should align	D	Since left turn movements are protected, the lanes do not need to align (per coordination with Steve Gomez)	Roadway	A	04-Jan-24	MJD
segomez	18 (Letter 5A)	Roadway Plans Sheet 4	MTIS shows a shared thru/right turn lane	A/D	Coordinated with the city/Carl Harline that the physical right turn lane can remain. However, right turn bay will be striped out for future use.	Roadway/ Traffic	A/D	04-Jan-24	MJD
segomez	19 (Letter 5F)	Roadway Plans Sheet 4	show as dashed line	A	Will update	Roadway	A	04-Jan-24	MJD
dbickmir	20 (Letter 2A)	Roadway Plans Sheet 4	reference case number include street classification. TYP	A/D	Confirmed with Windler/Westwood, have CN for Denali (2022-6012-00) and Harvest (2022-6019-00), but will use RSN for other streets.	Roadway	A	04-Jan-24	MJD
dbickmir	21 (Letter 1D)	Roadway Plans Sheet 4	label adjacent zone districts TYP	A	Will add (same as 11).	Roadway	A	04-Jan-24	MJD
dbickmir	22 (Letter 2C)	Roadway Plans Sheet 4	check leader location	A	Will relocate leader line	Roadway	A	04-Jan-24	MJD
segomez	23	Roadway Plans Sheet 4	move callouts off STOP bar	A	Will update. Delete	Roadway	A	04-Jan-24	MJD
dbickmir	24 (Letter 1D)	Roadway Plans Sheet 4	label adjacent zone districts TYP	A	Will add (same as 11).	Roadway	A	04-Jan-24	MJD

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Reviewer	Item Number	Drawing or Page	Comments	Initial Code	Response	Discipline	Final Disposition		Verified (Initials)
							Code	Date	
dbickmir	25 (Letter 1D)	Roadway Plans Sheet 4	label adjacent zone districts TYP	A	Will add (same as 11).	Roadway	A	04-Jan-24	MJD
dbickmir	26	Roadway Plans Sheet 4	ISP	A	Will Update on All Sheets.	Roadway	A	04-Jan-24	MJD
dbickmir	27 (Letter 2A)	Roadway Plans Sheet 4	CN 2022-6047-00	A	Will Update on All Sheets.	Roadway	A	04-Jan-24	MJD
dbickmir	28	Roadway Plans Sheet 4	EB	A	Will Update on All Sheets.	Roadway	A	04-Jan-24	MJD
segomez	29 (Letter 5F)	Roadway Plans Sheet 4	8"	A	Will update.	Traffic	A	04-Jan-24	PTJ
segomez	30 (Letter 2C)	Roadway Plans Sheet 5	adjust leader	A	Will update.	Traffic	A	04-Jan-24	PTJ
dbickmir	31 (Letter 2B)	Roadway Plans Sheet 5	label - WB TYP	A	Will update (same as 15)	Roadway	A	04-Jan-24	MJD
segomez	32 (Letter 5D)	Roadway Plans Sheet 5	sight triangle not required for signalized intersection	D	Same as 14	Roadway	A	04-Jan-24	MJD
mapodaca	33 (Letter 6B)	Roadway Plans Sheet 5	rotate hydrant so it faces the street	A	existing hydrant orientation is shown incorrectly and will be changed. No modifications to be made to existing hydrant in reality.	Water	A	04-Jan-24	GAB
segomez	34 (Letter 5F)	Roadway Plans Sheet 5	add R4-7 sign	A	Will update.	Traffic	A	04-Jan-24	PTJ
segomez	35 (Letter 5A)	Roadway Plans Sheet 5	laneage is not consistent with MTIS	A/D	Received MTIS from Windler/Westwood. Laneage does match MTIS, need to move left turn arrow 1 spot. MTIS shows 1 right, 2 throughs, 1 left.	Roadway/ Traffic	A	04-Jan-24	MJD
segomez	36 (Letter 5F)	Roadway Plans Sheet 5	remove SL	D	It is signalized. Stop line to remain. Stop sign on north leg to be removed.	Traffic	A	04-Jan-24	PTJ
segomez	37 (Letter 5E)	Roadway Plans Sheet 5	13.5:1 for 45 MPH	D	Following Aurora Standard S2.1	Roadway	A	04-Jan-24	MJD
mapodaca	38 (Letter 6B)	Roadway Plans Sheet 5	Relocate hydrant, it appears to be in the curb and gutter	A	Will move hydrant into landscape area.	Water	A	04-Jan-24	GAB
segomez	39 (Letter 5F)	Roadway Plans Sheet 5	"C"	A	Will update.	Traffic	A	04-Jan-24	PTJ
segomez	40 (Letter 5D)	Roadway Plans Sheet 5	EB & WB left turn lanes should align	D	Same as 17	Roadway	A	04-Jan-24	MJD
dbickmir	41 (Letter 2A)	Roadway Plans Sheet 5	revise per edits on Sheet 4 TYP	A	Will update (same as 26,27,28)	Roadway	A	04-Jan-24	MJD
segomez	42 (Letter 5E)	Roadway Plans Sheet 5	13.5:1 for 45 MPH	D	Following Aurora Standard S2.1	Roadway	A	04-Jan-24	MJD
segomez	43 (Letter 5E)	Roadway Plans Sheet 6	13.5:1 for 45 MPH	D	Following Aurora Standard S2.1 (Same as 42)	Roadway	A	04-Jan-24	MJD
segomez	44 (Letter 5D)	Roadway Plans Sheet 6	sight triangle not required for signalized intersection	D	Same as 14	Roadway	A	04-Jan-24	MJD
segomez	45 (Letter 5D)	Roadway Plans Sheet 6	if EB left turn operates under protected/permitted phasing then EB left turn lane needs to align with outside WB left turn lane EB & WB left turn lanes should align	D	Left turns are protected/permitted. However, WB left is now only 1 lane. This decision was made in coordination with Westwood and Matrix, as Fultondale south only has 1 receiving lane. Since both left turn lanes are only 1 lane, there is adequate visibility of oncoming traffic and the lanes do not need to align.	Roadway	A	04-Jan-24	MJD
segomez	46 (Letter 5A)	Roadway Plans Sheet 6	MTIS shows signalized intersection	A	It is signalized. Signs to be removed.	Traffic	A	04-Jan-24	PTJ
segomez	47 (Letter 5A)	Roadway Plans Sheet 6	MTIS shows a shared thru/right turn lane	D	Agree with MTIS layout. Geometrically, there is ~1,000 ft between Fultondale & Harvest. MTIS auxiliary lane from Harvest would require ~875 ft including lane ending taper. Coordinated with Windler/Westwood and agreed to leave layout as is for geometric and layout purposes.	Roadway	A	04-Jan-24	MJD
segomez	48 (Letter 5F)	Roadway Plans Sheet 6	add R4-7 sign	A	Will update.	Traffic	A	04-Jan-24	PTJ
mapodaca	49 (Letter 6B)	Roadway Plans Sheet 7	remove hydrant	A	Will relocate hydrant as indicated. (Related comment 49)	Water	A	05-Jan-24	EEH
segomez	50 (Letter 5D)	Roadway Plans Sheet 7	sight triangle not required for signalized intersection	D	Same as 14	Roadway	A	04-Jan-24	MJD

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Reviewer:		Development Review Team		Initial Code		Date: 12-xx-23			
Reviewer	Item Number	Drawing or Page	Comments	Initial Code	Response	Discipline	Final Disposition		Verified (Initials)
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mapodaca	51 (Letter 6B)	Roadway Plans Sheet 7	new fire hydrant location	A	Will relocate hydrant as indicated. (Related comment 49)	Water	A	05-Jan-24	EEH
segomez	52 (Letter 5F)	Roadway Plans Sheet 7	"C"	A	Will update.	Traffic	A	04-Jan-24	PTJ
segomez	53 (Letter 5C)	Roadway Plans Sheet 7	show entire intersection, including striping to show lane alignment/how tie ins work	A	Will update and show all striping and arrows.	Roadway	A	04-Jan-24	MJD
segomez	54 (Letter 5F)	Roadway Plans Sheet 7	add R4-7 sign	A	Will update.	Traffic	A	04-Jan-24	PTJ
mapodaca	55 (Letter 6C)	Roadway Plans Sheet 7	please show this fire hydrant, see image	D	Outside the scope of this project. To avoid repeating information which may become outdated, or confusing others to extents of scope, this hydrant will only be shown on the 48th Ave plans.	Water	D	05-Jan-24	EEH
mapodaca	56 (Letter 6B)	Roadway Plans Sheet 7	new fire hydrant location	A	Will relocate hydrant as indicated. (Related comment 57)	Water	A	05-Jan-24	EEH
mapodaca	57 (Letter 6B)	Roadway Plans Sheet 7	remove hydrant	A	Will relocate hydrant as indicated. (Related comment 56)	Water	A	05-Jan-24	EEH
segomez	58 (Letter 5E)	Roadway Plans Sheet 7	13.5:1 for 45 MPH	D	Same as 42 and 43	Roadway	A	04-Jan-24	MJD
cballard	59 (Letter 7A)	Grading & Utility Sheet 8	Access is needed to the top of the outlet structure. If this is being provided for by the builder of Pond 524 then please show it so that it is not disconnected by construction on this project.	A	Access by others added to plans	Drainage	A	04-Jan-24	JKB
cballard	60 (Letter 7C)	Grading & Utility Sheet 8	Is this FES already constructed as part of pond 524 or proposed as part of this project?	A	Headwall and forebay will be constructed as part of this project. Linework updated to black to clarify.	Drainage	A	04-Jan-24	JKB
cballard	61 (Letter 7J)	Grading & Utility Sheet 8	When referencing plans constructed by other include the EDN of application number if not yet approved.	A	EDN and RSN numbers are referenced for projects that have them.	Drainage	A	04-Jan-24	JKB
cballard	62 (Letter 7I)	Grading & Utility Sheet 8	Remove "Temporary" from all blow off call outs.	D	There is a difference in design between temporary and permanent blow-offs in the design. COA standards and specifications 209-1 versus 210-2 for temporary and permanent blow-offs.	Water	D	05-Jan-24	EEH
cballard	63 (Letter 7L)	Grading & Utility Sheet 8	Ensure proposed infrastructure is darkened to differentiate from existing infrastructure	A	Will darken portion of waterline downstream of connection to existing.	Water	A	04-Jan-24	GAB
cballard	64 (Letter 7K)	Grading & Utility Sheet 8	Label existing infrastructure such as valves, vault lids, blow offs, etc. Valves and vaults are to be 5-feet minimum from lip of gutter and not within any crosspans.	A	Available infrastructure information for water will be added to the plans and called out.	Water	A	05-Jan-24	EEH
cballard	65 (Letter 7E)	Grading & Utility Sheet 8	Typically storm systems are sized to accommodate both sides of a road, is this storm not sized for this? The intent is to limit parallel storm systems in the same road.	C	The storm system is sized for both sides of the road.	Drainage	C	04-Jan-24	JKB
cballard	66 (Letter 7H)	Grading & Utility Sheet 8	No more than 90 degrees of deflection in a single manhole	A	Design updated	Drainage	A	04-Jan-24	JKB
cballard	67 (Letter 7L)	Grading & Utility Sheet 8	Ensure proposed infrastructure is darkened	A	Will darken linework for new infrastructure.	Water	A	04-Jan-24	GAB
cballard	68 (Letter 7D)	Grading & Utility Sheet 8	Proposed storm changed locations from last submittal dated 8/26/22. Storm lines are to be a minimum of 10-feet from other utilities such as water or sanitary sewer. This is measured horizontally. Vertical clearance can be found in section 17 of the Aurora Water standards.	A	Storm layout updated.	Drainage	A	04-Jan-24	JKB
cballard	69 (Letter 7G)	Grading & Utility Sheet 8	Include flow arrows on storm lines	A	Arrows added	Drainage	A	04-Jan-24	GAB
cballard	70 (Letter 7B)	Grading & Utility Sheet 8	If an Aurora utility is being proposed within the E-470 ROW or MUE then a construction permit from E-470 is required. This is an additional cost that is the sole responsibility of the developer.	A	Will show proposed easement/license agreement bounds here.	Water	A	05-Jan-24	EEH
cballard	71 (Letter 7F)	Grading & Utility Sheet 8	Truck access is required within 5-feet of all manholes.	D	Noted. 4:1 slope is appropriate for access by truck to this location	Sanitary	D	05-Jan-24	EEH
cballard	72 (Letter 7G+7H)	Grading & Utility Sheet 9	Show flow arrows. No more than 90 degrees of deflection in a single manhole.	A	Will add flow arrows and storm layout has been updated	Drainage	A	04-Jan-24	JKB
cballard	73	Grading & Utility Sheet 9	Area inlets are to be private	A	Design updated and area inlets removed	Drainage	A	04-Jan-24	JKB
cballard	74 (Letter 7F)	Grading & Utility Sheet 10	Access is needed within 5-feet of all manholes	A	Design updated, manhole shifted closer to road and sidewalk	Drainage	A	04-Jan-24	JKB

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cballard	75	Grading & Utility Sheet 10	Area inlets are to be private	A	Design updated and area inlets removed	Drainage	A	04-Jan-24	JKB
cballard	76	Grading & Utility Sheet 10	Is this a proposed manhole?	A	Yes. Will make black for clarity	Water	A	05-Jan-24	EEH
cballard	77	Grading & Utility Sheet 10	This call out is pointing at the dimension line between the water and sanitary mains.	A	Dimension line between pipes will be deleted for clarity.	Water	A	05-Jan-24	EEH
cballard	78	Grading & Utility Sheet 11	Is this storm proposed or existing?	C	Storm is proposed by others	Drainage	C	04-Jan-24	JKB
kbish	79 (Letter 3B)	Landscape Plans Sheet 12	Add a landscape legend. Include the plant symbology and all landscape hatches. Provide on all the landscape plan sheets.	A	Landscape Legend added to plan	Landscape	A	05-Jan-24	EA
cballard	80 (Letter 7M)	Landscape Plans Sheet 13	Trees, shrubs, and other encroachments are not allowed on top of or within 8-feet of the edge of a utility. This applies to all water, sanitary sewer, and storm sewer utilities.	A	Tree relocated to avoid utility	Landscape	A	05-Jan-24	EA
cballard	81 (Letter 7N)	Landscape Plans Sheet 13	Show any existing utilities that are being constructed by others.	A	All existing utilities are shown	Landscape	A	05-Jan-24	EA
segomez	82	Landscape Plans Sheet 14	50' min spacing from ped crossing sign to tree	A	Tree in question has been relocated, therefore eliminating this conflict	Landscape	A	05-Jan-24	EA
cballard	83 (Letter 7O)	Landscape Plans Sheet 16	Light pole and other encroachments must be a minimum of 8-feet from the outside of utilities such as storm lines, sanitary mains, or water mains	A	Light pole has been relocated to avoid utilities	Landscape	A	05-Jan-24	EA
segomez	84	Landscape Plans Sheet 21	50' min spacing from ped crossing sign to tree	A	Tree in question has been relocated, therefore eliminating this conflict	Landscape	A	05-Jan-24	EA
kbish	85 (Letter 3C)	Landscape Plans Sheet 22	Why is the shrub to tree conversion not applicable here? The curbside landscape is deficient one tree or 12 shrubs.	A	A tree has been added to this area of curbside landscape, therefore this area is no longer deficient	Landscape	A	05-Jan-24	EA
kbish	86 (Letter 3D)	Landscape Plans Sheet 23	Repeat notes	A	Duplicate note removed	Landscape	A	05-Jan-24	EA
dbickmir	87 (Letter 2B)	Right of Way Plan Sheet 25	label intersecting streets. TYP	A	Will label streets.	Roadway	A	04-Jan-24	MJD
dbickmir	88 (Letter 2B)	Right of Way Plan Sheet 25	label intersecting streets. TYP	A	Will label streets.	Roadway	A	04-Jan-24	MJD