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February 13th, 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		48th Avenue (E470 to Harvest Road)		
Package Description:		ISP (site plans, landscaping plans), drainage report, photometrics		D = Dismiss Comment				
		Reviewer: Development Review Team		Agency: City of Aurora		Date:		
Reviewer	Item Number	Drawing or Page	Comments	Initial Code	Response	Final Disposition		Verified
						Code	Date	(Initials)
Infrastructure Site Plan								
jigo	1	4	Call out arrows	A	Will update	A	13-Feb-25	MJD
dbickmir	2	4	Adjust location or size to eliminate overwrites	A	Will update to mask out background.	A	13-Feb-25	MJD
jigo	3	4	Call out the arrow	A	Will update	A	13-Feb-25	MJD
dbickmir	4	4	Label this street per Aurora Highlands plans	A	Will update	A	13-Feb-25	MJD
dbickmir	5	4	Label Zone MU-R	A	Will update	A	13-Feb-25	MJD
jigo	6	4	OM-3L will need to be under atll R4-7	A	Will update	A	13-Feb-25	MJD
jigo	7	5	Ratio should be 13.5:1	D	Discussed via email with Jason Igo (02/06/2025) taper can remain at 10:1. Will add variance request to cover sheet of construction drawings	D	13-Feb-25	MJD
jigo	8	5	Ratio should be 13.5:1	D	Discussed via email with Jason Igo (02/06/2025) taper can remain at 10:1. Will add variance request to cover sheet of construction drawings	D	13-Feb-25	MJD
dbickmir	9	5	Zone MU-R	A	Will update	A	13-Feb-25	MJD
dbickmir	10	5	Zone R-2	A	Will update	A	13-Feb-25	MJD
dbickmir	11	5	Label recorded streets. TYP all sheets (ie N. Coolidge St, Denali Blvd, etc)	A	Will update	A	13-Feb-25	MJD
jigo	12	7	Call out arrow	A	Will update	A	13-Feb-25	MJD
jigo	13	7	Sign needs to be moved to island	A	Will update	A	13-Feb-25	MJD
cballard	14	8	This appears to be a blow off. Include labels and ensure it is within the landscape buffer and not the sidewalk.	A	Linework has been updated. MHs now shown between C&G and sidewalk	A	13-Feb-25	MJD
cballard	15	8	Storm has changes since last review. Make sure light poles are not on top of the stormline.	A	Light pole has been moved off of storm line.	A	13-Feb-25	MJD
cballard	16	9	Re-add the callout from the previous review.	A	Will add back the previous callouts. "Proposed 8" Gate Valve..."	A	13-Feb-25	MJD
kbish	17	12	Just an FYI...In case it makes a difference in the landscape treatment being proposed, spray and rotor irrigation is not permitted within the curbside areas for the establishment of the native seed. Drip is for the shrubs and trees.	A	We have coordinated with CoA Water, and per their direction, sub-surface irrigation is proposed for all grass areas within the curbside landscape	A	13-Feb-25	JSM
kbish	18	12	Add these hatches to the legend on each sheet.	D	The hatches indicated are outside the scope of this project, and have been removed from the plans	D	13-Feb-25	JSM
kbish	19	12	Add: Refer to Sheet 22. Add this to all the legends on the accompanying pages of the landscape plans sheets.	A	Note added	A	13-Feb-25	JSM
dbickmir	20	14	Fix overlapping text	A	Will update	A	13-Feb-25	JSM
dbickmir	21	14	Reduce font size of station labels	A	Text size reduced	A	13-Feb-25	JSM
dbickmir	22	19	Fix overlapping text	A	Will update	A	13-Feb-25	JSM
kbish	23	22	Need to update. They can be planted entirely with native seed or a combination of native seed and shrubs.	A	Note updated to directly quote UDO	A	13-Feb-25	JSM