

December 6th, 2022

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 Aerotropolis Parkway) Infrastructure Site Plan Response Letter

Dear Mr. Cox,

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

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

AECOM
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Review Comment Summary and Resolution Sheet

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-Oct-22	
Reviewer	Item Number	Drawing or Page	Comments	Initial Code	Response	Discipline	Final Disposition		Verified	
							Code	Date	(Initials)	
Letter of Introduction										
dbickmir	1	PG 1	Insert "Infrastructure Site Plan"	A	Will insert	Roadway	A	22-Nov-22	MJD	
dbickmir	2	PG 1	TAH? This road also touches the Windler and Sun Empire Master Plans	C	Will be compliant with NEATS 2018 and are coordinating with TAH & Windler. Sun Empire is undefined at this time unless the city has plans that ARTA does not.	Roadway	R	22-Nov-22	MJD	
dbickmir	3	PG 1	include typ ROW width	A	Will include	Roadway	A	22-Nov-22	MJD	
dbickmir	4	PG 1	include more detail, width...	A	Will revised and include more detail	Roadway	A	22-Nov-22	MJD	
dbickmir	5	PG 1	Is there any existing ROW and how will need ROW be dedicated?	A	Will describe existing ROW and ROW will be dedicated by plat	Roadway	A	22-Nov-22	MJD	
dbickmir	6	PG 1	what is the length of the proposed street segment?	A	Will add	Roadway	A	22-Nov-22	MJD	
dbickmir	7	PG 1	It might be appropriate to include discussion about condemnation to acquire ROW	A	Will clarify and note that condemnation will be last resort to acquire property.	Roadway	A	22-Nov-22	MJD	
dbickmir	8	PG 2	not sure what this is referencing.	A	Will delete and address per comment #9 below	Roadway	A	22-Nov-22	MJD	
dbickmir	9	PG 2	address how the proposed ISP meets the approval criteria for a site plan per Section 146-5.4.3.B	A	Will clarify	Roadway	A	22-Nov-22	MJD	
Photometric										
dbickmir	10	LE01	Photometrics are not required until the civil plan review.	A	Will exclude from further ISP submittals	Lighting	A	07-Nov-22	MJD	
Infrastructure Site Plan										
kbish	11	PG 1	Please update this note to reflect the specific maintenance responsibilities for the curbside landscape versus the proposed medians. The city Parks Department will maintain the medians and they have specific maintenance language that should be included here. Work with Michelle Teller in PROS.	A	Will add note referring to Landscaping sheets and will resolve in landscaping notes as Landscaping as	Roadway	A	07-Nov-22	MJD	
kbish	12	PG 1	Update this note as follows: upon completion of the roadway infrastructure.	A	Will update	Roadway	A	07-Nov-22	MJD	
Rnelson	13	PG 1	All crossings or encroachments into easements and rights-of-way owned by the City of Aurora. (See comment for more information)	A	Will update	Roadway	A	07-Nov-22	MJD	
Rnelson	14	PG 1	Remove as the lower basis of bearing statement is more complete.	A	Will update	Roadway	A	07-Nov-22	MJD	
Rnelson	15	Legal Description	Add property description	C	Talk with Margie/Dave	Roadway	A	07-Nov-22	MJD	
Rnelson	16	Location Map	Harvest Road?	A	Will label as Future Harvest Road	Roadway	A	07-Nov-22	MJD	
dbickmir	17	Location Map	make the site plan area more visible, include platted streets within TAH to provide regional context, use linework to indicate major vs. minor streets, Remove Township & Section labels, orient map to shaded area, use engineers scale	C	Zoom in per blue square	Roadway	A	07-Nov-22	MJD	
dbickmir	18	Location Map	label future Aerotropolis Pkwy	A	Will label	Roadway	A	07-Nov-22	MJD	
dbickmir	19	PG 1	Add Site Data Table	A	Will add	Roadway	A	07-Nov-22	MJD	
dbickmir	20	PG 1	use engineers scale	A	Will incorporate	Roadway	A	07-Nov-22	MJD	
dbickmir	21	PG 1	See the Site Plan manual. Add signature blocks for the owners and the city standard signature block	A	Will add	Roadway	A	07-Nov-22	MJD	
dbickmir	22	Title Block	Infrastructure Site Plan	A	Will update title block	Roadway	A	07-Nov-22	MJD	
dbickmir	23	Title Block	change title block. TYP all sheets	A	Will update title block	Roadway	A	07-Nov-22	MJD	
wpolk	24	48th Ave	If this project is to be phased, a phasing plan must be provided with the Planning Departments site plan and Public Works Departments civil plan submittals. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the access and water supply at all times during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.	A	48th Ave is phased in conjunction with other nearby projects. Will provide additional phasing notes on the title sheet.	Roadway	A	22-Nov-22	MJD	
ktanabe	25	48th Ave	Is this project constructing the entire median? Half of a median cannot be landscaped.	C	Constructing entire median	Roadway	A	07-Nov-22	MJD	
dbickmir	26	48th Ave	Indicate that the northern section is by others	A	Will add additional typical and update by referring to Windler and their case number	Roadway	A	07-Nov-22	MJD	
dbickmir	27	48th Ave	public road classification.....	A	Will add	Roadway	A	07-Nov-22	MJD	

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							Code	Date	
dbickmir	28	Title Block	this is an ARTA project, not a TAH project	A	Will update title block	Roadway	A	07-Nov-22	MJD
segomez	29	PG 3 Yellow	all Site Plan sheets add callout, typ.	A	will add	Traffic	A	27-Oct-22	LMC
segomez	30	PG 3 Yellow	add 14 sign	A	will add	Traffic	A	27-Oct-22	LMC
segomez	31	PG 3 Yellow	all Site Plan sheets add callout, typ.	A	will add	Traffic	A	27-Oct-22	LMC
segomez	32	PG 3 Yellow	All Site Plan sheets, add lane widths, add auxiliary lane lengths, add taper lengths, show/verify all opposing accesses on 48th Ave	A	will add	Roadway	A	07-Nov-22	MJD
rnelson	33	PG 3 Pink	Add E470 ROW Recording Information. Bk, 5849, Pg. 596?	A	Will add ROW information	Roadway	A	07-Nov-22	MJD
rnelson	34	PG 3 Pink	Label Easement and provide recording information (Bk 5849, Pg 596)?	A	Will add ROW information	Roadway	A	07-Nov-22	MJD
rnelson	35	PG 3 Pink	Label Street & Provide existing ROW width (144')? & recording information (Rec. No. 2007000085459 & 2007000079864)?	A	Will label	Roadway	A	07-Nov-22	MJD
rnelson	36	PG 3 Pink	Label Easement and provide recording information?	A	Will add ROW information	Roadway	A	07-Nov-22	MJD
rnelson	37	PG 3 Pink	Provide Filing No and Recording Information.	A	Will add property information	Roadway	A	07-Nov-22	MJD
rnelson	38	PG 3 Pink	Label B&D's around parcel exterior to match the property description and plat. (Typical all sheets)	A	Added ROW callouts and property information from platt	Roadway	A	07-Nov-22	MJD
rnelson	39	PG 3 Pink	Unplatted	A	Will update	Roadway	A	07-Nov-22	MJD
ctstephen	40	PG 3 Orange	Show and label all existing water, sanitary sewer and storm sewer. Clearly delineate between existing and proposed water, sanitary sewer and storm sewer.	A	Will incorporate	Roadway	A	07-Nov-22	MJD
ctstephen	41	PG 3 Orange	Proposed (typ)	A	Will update	Drainage	A	14-Nov-22	JKB
ctstephen	42	PG 3 Orange	Proposed (typ)	A	Will Update	Drainage	A	14-Nov-22	JKB
ctstephen	43	PG 3 Orange	GIS shows storm crossing	A	Will Verify existing storm is showing in plans and will add to legend	Drainage	A	14-Nov-22	JKB
ctstephen	44	PG 3 Red	Reference what this is	A	Will verify if current and add label for future storm	Drainage	A	14-Nov-22	JKB
ctstephen	45	PG 3 Red	GIS shows ex. water and strom here	A	Will Verify existing storm is showing in plans and will add to legend. There are two existing crossings, one at 4235+80 and 4240+80.	Drainage	A	14-Nov-22	JKB
ctstephen	46	PG 3 Red	There does not appear to be sufficient fire hydrant coverage for 48th. Plesae coordinate with Life Safety.	A	East of Harvest AECOM has fixed the fire hydrant issue. West of Harvest AECOM has added fire hydrants on the south side of the road and coordinated with Windler	Water	A	18-Nov-22	CMF
wpolk	47	PG 3 Blue	Show and identify existing fire hydrants on the drawings and within the legend.	A	Fire hydrants are in ledgen except windler fire hydrants	Water	A	18-Nov-22	CMF
wpolk	48	PG 3 Blue	A COA Water map shows an existing fire hydrant in this area. Please identify all existing fire hydrants and their relocation if required.	D	Topo does not show fire hydrant	Water	D	18-Nov-22	CMF
wpolk	49	PG 3 Blue	If this is an existing fire hydrant, relocate it to the south side of the proposed road.	D	Topo does not show fire hydrant	Water	D	18-Nov-22	CMF
dbickmir	50	PG 3 Aqua	References sheets, not station, TYP	A	Will update	Roadway	A	07-Nov-22	MJD
ktanabe	51	PG 3 Green	Label longitudinal street slopes, typical	A	Will label	Roadway	A	07-Nov-22	MJD
ktanabe	52	PG 3 Green	The existing ROW needs to be shown and the proposed ROW dimensioned from the existing. Also indicate how it will be dedicated.	A	Will incorporate	Roadway	A	07-Nov-22	MJD
ktanabe	53	PG 3 Green	Typical all roadway sheets	A	Incorporated	Drainage	A	06-Dec-22	JKB
dbickmir	54	PG 3	include the title of adjacent site plans and case numbers currently in review and/or approved.	A	Will include	Roadway	A	07-Nov-22	MJD
dbickmir	55	PG 3	Label adjacent zone districts, on both sides of the ROW, Reference adjacent site plans and/or ISP's in review or approved. Include the Case Numbers. Clarify existing/proposed ROW. Label intervening street classifications and ROW width (existing and proposed). Label and dimension all existing and proposed easements. Show matchlines and reference adjoining sheets. not stations	A	Will incorporate	Roadway	A	07-Nov-22	MJD
dbickmir	56	PG 3	enlarge. Add north arrow	A	Will enlarge text and add North arrow, but difficult to fit larger scale key map.	Roadway	A	07-Nov-22	MJD
dbickmir	57	PG 3	Any existing? (Proposed Manhole, Proposed Fire Hydrant)	A	Will incorporate	Drainage	A	06-Dec-22	JKB

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							Code	Date	
dbickmir	58	PG 3	label width and material	A	Will label	Roadway	A	07-Nov-22	MJD
dbickmir	59	PG 3	what is the difference between the ROW line and the property line?	A	Will remove "Property Line" callout	Roadway	A	07-Nov-22	MJD
dbickmir	60	PG 3	existing or proposed?	A	Proposed Pond, will add proposed to label	Drainage	A	06-Dec-22	JKB
segomez	61	PG 4 Orange	add callout, typ.	A	will add	Traffic	A	27-Oct-22	LMC
segomez	62	PG 4 Orange	add callout, typ.	A	will add	Traffic	A	27-Oct-22	LMC
segomez	63	PG 4 Orange	add R3-7R	A	will add	Traffic	A	27-Oct-22	LMC
segomez	64	PG 4 Orange	All Site Plan sheets, add lane widths, add auxiliary lane lengths, add taper lengths, show/verify all opposing accesses on 48th Ave	A	will add	Roadway	A	07-Nov-22	MJD
segomez	65	PG 4 Orange	add curb ramp	D	Design by others, but have coordinated with Windler	Roadway	A	07-Nov-22	MJD
segomez	66	PG 4 Orange	add R4-7	A	will add	Traffic	A	27-Oct-22	LMC
rnelson	67	PG 4 Pink	Label Utility Easement and provide reception number (2007000079869)?	A	Will add ROW information	Roadway	A	07-Nov-22	MJD
rnelson	68	PG 4 Pink	Label Street & Provide existing ROW width (144') & recording information (Rec. No. 2007000085459 & 2007000079864)?	A	Will label	Roadway	A	07-Nov-22	MJD
rnelson	69	PG 4 Pink	Show & Label Existing Easement along the southerly ROW of 48th Ave.?	A	Will add ROW information	Roadway	A	07-Nov-22	MJD
rnelson	70	PG 4 Pink	Provide Filing No and Recording Information.	A	Will add property information	Roadway	A	07-Nov-22	MJD
rnelson	71	PG 4 Pink	Unplatted?	A	Will update	Roadway	A	07-Nov-22	MJD
rnelson	72	PG 4 Pink	Unplatted?	A	Will update	Roadway	A	07-Nov-22	MJD
cstephen	73	PG 4 Red	What is happening here? This is not in roadway?	A	Waterline has been removed	Water	A	18-Nov-22	CMF
cstephen	74	PG 4 Red	Proposed?	A	Waterline has been removed	Water	A	18-Nov-22	CMF
cstephen	75	PG 4 Red	Do not see this	A	Comment Has been removed	Water	A	18-Nov-22	CMF
wpolk	76	PG 4 Blue	A COA Water map shows an existing fire hydrant in this area. Please identify all existing fire hydrants and their relocation if required.	D	No Existing FH shown on topo	Water	D	18-Nov-22	CMF
wpolk	77	PG 4 Blue	It appears that TAH/Matrix are proposing fire hydrant in this location. Please verify with TAH/Matrix.	D	Newest set of drawings from TAH/Matrix does not show a FH here.	Water	D	18-Nov-22	CMF
dbickmir	78	PG 4 Aqua	add reference to the Windler 48th Ave ISP and include the Case Number	A	Will add	Roadway	A	07-Nov-22	MJD
segomez	79	PG 5 Orange	add R3-7R	A	will add	Traffic	A	27-Oct-22	LMC
segomez	80	PG 5 Orange	add R4-7	A	will add	Traffic	A	27-Oct-22	LMC
segomez	81	PG 5 Orange	all Site Plan sheets, callout, typ	A	will add	Traffic	A	27-Oct-22	LMC
segomez	82	PG 5 Orange	All Site Plan sheets add lane widths add auxiliary lane lengths add taper lengths show/verify all opposing accesses on 48th Ave	A	will add	Roadway	A	07-Nov-22	MJD
rnelson	83	PG 5 Pink	Show existing drainage easement (Reception No. 2007000079868)?	A	Will add ROW information	Roadway	A	07-Nov-22	MJD
rnelson	84	PG 5 Pink	The Aurora Highlands Provide Filing No and Recording Information.	A	Will add property information	Roadway	A	07-Nov-22	MJD
rnelson	85	PG 5 Pink	Show and label drainage easement (Rec. No. 2007000079868)?	A	Will add ROW information	Roadway	A	07-Nov-22	MJD
rnelson	86	PG 5 Pink	Chamfered Existing ROW?	A	Will show existing ROW	Roadway	A	07-Nov-22	MJD
rnelson	87	PG 5 Pink	Label Street & Provide existing ROW width (144') & recording information (Rec. No. 2007000085459 & 2007000079864)?	A	Will label	Roadway	A	07-Nov-22	MJD
rnelson	88	PG 5 Pink	Proposed ROW?	C	ROW by Windler development, will provide ISP title and case number	Roadway	R	07-Nov-22	MJD
rnelson	89	PG 5 Pink	Existing 48th Avenue 72' ROW? Show recording information for existing ROW (Rec. No. 2007000079863)?	A	Will add ROW information	Roadway	A	07-Nov-22	MJD
rnelson	90	PG 5 Pink	Existing?	A	Will show existing ROW	Roadway	A	07-Nov-22	MJD
rnelson	91	PG 5 Pink	Provide Filing No and Recording Information.	A	Will add property information	Roadway	A	07-Nov-22	MJD
rnelson	92	PG 5 Pink	Show and label existing ROW with width & Recording Information?	A	Will add ROW information	Roadway	A	07-Nov-22	MJD
rnelson	93	PG 5 Pink	Existing 114' ROW?	A	Will label	Roadway	A	07-Nov-22	MJD

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rnelson	94	PG 5 Pink	Unplatted?	A	Will update	Roadway	A	07-Nov-22	MJD
rnelson	95	PG 5 Pink	Unplatted?	A	Will update	Roadway	A	07-Nov-22	MJD
cstephen	96	PG 5 Red	Existing?	A	Proposed. Added to lables	Drainage	A	06-Dec-22	JKB
cstephen	97	PG 5 Red	These stubs appear to be in place?	A	This line is being added by another contractor.	Water	A	18-Nov-22	CMF
wpolk	98	PG 5 Blue	Add a fire hydrant.	A	coordinate with Olsson to achieve 500' spacing on alternating sides of 48th	Water	A	18-Nov-22	CMF
wpolk	99	PG 5 Blue	Fire hydrants shall be provided on both sides of the street arranged on an alternating basis every 500ft. TYP (see examples).	A	coordinate with Olsson to achieve 500' spacing on alternating sides of 48th	Water	A	18-Nov-22	CMF
dbickmir	100	PG 5 Aqua	proposed?	A	Proposed Pond by other, updated label	Drainage	A	05-Dec-22	JKB
dbickmir	101	PG 5 Aqua	what property ? TYP	D	Adding ROW and property information, will remove callout	Roadway	A	07-Nov-22	MJD
segomez	102	PG 6 Orange	add R3-7R	A	will add	Traffic	A	27-Oct-22	LMC
segomez	103	PG 6 Orange	add R4-7	A	will add	Traffic	A	27-Oct-22	LMC
segomez	104	PG 6 Orange	All Site Plan sheets add lane widths add auxiliary lane lengths add taper lengfhs <u>show/verify all opposing accesses on 48th Ave</u>	A	will add	Roadway	A	07-Nov-22	MJD
rnelson	105	PG 6 Pink	Unplatted?	A	Will update	Roadway	A	07-Nov-22	MJD
rnelson	106	PG 6 Pink	Provide Filing No and Recording Information.	A	Will add property information	Roadway	A	07-Nov-22	MJD
rnelson	107	PG 6 Pink	Proposed ROW?	C	ROW by others, will provide ISP title and case number	Roadway	A	07-Nov-22	MJD
rnelson	108	PG 6 Pink	Existing 48th Avenue 72' ROW? Show recording information for existing ROW (Rec. No. 2007000079863?)	A	Will label	Roadway	A	07-Nov-22	MJD
rnelson	109	PG 6 Pink	Unplatted?	A	Will update	Roadway	A	07-Nov-22	MJD
cstephen	110	PG 6 Red	is this pointing to right place?	A	Leader line has been moved	Water	A	18-Nov-22	CMF
wpolk	111	PG 6 Blue	Please verify with TAH/Matrix the location of this fire hydrant. It appears the fire hydrant may be located on the opposite side of the road.	A	Fire hydrant is no longer shown there on latest plans	Water	A	18-Nov-22	CMF
wpolk	112	PG 6 Blue	Add A fire hydrant.	A	Windler is responsible for fire hydrants located along the North half of 48th Ave. However, AECOM is coordinating with Windler and has added fire hydrants along the south side of 48th at the appropriate spacing.	Water	A	18-Nov-22	CMF
segomez	113	PG 7 Orange	adjust leader	A	will adjust	Traffic	A	27-Oct-22	LMC
segomez	114	PG 7 Orange	add R3-7R	A	will add	Traffic	A	27-Oct-22	LMC
segomez	115	PG 7 Orange	add R4-7	A	will add	Traffic	A	27-Oct-22	LMC
segomez	116	PG 7 Orange	All Site Plan sheets add lane widths add auxiliary lane lengths add taper lengfhs <u>show/verify all opposing accesses on 48th Ave</u>	A	will add	Roadway	A	07-Nov-22	MJD
rnelson	117	PG 7 Pink	Label Recording Information?	A	Will add property information	Roadway	A	07-Nov-22	MJD
rnelson	118	PG 7 Pink	Harvest Road? 72' ROW Rec. No. 20060524000533770?	A	Will provide Harvest road information and add easement information	Roadway	A	07-Nov-22	MJD
rnelson	119	PG 7 Pink	Tract A The Aurora Highlands Filing No. 1 Add Recording Information?	A	Will add property information	Roadway	A	07-Nov-22	MJD
rnelson	120	PG 7 Pink	Unplatted?	A	Will update	Roadway	A	07-Nov-22	MJD
rnelson	121	PG 7 Pink	Unplatted?	A	Will update	Roadway	A	07-Nov-22	MJD
wpolk	122	PG 7 Blue	Fire hydrants shall be provided on both sides of the street arranged on an alternating basis every 500ft. TYP (see examples on sheet 7 and 8).	A	East of Harvest AECOM has fixed the fire hydrant issue. West of Harvest AECOM has added fire hydrants on the south side of the road and coordinated with Windler	Water	A	18-Nov-22	CMF
wpolk	123	PG 7 Blue	Add a fire hydrant at this location.	A	Will incorporate	Water	A	18-Nov-22	CMF
wpolk	124	PG 7 Blue	Relocate to this location.			Water	A	18-Nov-22	CMF

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wpolk	125	PG 7 Blue	Add a fire hydrant.	A	Windler has placed a fire hydrant there at STA 4282+90 and AECOM has coordinated with Windler.	Water	A	18-Nov-22	CMF
dbickmir	126	PG 7 Aqua	Per the open space plans, there should be a pedestrian crossing for a regional trail in this location. Check with PROS about what they will accept	A	Will add crossing	Roadway	A	07-Nov-22	MJD
segomez	127	PG 8 Orange	All Site Plan sheets add lane widths add auxiliary lane lengths add taper lengths show/verify all opposing accesses on 48th Ave	A	will add	Roadway	A	07-Nov-22	MJD
rnelson	128	PG 8 Pink	Tract A The Aurora Highlands Filing No. 1 Add Recording Information?	A	Will add property information	Roadway	A	07-Nov-22	MJD
rnelson	129	PG 8 Pink	Existing 48th Avenue 72' ROW? Show recording information for existing ROW (Rec. No. 2007000079863?)	A	Will add ROW information	Roadway	A	07-Nov-22	MJD
rnelson	130	PG 8 Pink	Proposed ROW?	A	Will dimension between proposed ROW	Roadway	A	07-Nov-22	MJD
rnelson	131	PG 8 Pink	Unplatted??	A	Will update	Roadway	A	07-Nov-22	MJD
rnelson	132	PG 8 Pink	Show owner & Parcel Recording Information?	A	Will add property information	Roadway	A	07-Nov-22	MJD
rnelson	133	PG 8 Pink	Unplatted??	A	Will update	Roadway	A	07-Nov-22	MJD
wpolk	134	PG 8 Blue	See previous fire hydrant spacing comments. Update location of proposed fire hydrants. TYP	A	Will incorporate	Water	A	18-Nov-22	CMF
segomez	135	PG 9 Orange	add R3-7R	A	will add	Traffic	A	27-Oct-22	LMC
segomez	136	PG 9 Orange	All Site Plan sheets add lane widths add auxiliary lane lengths add taper lengths show/verify all opposing accesses on 48th Ave	A	will add	Roadway	A	07-Nov-22	MJD
rnelson	137	PG 9 Pink	Unplatted?	A	Will update	Roadway	A	07-Nov-22	MJD
rnelson	138	PG 9 Pink	Unplatted?	A	Will update	Roadway	A	07-Nov-22	MJD
rnelson	139	PG 9 Pink	Show owner & Parcel Recording Information?	A	Will add property information	Roadway	A	07-Nov-22	MJD
wpolk	140	PG 9 Blue	See previous fire hydrant spacing comments. Update location of proposed fire hydrants. TYP	A	Will incorporate	Water	A	18-Nov-22	CMF
segomez	141	PG 10 Orange	add R3-7R	A	will add	Traffic	A	27-Oct-22	LMC
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rnelson	144	PG 10 Pink	Unplatted?	A	Will update	Roadway	A	07-Nov-22	MJD
rnelson	145	PG 10 Pink	Show owner & Parcel Recording Information?	A	Will add property information	Roadway	A	07-Nov-22	MJD
cstephen	146	PG 10 Red	Proposed	A	Will update	Drainage	A	14-Nov-22	JKB
cstephen	147	PG 10 Red	Proposed	A	Will update	Drainage	A	14-Nov-22	JKB
wpolk	148	PG 10 Blue	See previous fire hydrant spacing comments. Update location of proposed fire hydrants. TYP	A	Will incorporate	Water	A	18-Nov-22	CMF
segomez	149	PG 11 Orange	All Site Plan sheets add lane widths add auxiliary lane lengths add taper lengths show/verify all opposing accesses on 48th Ave	A	will add	Roadway	A	07-Nov-22	MJD
rnelson	150	PG 11 Pink	Unplatted?	A	Will update	Roadway	A	07-Nov-22	MJD
rnelson	151	PG 11 Pink	Unplatted?	A	Will update	Roadway	A	07-Nov-22	MJD
rnelson	152	PG 11 Pink	Show owner & Parcel Recording Information?	A	Will add property information	Roadway	A	07-Nov-22	MJD
rnelson	153	PG 11 Red	Proposed	A	Will update	Drainage	A	06-Dec-22	JKB
wpolk	154	PG 11 Blue	See previous fire hydrant spacing comments. Update location of proposed fire hydrants. TYP	A	Will incorporate	Water	A	18-Nov-22	CMF
segomez	155	PG 12 Orange	All Site Plan sheets add lane widths add auxiliary lane lengths add taper lengths show/verify all opposing accesses on 48th Ave	A	will add	Roadway	A	07-Nov-22	MJD

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Package Description:		ISP (site plans, landscaping plans), drainage report, photometrics							
		Reviewer:	Development Review Team	Agency:	City of Aurora		Date:	10-Oct-22	
Reviewer	Item Number	Drawing or Page	Comments	Initial Code	Response	Discipline	Final Disposition		Verified (Initials)
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segomez	156	PG 12 Pink	Unplatted?	A	Will update	Roadway	A	07-Nov-22	MJD
rnelson	157	PG 12 Pink	Unplatted?	A	Will update	Roadway	A	07-Nov-22	MJD
rnelson	158	PG 12 Pink	Proposed ROW?	A	Will dimension between proposed ROW	Roadway	A	07-Nov-22	MJD
rnelson	159	PG 12 Pink	Reception Number?	A	Will add property information	Roadway	A	07-Nov-22	MJD
rnelson	160	PG 12 Pink	Reception Number?	A	Will add property information	Roadway	A	07-Nov-22	MJD
rnelson	161	PG 12 Pink	Show owner & Parcel Recording Information?	A	Will match plat and add property recording information. Owner list is on title sheet.	Roadway	A	07-Nov-22	MJD
cstephen	162	PG 12 Red	Proposed	A	Will update	Drainage	A	14-Nov-22	JKB
wpolk	163	PG 12 Blue	See previous fire hydrant spacing comments. Update location of proposed fire hydrants. TYP	A	Will incorporate	Water	A	18-Nov-22	CMF
wpolk	164	PG 12 Blue	Please verify this deadend water main configuration is acceptable with Aurora Water. It seems that a looped supply would need to be established.	A	Phasing not has been added	Water	A	18-Nov-22	CMF
mteller	165	PG 13 Maroon	These arterial medians are currently anticipated to come to PROS for maintenance. If these are anticipated to be privately maintained, please state and reach out to PROS to undergo an IGA process.	A	Will add note clarifying this	Landscape	A	18-Nov-22	JM
mteller	166	PG 13 Maroon	Add the following notes if PROS owned/maintained: 1. THE METRO DISTRICT SHALL MAINTAIN THE MEDIANS FOR A 3 YEAR WARRANTY AND MAINTENANCE PERIOD FOLLOWING ISSUANCE OF THE NOTICE OF SUBSTANTIAL COMPLETION. FINAL MAINTENANCE RESPONSIBILITY WILL BE ASSUMED BY CITY OF AURORA PARKS, RECREATION AND OPEN SPACE AFTER THE WARRANTY AND MAINTENANCE PERIOD AND THE ISSUANCE OF A CERTIFICATE OF FINAL ACCEPTANCE. 2. THE MEDIANS WILL BE WATERED BY WATER TRUCK FOR THREE (3) YEARS FOR ESTABLISHMENT.	A	Will add this note	Landscape	A	18-Nov-22	JM
mteller	167	PG 13 Maroon	Provide a median specific landscape schedule that includes all species, hardscape, quantities and sizes. Hardscape materials include: (i) ¾" Wyoming Red Rock: Pioneer Sand, 463 Airport Blvd., Aurora, CO, 80011, 303-340-1440 OR APPROVED EQUAL, submit sample for approval. (ii) 4"- 8" White River Cobble: Pioneer Sand, 463 Airport Blvd., Aurora, CO, 80011, 303-340-1440 OR APPROVED EQUAL, submit sample for approval. (iii) 1-1/2" ¾" Local River Rock: Pioneer Sand, 463 Airport Blvd., Aurora, CO, 80011, 303-340-1440 OR APPROVED EQUAL, submit sample for approval. (iv) ¾" Black Granite: Pioneer Sand, 463 Airport Blvd., Aurora, CO, 80011, 303-340-1440 OR APPROVED EQUAL, submit sample for approval. (v) River Boulders: Jensen Sales Company, 8980 S. Santa Fe Dr., Littleton, CO, 80125, 303-791-4250, OR APPROVED EQUAL, submit sample / photo for approval.	A	Will update schedule to comply	Landscape	A	18-Nov-22	JM
mteller	168	PG 13 Maroon	Specific species must match the Aurora water z-zone and Xeriscape plant list for xeric native plants. Note this includes no irrigation, no trees and low water usage shrubs and ornamental grasses as well as boulders.	A	Plant species in medians will comply with Z-zone and Xeric lists	Landscape	A	18-Nov-22	JM
mteller	169	PG 13 Maroon	Provide a detail sheet that lays out the standard pros details found in the manual inclusive of the boulders. Note these need to be buried to an appropriate depth per detail to avoid any sight triangle conflicts.	A	Will add detail sheet. Note that boulders are not proposed on this project; detail for boulders will not be included.	Landscape	A	18-Nov-22	JM
mteller	170	PG 13 Maroon	There is a maximum plant requirement per length, please state the exact requirement on table per manual of 20 plants per 100 linear feet of median.	A	Will add note to table stating requirements	Landscape	A	18-Nov-22	JM

Review Comment Summary and Resolution Sheet

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kbish	171	PG 13 Red/Blue	Please provide separate categories for the shrubs vs. ornamental grasses.	A	Will provide separate categories	Landscape	A	18-Nov-22	JM
kbish	172	PG 13 Red/Blue	These lines are too light. Please darken.	A	Will darken lines	Landscape	A	18-Nov-22	JM
kbish	173	PG 13 Red/Blue	Too light. Darken	A	Will darken hatch	Landscape	A	18-Nov-22	JM
kbish	174	PG 13 Red/Blue	While these symbols may be representative of the plant sizes shown on the actual landscape plan, they are too small and too light. They don't read wall.	A	Will enlarge symbols in schedule	Landscape	A	18-Nov-22	JM
kbish	175	PG 13 Red/Blue	Change to TUR IMT	A	Will change. Changed to TUR WCM to reflect design change from Irrigated Manicured Turf (IMT) to Water Conserving Manicured Turf (WCM)	Landscape	A	18-Nov-22	JM
kbish	176	PG 13 Red/Blue	Update this note as follows: upon completion of the roadway infrastructure	A	Will edit note	Landscape	A	18-Nov-22	JM
kbish	177	PG 13 Red/Blue	Remove the reference to the prior landscape code.	A	Will revise to reference applicable code	Landscape	A	18-Nov-22	JM
kbish	178	PG 13 Red/Blue	This mulch treatment description is different than what is listed.	A	Will edit schedule and note to clarify treatment	Landscape	A	18-Nov-22	JM
kbish	179	PG 13 Red/Blue	Please enlarge	A	Will enlarge	Landscape	A	18-Nov-22	JM
kbish	180	PG 13 Red/Blue	Provide the percentages of these categories as a percentage of the overall street - each side individually.	A	Will provide percentages	Landscape	A	18-Nov-22	JM
kbish	181	PG 13 Red/Blue	Please enlarge the font on this sheet.	A	Will enlarge	Landscape	A	18-Nov-22	JM
kbish	182	PG 13 Red/Blue	Update the table to include the requirement for shrubs. Refer to UDO section 146-4.7.5 C. Curbside landscapes less than 10' in width may not have sod.	A	Will update table. Per 146-4.7.5 C.2.iii, water conserving (xeric) sod varieties may be provided in between shrub and ornamental grass beds. TUR WCM is a xeric sod variety.	Landscape	A	18-Nov-22	JM
segomez	183	PG 13 Orange	4.04.2.10	A	Will edit note	Landscape	A	18-Nov-22	JM
mteller	184	PG 14 Maroon	Median design should meet xeric landscape design where majority of median is made of hardscape inclusive of river rock and cobble. See PROS manual for specific material requirements. Mineral mulch is not an acceptable material.	A	will clarify materials and plans to prove compliance	Landscape	A	18-Nov-22	JM
mteller	185	PG 14 Maroon	Median noses (one nose per median) are required to have a 15x50 maintenance access area that should be free of landscaping and clearly marked on the plan set.	A	Will add maintenance access area to plans	Landscape	A	18-Nov-22	JM
mteller	186	PG 14 Maroon	Add plant material legend to all sheets that show medians.	A	Will add legend to sheets	Landscape	A	18-Nov-22	JM
mteller	187	PG 14 Maroon	For drainage, medians should be grades with a minimum 2% slope.	A	Will update	Roadway	A	07-Nov-22	MJD
mteller	188	PG 14 Maroon	Identify splashblock around the perimeter of the landscape area. Width should be 3' for major arterials.	A	Will update and callout splashblock. Roadway plans indicate width.	Landscape	A	18-Nov-22	JM
kbish	189	PG 14 Red/Blue	Enlarge the key map all sheets.	A	Will enlarge	Landscape	A	18-Nov-22	JM
kbish	190	PG 14 Red/Blue	Provide a landscape legend on all landscape plan sheets.	A	Will provide	Landscape	A	18-Nov-22	JM
kbish	191	PG 14 Red/Blue	If known, please include all fiber optic, gas, electric , storm etc. utility lines.	A	existing utilities are shown; linetypes need to be edited	Utilities	A	18-Nov-22	CE
kbish	192	PG 14 Red/Blue	Curbside landscapes that are less than 10' in width are required to provide shrubs. Ornamental grasses and native seed is also an option in combination with the shrubs. Refer to UDO Section 146-4.7.5 C.	A	Will revise curbside landscape to comply with UDO	Landscape	A	18-Nov-22	JM
kbish	193	PG 14 Red/Blue	For consistency of aesthetic along E. 48th Avenue, provide the landscaping for the north side and provide a note to be installed by the adjoining lot owner at time of lot development.	A	Will add Development Application # for N side of roadway; will not show design by others outside the limits of this ISP	Landscape	A	18-Nov-22	JM
segomez	194	PG 14 Orange	4.04.2.10, typ.	A	Will correct note on all sheets	Landscape	A	18-Nov-22	JM
ktanabe	195	PG 14 Green	Include the proposed storm sewer on the landscape sheets	A	Will include utilities (inc storm sewer) on plans	Landscape	A	18-Nov-22	JM
ktanabe	196	PG 14 Green	Is this project constructing the entire median? Half of a median cannot be landscaped.	A	Will add note that remaining median landscape planting outside of the limits of this ISP by others, and provide Development Application #	Landscape	A	18-Nov-22	JM

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mteller	197	PG 15 Maroon	Median noses (one nose per median) are required to have a 15x50 maintenance access area that should be free of landscaping and clearly marked on the plan set.	A	Will add maintenance access area to plans	Landscape	A	18-Nov-22	JM
mteller	198	PG 16 Maroon	Median noses (one nose per median) are required to have a 15x50 maintenance access area that should be free of landscaping and clearly marked on the plan set.	A	Will add maintenance access area to plans	Landscape	A	18-Nov-22	JM
mteller	199	PG 17 Maroon	Median noses (one nose per median) are required to have a 15x50 maintenance access area that should be free of landscaping and clearly marked on the plan set.	A	Will add maintenance access area to plans	Landscape	A	18-Nov-22	JM
kbish	200	PG 17 Red/Blue	Matchline information missing.	A	Will add missing matchline	Landscape	A	18-Nov-22	JM
mteller	201	PG 18 Maroon	Median noses (one nose per median) are required to have a 15x50 maintenance access area that should be free of landscaping and clearly marked on the plan set.	A	Will add maintenance access area to plans	Landscape	A	18-Nov-22	JM
kbish	202	PG 18 Red/Blue	Street Name	A	Will add street name	Landscape	A	18-Nov-22	JM
kbish	203	PG 19 Red/Blue	Update this plan per the comments provided.	A	Will update Hydrozone plan to reflect changes	Landscape	A	18-Nov-22	JM