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June 16th, 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 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 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,

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 R = Resolve comment in next design phase		48th Avenue (E-470 to Aerotropolis Parkway)		
Package Description:		ISP (site plans, landscaping plans), drainage report, photometrics					Date: 12-Jun-23		
		Reviewer:	Development Review Team		Agency:	City of Aurora			
Reviewer	Item Number	Drawing or Page	Comments	Initial Code	Response	Discipline	Final Disposition Code	Date	Verified (Initials)
Plat									
Roger Nelson	1 (Letter 6E) (Letter 6K) (Letter 6L)	1	Provide certificate of taxes due, showing all taxes are paid in full. Provide a closure report. Provide Title Commitment dated with 30 days of plat acceptance date.	A	Certificate of Taxes and updated title commitment will be ordered when we get closer to recording. Updated Closure Sheets will be submitted	Survey	R	BM	
Roger Nelson	2 (Letter 6N)	1	See PDF	A	Date will be added when we get ready to record	Survey	R	BM	
Roger Nelson	3 (Letter 6N)	1	Sheet 2 states "Dedication - Continued"?	A	Addressed	Survey	A	BM	
Roger Nelson	4 (Letter 6N)	2	Sheet 1 states that the "legal description continued on sheet 2"?	A	Addressed	Survey	A	BM	
Roger Nelson	5 (Letter 6E)	2	Confirm all ownership against title commitment.	A	All owners added per latest TC. Added in Sun Empire Ventures, LLC per Adams County Assessor website. Updated TC will be ordered.	Survey	A	BM	
Roger Nelson	6 (Letter 6F)	2	Excepted Area?	A	Added labels to map sheet. Client is in the process of purchasing this property. We were asked by AECOM to remove from the Plat till client owns it.	Survey	A	BM	
Roger Nelson	7 (Letter 6G)	3	Label B&D to Existing Easement Crossing & B&D of Easement through described parcel. COA 2022 Subdivision Plat Checklist Item #16.b. Easements Show all proposed and existing easements within the plat with dashed lines; bearings, distances, and curve data; and tied out to a lot or tract line, or corner in the plat. If an easement line crosses a lot or tract line, break the overall distance for the easement line into two distances, one on each side of the lot or tract line. If easements are existing, show the recording information and who they belong to (if they are not City easements).	A	Repeat Comment. We have had discussions with Real Property and they agree to not label existing easements as it can cause discrepancies.	Survey	D	BM	
Roger Nelson	8 (Letter 6I)	3	POINT OF COMMENCEMENT PARCEL A?	A	Addressed	Survey	A	BM	
Roger Nelson	9 (Letter 6H)	3	Denali Boulevard ROW Varies?	A	Not Addressed. No road name was provided within the dedicating document.	Survey	D	BM	
Roger Nelson	10 (Letter 6N)	3	Overplotting & Redundant?	A	Removed	Survey	A	BM	
Roger Nelson	11 (Letter 6H)	4	Denali Boulevard ROW Varies?	A	Not Addressed. No road name was provided within the dedicating document.	Survey	D	BM	
Roger Nelson	12 (Letter 6I)	4	POINT OF COMMENCEMENT PARCEL A?	A	Addressed	Survey	A	BM	
Roger Nelson	13 (Letter 6N)	4	Overplotting?	A	Addressed	Survey	A	BM	
Roger Nelson	14 (Letter 6G)	4	See PDF	A	Addressed	Survey	A	BM	
Roger Nelson	15 (Letter 6N)	4	Dashed line type?	A	Addressed	Survey	A	BM	
Roger Nelson	16 (Letter 6J)	4	#6 Rebar With?	A	Not Addressed. Cannot see what size of rebar is under the cap without disturbing the monument.	Survey	D	BM	
Roger Nelson	17 (Letter 6J)	4	(SW CORNER SECTION 17)	A	Not Addressed	Survey	D	BM	
Roger Nelson	18 (Letter 6N)	4	±632,484 SF? ±14,520 AC?	A	Addressed	Survey	A	BM	
Roger Nelson	19 (Letter 6N)	4	Area?	A	Addressed	Survey	A	BM	
Roger Nelson	20 (Letter 6B)	4	Site Plan shows road improvements over the excepted parcel?	A	Client is in the process of purchasing this property. I was asked by AECOM to remove it from the Plat in case the property does not get purchased before the Plat records.	Survey	A	BM	
Roger Nelson	21 (Letter 6J)	5	#6 Rebar With?	A	Not Addressed. Cannot see what size of rebar is under the cap without disturbing the monument.	Survey	D	BM	
Roger Nelson	22	5	See COA 2022 Subdivision Plat Checklist Item #13.d.(3), 13.d. Subdivision Boundary Monumentation (general): Minimum standards for monuments must conform to the Colorado Revised Statutes 2020, Monumentation of Subdivisions (38-51-105). (3) Monuments must be set no more than 1400' apart along any straight boundary line.	A	Addressed	Survey	A	BM	
Roger Nelson	23 (Letter 6N)	5	Move symbol?	A	Addressed	Survey	A	BM	
Roger Nelson	24 (Letter 6D)	5	Owned by PSCo?	A	Client is in the process of purchasing this property.	Survey	A	BM	
Roger Nelson	25 (Letter 6J)	5	2 1/2" Aluminum pipe with?	A	Addressed	Survey	A	BM	
Roger Nelson	26 (Letter 6N)	5	Missing Text?	A	Addressed	Survey	A	BM	
Roger Nelson	27 (Letter 6M)	5	Need Monument Record?	A	Monument record will be sent in.	Survey	A	BM	