

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



September 12, 2023

GVP Windler LLC
5750 DTC Parkway, Suite 210
Greenwood Village, CO 80111

Re: **Third Submission Review – Windler at Harvest – Infrastructure Site Plan**
Application Number: DA 1707-12
Case Number: 2022-6019-00

Dear Mr. Provost:

Thank you for your third submission, which we started to process on August 23, 2023. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments.

The scope of the plans has changed significantly since the last review. As a result, there are numerous items still to be addressed by another submission. Please revise your previous work and send us a new submission on or before October 3, 2023.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7261 or dbickmir@auroragov.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Debbie Bickmire".

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

cc: Jim Jannicke, Westwood, 10333 E. Dry Creek Rd., Ste. 240, Englewood, CO 80112
Cesarina Dancy, ODA
Filed: k:\SDA\1707-12rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Identify any other property owner and submit a letter of consent (Planning)
- Add Site Data, identify all owners, show existing and proposed right-of-way (Planning)
- Revise hydrant laterals, ensure fittings are correct,
- Revise quantity and locations of hydrants, provide stubs (Life/Safety)
- Clarify how right-of-way will be dedicated and who will build the east half of Harvest (Public Works)
- Show the full width of Harvest and revise laneage to match the MTIS (Traffic)
- Revise plant material in sight triangles, add landscape notes (Landscape)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Replace the font(s) used in highlighted areas. It is not recognized by our system. Replace throughout the plan set; not all errors are highlighted.
- 1B. Add a Site Data Table on the cover sheet.
- 1C. Show/label existing and proposed right-of-way. Include reception numbers for existing right-of-way and easements.
- 1D. There is a “Proposed Permanent Easement” shown on Sheet 3.
- 1E. Show and label all intervening streets. Show full intersections.
- 1F. The roadway crosses the section line just north of 48th Avenue. This area is outside of the dedicated right-of-way and is also under different ownership. Provide authorization for the Site Plan from the property owner and identify how the right-of-way will be dedicated.
- 1G. Add a second signature block if there is another property owner.
- 1H. Add the street name, classification, and right-of-way width for Harvest and intervening streets.
- 1I. Show streetlight and hydrant locations.
- 1J. Revise the Vicinity Map to provide better context.
- 1K. Add a north arrow and scale to Sheet 3.
- 1L. Include a Letter of Introduction with the next submittal.

2. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

- 2A. General comment: Grow Low Sumac will grow to between 2-3’ tall, which is taller than the 26” allowed within the sight triangles.
- 2B. Add all hatches to the Legend.
- 2C. Add plant call-outs as noted on the redlines.
- 2D. Remove the Legend from Sheet 21.
- 2E. Add the required City of Aurora Landscape Notes. They were shown in the previous submittal.
- 2F. Correct the plant quantities within the Plant Tabulations Table.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

- 3A. The Sun Empire Site Plan associated with CN 2022-6022-00 only includes Harvest to the southern boundary of the Site Plan, not all the way to 48th. Please clarify which application will be building the east half of Harvest to 48th Avenue.
- 3B. The comment response indicated that CN 2022-6022-00 included the ROW dedication for the southern portion of Harvest but that the Site Plan only dedicated the ROW adjacent to the planning areas being developed to the north. Please clarify in the comment response how the ROW will be dedicated.

**4. Traffic Engineering** (Steve Gomez / 303-739-7336 / sgomez@auroragov.org / Comments in amber)

- 4A. Per the applicant, there will no longer be an interim condition, which was reflected in the previous submittal. The east half is to be constructed prior to or at the same time as the west half of Harvest. Therefore, this submittal is essentially a new (first) submittal.
- 4B. Verify the intersection geometry is consistent with MTIS.
- 4C. Extend the view at 48th Avenue to show the entire intersection. Include striping and show the lane alignment(s).
- 4D. Label intervening streets consistent with the previous submittal.
- 4E. Show the entire eastern half of Harvest Road, including opposing accesses.
- 4F. Intersection laneage does not match the MTIS.
- 4G. Revise signage and striping as noted on the redlines.
- 4H. Show crosswalk pavement markings.
- 4I. Identify/label the structure noted on Sheet 7.
- 4J. Verify the mature height of all plants within the sight triangles meets COA 4.04.2.10 requirements.

5. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

- 5A. Provide fire hydrant laterals as noted on the redlines for future hydrants.
- 5B. Add/remove hydrants as identified on the redlines.

6. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

Sheets 8-11

- 6A. Why were eastern fire hydrant stub(s) removed?
- 6B. There are hydrant laterals connecting to a 24-inch waterline. Ensure that all fittings are correctly called out.
- 6C. Tee on Sheet 11 should be 24 x 6.
- 6D. Chase drains are to be a single chase, not a set of 6.
- 6E. Ensure that trees are at least 5' from hydrant laterals.

7. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 7A. Comments are forthcoming and will be sent to the consultant directly.

8. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

- 8A. Comment response is acknowledged; there are no more comments to add to what was originally stated.