

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



November 29, 2023

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

Re: **Fourth 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 submission. 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.

Your Administrative Decision date is tentatively set for December 20, 2023, however, the Site Plan and Letter of Introduction must be revised and resubmitted prior to the Administrative Decision. Please return the revised plans to me no later than Thursday, December 14, 2023. Your Administrative Decision may be delayed if the revisions are not received by that date or if they are found to be conceptually inadequate. Feel free to reach out if you need additional clarification.

Please remember that all abutter notices must be sent, and the site notice posted at least 10 days prior to the decision date. These notifications are your responsibility, and the lack of proper notification will cause the decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

A technical corrections submittal is required following the Administrative Decision to address all outstanding redline comments. 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,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

cc: Jim Jannicke, Westwood, 10333 E. Dry Creek Rd., Ste. 240, Englewood, CO 80112
Tom Odle, Westwood
Cesarina Dancy, ODA
Filed: k:\\$DA\1707-12rev4.rtf



Fourth Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. The previous submittal stated Harvest Road was being designed and built to the ultimate condition and therefore there wouldn't be an interim condition. The response to comments for this submittal indicates the east half of Harvest Road between 48th Avenue and the Sun Empire entrance will be designed and constructed in the future. If the southern east half of Harvest is not to be constructed at this time **this ISP must address an interim condition** to provide northbound access from 48th Avenue.

We understand you were anticipating an Administrative Decision following this review; however, the plans have not adequately addressed the review comments and design issues. We will give you an opportunity to revise the plans prior to a subsequent review. We will tentatively schedule the Administrative Decision for December 20, 2023, subject to receipt of revised plans. If Traffic Engineering finds the revisions conceptually adequate, we will proceed with the Administrative Decision. Additional conditions may be added to the decision identifying specific items to be resolved.

Letter of Introduction

- 1B. Clarify whether the right-of-way has been dedicated (or not).
1C. Identify the applicant and the property owners.
1D. Address the interim conditions at the south end of Harvest Road.

Cover Sheet

- 1E. What is the area of the ISP, not the disturbance area?
1F. Add a legal description.
1G. Add the owner information.
1H. Update the zone districts in the site data.
1I. Add the name of Sun Empire Industrial Center Site Plan to the Case Number 2022-6022-00 references.
1J. Address edits and comments throughout the redlines.

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

- 2A. The landscape notes should be modified to state that the trees within the medians will be on a permanent irrigation system per code and that the trees, irrigation, and barrels around the trees will be maintained by the Authority in perpetuity and that the Parks, Recreation and Open Space Department will be responsible for the native seed areas following the three (3) year warranty period. Refer to the IGA as approved for the terms and conditions of ownership and perpetual maintenance.
- 2B. Advisory comment: Aurora Water will allow a temporary above-ground irrigation system for the establishment of native seeds.
- 2C. The UDO requires that the curbside landscape include a variety of shrub species that differ in height, color, and width for visual interest throughout the seasons. The bulk of the shrubs being provided are of only two species that are both ground cover types. Please update the variety of plants being provided so that more accurately meets the intent of the code requirement.
- 2D. Review plant counts and ensure all plants are labeled per comments on the redlines.
- 2E. Adjust the plant callouts to start at the leading shrub.
- 2F. Review tree patterns. See redline comments.
- 2G. Add the names of intersecting streets on the Key Map.
- 2H. Landscape notes need to be provided on one sheet only.
- 2I. Add the two shrubs noted on Sheet 14 to one of the groupings or delete them. They are not within either group on this sheet or the prior page.



- 2J. There seems to be a pattern of 4 ACE XF on each side of an intersecting street, but in the instance noted on Sheet 17 there are two random TIL AME and then a run of 13 of the ACE XF. Why? This seems out of place.
- 2K. Why are there so many ACE X F in a row (see Sheet 17)? They seem to be a likely candidate for the Kentucky Coffee Tree.
- 2L. Please add to the notes for native seed and tree installation as provided on Sheet 24.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 3A. The location of streetlights behind the sidewalk is new with this submittal. If the lights are temporarily permitted to be behind the back of the walk, an easement will be required. The final location of the lights will be approved with the civil plans.

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

- 4A. There is no receiving lane for the through lane at E. 48th Avenue. E. 48th Avenue is a future T-intersection so remove the lane and update the intersection geometry, including signing striping.
- 4B. Address the previous comment to show the entire eastern half of Harvest Road, including opposing accesses. The applicant indicated this submittal is for the ultimate condition therefore northbound travel lanes need to be shown for Harvest Road.
- 4C. Show and label lines and striping per the comments on the redlines.
- 4D. Extend the barricade on the west side of Harvest at future Drive 5 across the entire leg. Remove the barricades as noted on the redlines.
- 4E. The MTIS shows a full movement access at/near 55th Avenue that aligns with access to the east.
- 4F. Verify intersection laneage with MTIS
- 4G. Show northbound turn lanes per the MTIS.
- 4H. Revise sign details per redlines.

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

Sheets 8-11

- 5A. Utilities that are not within public ROW require an easement. This also applies to future ROW that has not been dedicated yet. Easements are to reflect the utility within them. For example, an easement that contains water and sanitary is a Water and Sanitary Easement.
- 5B. A hydrant lateral should be 6" (not 8").
- 5C. Easements are to reflect the utility being placed in them. Hydrants and their laterals are to be in Water Easements when not within the public right-of-way.
- 5D. The tree noted on Sheet 21 was previously around 8.5 feet from the storm line. Please keep trees and other large plantings at least 5 feet from the edge of all utilities. This does not apply to the existing force main as the notes indicate that will need to be abandoned prior to the overlapping landscape.