

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



September 20, 2022

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

Re: **Second Submission Review – Windler at Harvest – Infrastructure Site Plan**

Application Number: DA 1707-12

Case Number(s): 2022-6019-00

Dear Mr. Provost:

Thank you for your second submission, which we started to process on August 26, 2022. 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 and community members.

Since several issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before October 3, 2022.

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 303-739-7227 or atibbs@auroragov.org.

Sincerely,

Aja Tibbs, Senior Planner
City of Aurora Planning Department

cc: Chris Rolling, Olsson, 1880 Fall River Dr., Loveland, CO 80538
Scott Campbell, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: k:\\$DA\1707-12rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Submit a signed copy of the mineral rights affidavit and confirm that the applicant is the property owner of the entire application area (or submit an application letter of consent if owned by others). (Planning)
- The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved. (Public Works)
- The site plan will not be approved until the ISP showing the required infrastructure is approved. (Public Works)
- The Windler and Harvest Mile TIS do not recommend a 4-lane section for Harvest Road. (Public Works and Traffic)
- The MTIS indicates the construction of laneage not shown on the ISP plan set. (Traffic)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Per the requirement to plat the right-of-way and easement dedications, please include a plat submittal with the second submission of this ISP.
- 1B. Submit a signed copy of the mineral rights affidavit and confirm that the applicant is the property owner of the entire application area (or submit an application letter of consent if owned by others).

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

- 2A. AVG is not a plant listed in the Plant Schedule on Sheet 13.
- 2B. Update the curbside landscape table per the comments provided on sheet 23.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 3A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.
- 3B. The site plan will not be approved until the ISP showing the required infrastructure is approved.
- 3C. Advisory: Interim lighting may need to be provided prior to the decommissioning of the sanitary force main. Once the force main is decommissioned, the lighting may need to be reconfigured and reconstructed to meet lighting standards. The interim and final lighting locations are to be determined with the civil plans.
- 3D. Please add back in the curb cut standard note.
- 3E. The Windler and Harvest Mile TIS do not recommend a 4-lane section for Harvest Road.
- 3F. A portion of proposed improvements is not contained within the ROW.
- 3G. Label the slope in the swales that are created (see redline on sheet 10). Max 4:1 slopes in ROW, typical.
- 3H. Add the following note to sheets that show swales IF the slope is less than 2%: PRIVATE TEMPORARY SWALE SHALL BE MAINTAINED BY THE DISTRICT AND THE SLOPE LESS THAN 2% PERMITTED FOR UP TO 36 MONTHS OR THE 201ST CERTIFICATE OF OCCUPANCY (50% OR 502), OTHERWISE, REVISIONS SHALL BE SUBMITTED FOR CONCRETE LINING THE SWALE. IN ADDITION, THE CITY RESERVES THE RIGHT, PRIOR TO 36 MONTHS AND 201ST CO, TO REQUIRE THE SWALE TO BE CONCRETE LINED SHOULD THERE BE ISSUES WITH REDUCED CAPACITY, SEDIMENTATION, PONDING, OR OTHER ITEMS IDENTIFIED BY THE CITY ENGINEER.
- 3I. Max 4:1 slopes in ROW.
- 3J. Show/label the drainage tract/easements.
- 3K. Label the maintenance path.



- 3L. The ROW dedication is going to depend on the approved street sections which are still under review with the master documents.
- 3M. The plat legend doesn't line up.
- 3N. A minimum 250' centerline radius is required for the curving portion of East 55th Avenue being dedicated in the proposed plat.
- 3O. Show the sidewalk easements on the plat if they are included in the ISPs, typical.

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

- 4A. ISP will not be approved until the Windler MTIS is approved
- 4B. provide transition signing/stripping
- 4C. adjust leader in redlined locations
- 4D. adjust sight triangle at for interim condition, typ. (see redlined locations)
- 4E. Diagonal stripe out area in redlined location.
- 4F. Storage length on plan set differs from length outlines on the MTIS
- 4G. Show interim signing/stripping in redlined locations.
- 4H. MTIS indicates a 150' left in the northbound lane prior to 55th Avenue which is not shown on the plans.
- 4I. MTIS indicates a 375' northbound dual left onto 56th which is not shown on the plans.
- 4J. Remove striping through the intersection at 55th.

5. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

- 5A. See fire hydrant comment on sheet 8 of the site plan.

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

- 6A. Advisory: During civil plan review the depth of this stub will be reviewed. There are concerns about the minimum cover on a dead-end main.
- 6B. While this storm is not part of this ISP it will pose issues for light pole placement. I would recommend taking a look at this now to avoid issues with other ISP submittals.
- 6C. Advisory: During civil plan review this light pole may need to be moved to maintain 8 feet of clearance between its base and surrounding utilities.

7. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

- 7A. Medians are not being designed with this set therefore PROS has no comments.

8. Real Property (Carlos Pietri / 303-318-6342 / cpietri@auroragov.org / Comments in magenta)

- 8A. All comments on the plat
- 8B. Need signature block for the mortgage holder
- 8C. Insert recording information in identified plat locations.
- 8D. Revise redlined dedication and covenant language.
- 8E. Label area for all ROW dedications.

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

- 9A. Public Service Company of Colorado's Right of Way & Permits Referral Desk acknowledges the comment response for Windler at Harvest Road.
- 9B. However, please be advised that 2-foot-wide utility easements will not be sufficient for natural gas and electric distribution facilities.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

September 12, 2022

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Aja Tibbs

Re: Windler at Harvest Road - ISP - 2nd referral, Case # DA-1707-12

Public Service Company of Colorado's Right of Way & Permits Referral Desk acknowledges the comment response for **Windler at Harvest Road**.

However, please be advised that 2-foot-wide utility easements will not be sufficient for natural gas and electric distribution facilities.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com