



August 18<sup>th</sup>, 2022

Aja Tibbs  
Office of Development Assistance  
15151 E. Alameda Parkway  
Aurora, Colorado 80012

**Re: Harvest Road Improvements – Responses to First ISP Submittal Comments**

**Application Number: DA-1707-12**  
**Case Number: 2022-6019-00**

Ms. Tibbs,

Thank you for your notes regarding the first ISP submittal for the 56<sup>th</sup> Avenue Improvements. The following are staff comments received May 9<sup>th</sup>, 2022, from the development review team. Olsson Responses are in **GREEN** text.

In addition to addressing City comments, Olsson has made the following changes to the submittal document that are worth noting:

- The 38' median has been revised to a 50' median to match the cross section of the development to the north.

Planning Department Comments

*Community Questions, Comments and Concerns*

1A. Letters of "no comment" were received by Adams County, MHFD, and DEN.

1B. Revise the letter of introduction as redlined.

**Updated.**

*Completeness and Clarity of the Application*

2A. There is an outstanding application submittal fee of \$16,651.10 for this ISP. All submittal fees must be paid prior to the acceptance of a second submission.

**Noted.**

2B. Per the requirement to plat the right-of-way and easement dedications, please include a plat submittal with the second submission of this ISP.

**Windler Filing No.2, which includes the proposed right-of-way and easement dedications for the Harvest Road package, has been included in this ISP submittal.**

2C. 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).

**Added to submittal.**

*Plan Review Comments*

3A. Clarify the timing of the sanitary main vacation/abandonment, and the installation of street trees and landscaping within the area. This should also be mentioned and addressed in the letter of introduction.

**Note added for tree installation. The Sanitary main vacation/abandonment will occur upon the completion of the Second Creek Lift Station Project.**

3B. Ensure that future submittals and improvements within those submittals are consistently drawn across the plan set. For example, sheet 6 draws proposed improvements for the “future 52<sup>nd</sup> collector” but only notes the future planned location of drive 5.

Proposed work shown from other ISP packages conveys the best information available at this time. Linework for adjacent roads will be added as ISP submittals are completed.

3C. Clarify the future crossing of Harvest Road at 56<sup>th</sup>. When will the crossing and receiving ramp be constructed?

The crossing and receiving ramps will be constructed once intersection is fully signalized. Notes added to plan.

3D. Confirm that the street labels and street types connecting to Harvest are consistent with the master plan. Street classifications and connectivity is still being finalized within the master plan. Local and collector street alignments are still being determined.

Noted and updated.

3E. Be sure that the proposed plan is consistent with the various phased planning areas outlined within the Public Improvement Plan (PIP). This plan has not been finalized and may still change. The current draft of the PIP identifies the southbound lanes of Harvest (as proposed in this plan) as a required public improvement for development within Planning Areas 1 and 3.

Noted.

### *Landscaping Issues*

#### Sheet 1

4A. Update the Site Plan Notes per the comment provided.

Updated.

#### Sheet 13

4B. The scale of these sheets must be 40 scale minimum. Due to the difficulty seeing the plant material and the proposed hatches for the rock that are not visible, a scale of 30 or 20 would be better, but 40 is the minimum.

Scale has been updated on all sheets.

4C. Update the legend on the sheets so that it only includes the hatches being used on the landscape plan.

Updated.

#### Sheet 17

4D. These two hatch symbols for rock mulch are not different enough.

Updated.

4E. Remove the legend from this sheet as it is not applicable.

Updated.

4F. Update the Landscape Notes being provided per the comments.

Updated.

4G. Not enough tree diversity being provided. Have a minimum of four to five tree species along this street.

Updated.

#### Referral Comments From Other Departments And Agencies

##### *Civil Engineering*

Sheet 1:

5A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

Noted.

Sheet 2:

5B. Verify that this cross section is appropriate for this area of Harvest Road.

This cross section matches the section of Harvest Road to the north of 56<sup>th</sup> Avenue. It is consistent with the recommendations of the Windler and Harvest Mile Traffic Studies.

Sheet 5:

5C. Include the RSN or case numbers for the adjacent ISP's (typical).

Added.

5D. Revise this to be a utility easement.

Updated.

Sheet 8:

5E. Clarify the timing of these ramps. A ramp cannot be provided without an opposing receiving ramp. Additionally, verify with traffic if a pedestrian crossing is appropriate here prior to signalization.

The crossing and receiving ramps will be constructed once intersection is fully signalized.

Sheet 10:

5F. Max 4:1 slopes in ROW, typical.

Updated.

Sheet 11:

5G. Show the grading tying into existing.

Updated.

5H. Max 4:1 slopes in ROW.

Updated.

5I. Please revise this grading to be max 3:1 or 4:1 depending on if it's in the ROW.

Updated.

Sheet 12:

5J. Show/label the 100-year WSEL in the pond.

Added.

*Traffic Engineering*

Comments were not received from this Department prior to resubmittal.

*Fire / Life Safety*

7A. A Please show turn radius of all turns within the site.

Updated.

7B. Set as not approved so future changes to appease other disciplines can be examined.

Noted.

*Aurora Water*

Sheet 9

8A. Storm is to be within the road if public. If there are significant conflicts alternate alignments can be reviewed.

Noted.

8B. Inlet cannot be on top of the existing sanitary main.

Low Point location was revised in order to accommodate an inlet at least 10' off of existing sanitary. Moved into ISP plans for 48<sup>th</sup> Ave.

8C. Until this sanitary main is abandoned trees cannot be placed above the sanitary. A note regarding this should be added to the landscape plans.

Note added.

Sheet 10

8D. Label force mains

Updated.

8E. There should be an existing diversion box around this location where the force mains transition to gravity.

Noted.

Sheet 11

8F. Don't show improvements that are not part of this package.

Improvements on sideroads are shown to clarify ultimate drainage scheme.

8G. Call out the proposed water stub.

Updated.

8H. Grades need to tie into existing grades.

Updated.

Sheet 12

8I. This main should connect to the 24-inch main in Harvest. This will help with redundancy in the site and prevent stagnant water from the long dead-end hydrant lateral.

Added.

8J. Is this storm outfall part of the U115 ISP package?

Yes, called out as such.

8K. These ISP plans cannot be approved until the downstream ISP is approved to ensure that sanitary service is available. Similar comments for the civil plans.

Noted.

8L. I would like a little more clarity on this as near an intersection is open to interpretation.

Clarification added to note.

Sheet 13

8M. Need note regarding installation timing of trees as they cannot be installed over an active sanitary main.

Note added.

*PROS*

9A. Medians are not being designed with this set therefor PROS has no comments.

Noted.

*Real Property*

10A. All the proposed public easements and R.O.W. shall be dedicated on or by the future adjacent Subdivision plats (typ.)

Noted.

*Xcel Energy*

11A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for Windler at Harvest - ISP. For future planning and to ensure that adequate utility easements are available within this development and per state statutes, PSCo will need 10-foot-wide utility easements abutting all external and internal roadways for natural gas and electric distribution facilities, particularly feeder lines.

Noted. Public service utility easements will be dedicated when each site is developed and platted. Easements required for utility stubs proposed to be constructed with this site plan are shown.

*Regional Transportation District*

12A. The RTD has no service in this area at this time the only suggestion we have is to try and keep the tree lawn area within 200' of any major intersection to a slope less than 2% to make the installation of any future bus service less problematic.

Noted. Grades approaching and in future signalized intersections along this corridor are at 2% or less.

Regards,

A handwritten signature in blue ink, appearing to read "Chris Rolling", with a stylized flourish at the end.

Chris Rolling  
Project Manager - Olsson