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October 27, 2022

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

Re: **Second Submission Review – Windler at 48th Avenue East – Infrastructure Site Plan**  
Application Number: DA 1707-11  
Case Number(s): 2022-6014-00

Dear Mr. Provost:

Thank you for your second submission, which we started to process on September 12, 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.

Several issues remain that are technical in nature and may be resolved during the technical review. After your administrative decision is complete, please resubmit your plans for technical review with the revisions as requested in the letter below.

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.

Your Administrative Decision date is set for November 16, 2022. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing 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.

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](mailto: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:\SDA\1707-11rev2.rtf



## *Second Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Coordinate street design of Buchannan, Denali and Fultondale, as the reviews of these ISP's proceed.
- Clarify the timing of the ARTA improvements planned for the southern half of 48th Avenue. Coordinate planned improvements.
- The landscaping for the median should not be included with this plan set. (Landscaping and PROS)
- As shown below, there should be a fire hydrant every 250' on alternating sides of the street. Basically, a fire hydrant every 500' on each side of the street.

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Completeness and Clarity of the Application**

- 1A. Please submit a signed mineral rights affidavit which is identified as applicable to this application submittal (fill out the applicable DA#).

#### **2. Plan Review Comments**

- 2A. Coordinate street design of Buchannan, Denali and Fultondale, as the reviews of these ISP's proceed.
- 2B. Clarify the timing of the ARTA improvements planned for the southern half of 48<sup>th</sup> Avenue. A submittal has been received for these improvements (DA-2062-40). If these improvements will be constructed simultaneously, is an interim design needed? Could the other project design be shown on this site plan rather than an alternative (temporary) layout?
- 2C. Clarify the N/S pedestrian crossing location at Harvest Road and 48<sup>th</sup> Avenue. The alignment of the crossing was not shown on the initial submittal of DA-2062-40. Please confirm that it will not be on the west side of this intersection.
- 2D. Confirm there will be no additional access from 48<sup>th</sup> Avenue between E-470 and Buchannan Street. There seems to be some linework demonstrating one in the landscape sheets.

#### **3. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)**

##### **Sheet 14**

- 3A. The landscaping for the median should not be included with this plan set. Please coordinate with PROS.
- 3B. Do not include these notes on all the landscape plan sheets. Only include these notes on Sheet 27. Please remove.

##### **Sheet 15**

- 3C. Is this an actual curb cut? If so, should landscaping be provided here?

##### **Sheet 24**

- 3D. If the enlargement for the pond is going to match to other sheets in the plan set it should be drawn at the same scale as the other sheets that it adjoins with.

##### **Sheet 25**

- 3E. If this is going to truly align and match to sheets 19-21, then this needs to be at the same scale as those sheets or 1"=20'-0"
- 3F. Correct the matchline text so that it matches the actual sheets that it is aligning with.

##### **Sheet 26**

- 3G. Correct the tree sizes listed.
- 3H. There is a second plant schedule which appears to be just for the median.
- 3I. Update the typo for the Blue Avena grass.
- 3J. Update the curbside landscape table to reflect the correct street names.
- 3K. Update the note at the bottom of the curbside landscape table to remove site visibility as a conflicting issue for street trees.
- 3L. Provide the correct quantity of plant material for detention pond 525



## **Sheet 27**

3M. Update the notes per the comments provided.

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

### **4. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

Cover Sheet

4A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

Sheet 7

4B. Paves shoulder required.

Sheet 8

4C. Turnaround required for maintenance access greater than 150.'

### **5. Traffic Engineering** (Carl Harline/ 303-739-7584 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)

Sheet 4

5A. Add diagonal median striping in redlined locations.

5B. Add E-470 directional signage.

5C. Shift speed limit sign as redlined.

5D. Add taper rate and rate in redlined locations.

### **6. Fire / Life Safety** (Mike Dean / 303-739-7447 / [mdean@auroragov.org](mailto:mdean@auroragov.org) / Comments in blue)

6A. Repeat Comment: As shown below, there should be a fire hydrant every 250' on alternating sides of the street. Basically, a fire hydrant every 500' on each side of the street. See redlines drawings on sheets 4-7.

Sheet 4

6B. Recommend changing the spacing to 500' only to meet the minimum IFC spacing requirements. Revise note on sheet 4.

Sheet 5

6C. Show where the water mains connect.

Sheet 7

6D. ADVISORY COMMENT: The next fire hydrant and lateral will be needed as redlined along Harvest Road on sheet 7.

6E. Make water line connection and show size of water mains.

6F. Show connection to water mains to the south.

Sheets 8-19

6G. Revise fire hydrant locations to match sheet 4-7.

### **7. Aurora Water** (Daniel Pershing / 303-739-7646 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)

Site Plan

Sheet 8

7A. Dimension the access path width.

7B. Label connection to existing infrastructure.

7C. Is this culvert and FES to remain or be removed?

7D. Provide easement for public storm.

7E. Please show/dedicate easement for this extension of sanitary main. Label as Sanitary easement.

7F. Label EDN to reference downstream infrastructure

Plat

Sheet 12

7G. Utilities are no longer depicted here. Please ensure utility configuration matches easements shown in the plat.



Sheet 14

7H. Sanitary and storm main depicted in this area and require easement dedication for alignment.

**8.PROS** (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / Comments in purple)

8A. REPEAT COMMENT: Median landscaping typically occurs after the full right of way of a major arterial is built out. Please connect with PROS on the timing as median landscaping is recommended to be deferred unless the continuation of the landscaping is being provided with the E470 interchange.

**9.Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

9A. Please find comments attached on Plat Map, thanks. Also please include updated title commitment for review.

**10. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

10A. Public Service Company of Colorado's Right of Way & Permits Referral Desk acknowledges the comment responses for **Windler at 48<sup>th</sup> Avenue East - ISP**.

10B. No resubmittals are necessary.

**11. E-470 Public Highway Authority** (Chuck Weiss / 303-537-3420 / [cweiss@E-470.com](mailto:cweiss@E-470.com))

11A. No additional comments at this time.

**12. Mile High Flood Control District** (Haley Koesters P.E. / 303-455-6277 / [hkoesters@mhfd.org](mailto:hkoesters@mhfd.org))

12A. We appreciate the opportunity to review this proposal and we have no comments on this submittal. We will continue to review the drainage plans submitted through the drainage engineering portal.