

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



April 25, 2022

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

Re: **Initial 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 initial submission, which we started to process on March 17, 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 important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before May 6<sup>th</sup>, 2022. Please note there is an outstanding balance of \$17,019.10, which must be paid prior to the acceptance of your second submission.

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 estimated Administrative Decision date is set for July 13<sup>th</sup>, 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:\\$DA\1707-11rev1.rtf



## *Initial Submission Review*

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

- Per the requirement to plat the right-of-way and easement dedications (refer to Real Property comment), please include a plat submittal with the second submission of this ISP. (Planning)
- Staff has been recently notified by ARTA that the southern half of 48th Avenue between E-470 and Harvest Rd, as well as the full width of 48th avenue from Harvest to Powhaton is in design and planned for submittal. Coordination of the design and construction timeline with ARTA should be pursued to prevent delays or construction issues. (Planning)
- The minimum scale for landscape plans is 1"=40' however given the context, that scale would still be too small to clearly show the shrubs that are being proposed. A scale of 1"=10' or possibly 1"=20' should be provided. (Landscaping)
- There needs to be more tree diversity. Provide a minimum of three to four tree species and not just two. (Landscaping)
- Review where utilities and trees are conflicting. Ensure that the utilities are in their final locations. (Landscaping)
- Clearly label the location of the E-470 mixed use easement that should be located along the western edge of this application submittal. Coordinate all improvements and changes to this area with E-470. (Planning and E-470)
- The site plan will not be approved by public works until the preliminary drainage letter/report is approved. (Public Works)
- Given this is an interim plan, please include interim two-way traffic control markings/signage/stripping that would be utilizing this half-section of roadway until the south side is built/developed. (Traffic)
- Need to show transition to section that can be accommodated by E-470 bridge in place. (Traffic)
- 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. (Life Safety)
- 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. (PROS)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

- 1A. Letters of "no comment" were received by Adams County, RTD and DEN.
- 1B. Staff has been recently notified by ARTA that the southern half of 48<sup>th</sup> Avenue between E-470 and Harvest Rd, as well as the full width of 48<sup>th</sup> avenue from Harvest to Powhaton is in design and planned for submittal. Coordination of the design and construction timeline with ARTA should be pursued to prevent delays or construction issues.

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

- 2A. There is an outstanding application submittal fee of \$17,019.10 for this ISP. All submittal fees must be paid prior to the acceptance of a second submission.
- 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.

#### **3. Plan Review Comments**

- 3A. Clearly label the location of the E-470 mixed use easement that should be located along the western edge of this application submittal. Coordinate all improvements and changes to this area with E-470.
- 3B. The key map frame on sheet 13 does not appear to be drawn in alignment with the sheet frame. The key map includes Denali Street, but Denali Street is not drawing on the page. Please correct.
- 3C. 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 westbound lanes of 48<sup>th</sup> (as proposed in this plan) as a required public improvement for development within Planning Areas 3 and 5.

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

##### General Comments:

- 4A. The minimum scale for landscape plans is 1"=40' however given the context, that scale would still be too small to clearly show the shrubs that are being proposed. A scale of 1"=10' or possibly 1"=20' should be provided.
  - 4B. There needs to be more tree diversity. Provide a minimum of three to four tree species and not just two.
  - 4C. Review where utilities and trees are conflicting. Ensure that the utilities are in their final locations.
  - 4D. Text mask all text all sheets.
- Sheet 14
- 4E. Add the various hatches in the median to the legend on these sheets.
  - 4F. Label or turn off if not applicable to the landscape sheet the dense hatch at the terminus of the median.
  - 4G. There are 25 trees proposed but plant labels have only accounted for 20 trees.

##### Sheet 18

- 4H. The plant labels have been cut off by the view port. Correct so that the labels are visible.

##### Sheet 19

- 4I. Correct the plant call-outs. One of them is not in the plant list.
- 4J. Correct the black rectangles.
- 4K. Turn off the miscellaneous plant call outs.

##### Sheet 20

- 4L. Move the plant abbreviations/quantities column where indicated.
- 4M. The tree symbol proposed in the Plant Schedule for the Honey Locust does not match what is being used on the actual landscape plan.
- 4N. Correct the text overlap with the plant symbology in the Plant Schedule.
- 4O. Update the curbside landscape table per the comments provided.

##### Sheet 21

- 4P. Update the landscape notes per the comments provided.
- 4Q. Add a note describing the proposed mulch treatments.

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

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

##### Cover Sheet

- 5A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
- 5B. Revise phasing note to state the construction timing of 48<sup>th</sup> will be in conformance with the Public Improvement Plan (PIP)

##### Sheet 4

- 5C. Include dimensions of ROW, typical

##### Sheet 8

- 5D. Label channel. Provide slope, refer to drainage report for section or provide on in this plan set
- 5E. Label all slopes. Min 2% in all non-paved areas, max 4:1 within ROW and detention ponds, max 3:1 for all other areas. Typical all grading sheets

##### Sheet 9

- 5F. Railing is required where sidewalk is adjacent to a 3:1 slope, typical

##### Sheet 10

- 5G. Label channel. Provide slope, refer to drainage report for section or provide on in this plan set

##### Sheet 12

- 5H. Minimum 50' centerline radius for maintenance access
- 5I. All weather surface must extend to flowline



Sheet 13

5J. Min 2% slope required in pond bottom

Sheet 17

5K. Ensure a minimum of 10' between trees and storm infrastructure

Sheet 18 & 19

5L. Maintenance access is required to extend to the flowline

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

Sheet 4

6A. Given this is an interim plan, please include interim two-way traffic control markings/signage/stripping that would be utilizing this half-section of roadway until the south side is built/developed.

6B. Need to show transition to section that can be accommodated by E-470 bridge in place.

Sheet 5

6C. Show interim striping for these intersections.

6D. Right turn lane signage needed to be shown

Sheet 6

6E. Label the drawn traffic signal easement

Sheet 7

6F. On an interim basis there should be plan to accommodate a turnaround here.

6G. Label the circle drawn at the end of the median.

6H. Road closed ahead signage needs to be shown for interim condition.

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

7A. 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

7B. Recommend changing the spacing to 500' only to meet the minimum IFC spacing requirements. Revise note on sheet 4.

Sheet 5

7C. Show where the water mains connect.

Sheet 7

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

7E. Make water line connection and show size of water mains.

7F. Show connection to water mains to the south.

Sheets 8-19

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

**8. Aurora Water** (Reviewer Name / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

Sheet 8

8A. Dimension width of access

8B. Label size of these extensions per the approved MUS

8C. Please dimension 8 FT separation between light pole and storm sewer

8D. Label all Points of connection to existing infrastructure

Sheet 9

8E. Why is Storm sewer not aligned as shown? This is an odd configuration without further information being provided

8F. Storm Sewer Easement? Please label

8G. Show all existing storm infrastructure

Sheet 11

8H. Why is all Public Storm placed outside rather than inside of ROW? Has this been previously discussed and approved? Please provide additional information. [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org)



Sheet 12

- 8I. Turn around must be provided under this alignment
- 8J. Label width. 12 FT Minimum required
- 8K. Show longitudinal slope of path

Sheet 13

- 8L. This alignment must meet minimum turning radius for turning movement to the east

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

- 9A. 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.

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

- 10A. Add a north directional arrow to the vicinity map.
- 10B. All the proposed public easements and R.O.W. shall be dedicated on or by the future adjacent Subdivision plats (typ.)

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

- 11A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for Windler at 48<sup>th</sup> Avenue East - 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. A copy of the referral letter has been attached for reference.

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

- 12A. Occupying space for utility work, access, and any construction within the E-470 ROW, Multi Use Easement (MUE), and property owned in fee is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit. The administration fee is \$75,000 per acre for construction, and \$750 for permitting.
- 12B. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.
- 12C. Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>
- 12D. Clearly identify the E-470 ROW, MUE, and E-470 property on all applicable drawings once submitted.
- 12E. The E-470 TBMS (fiber) line running along the east side of E-470, this line shall be protected in place.
- 12F. A dig watch shall be required whenever there are construction activities near the TBMS line.
- 12G. A minimum 4' of cover is required over the fiber.
- 12H. E-470 will be widened in the future to 4 lanes each direction beginning in 2022/2023. Please confirm the increased runoff for the highway is accounted for in the drainage facilities design for the project.
- 12I. Please coordinate with the designers of our highway widening project to ensure the projects don't conflict with each other.
- 12J. Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.
- 12K. Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.
- 12L. Any fencing disturbed will need to be reset meeting E-470 specifications.
- 12M. E-470 trailblazer signs shall be installed on WB 48th approaching E-470.
- 12N. A maintenance IGA will need to be developed between E-470 and the City of Aurora for maintenance of City owned improvements inside the E-470 ROW/MUE.
- 12O. Please add E-470 Public Highway Authority to the ownership table.



- 12P. Please provide a comment response letter to confirm comments are addressed.
- 12Q. Additional comments will be issued as design progresses and when construction plans are developed.

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

- 13A. We have no comments at this time for either RSN (1610533, 1610537) through planning & development services.
- 13B. The drainage report associated with this application will be reviewed and provided through the separate drainage submittal process with public works.



**Right of Way & Permits**

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

April 4, 2022

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

Attn: Ariana Muca

**Re: Windler at 48<sup>th</sup> Avenue East - ISP, Case # DA-1707-11**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Windler at 48<sup>th</sup> Avenue East - 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.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect) as the project progresses.

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