

May 12, 2022

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

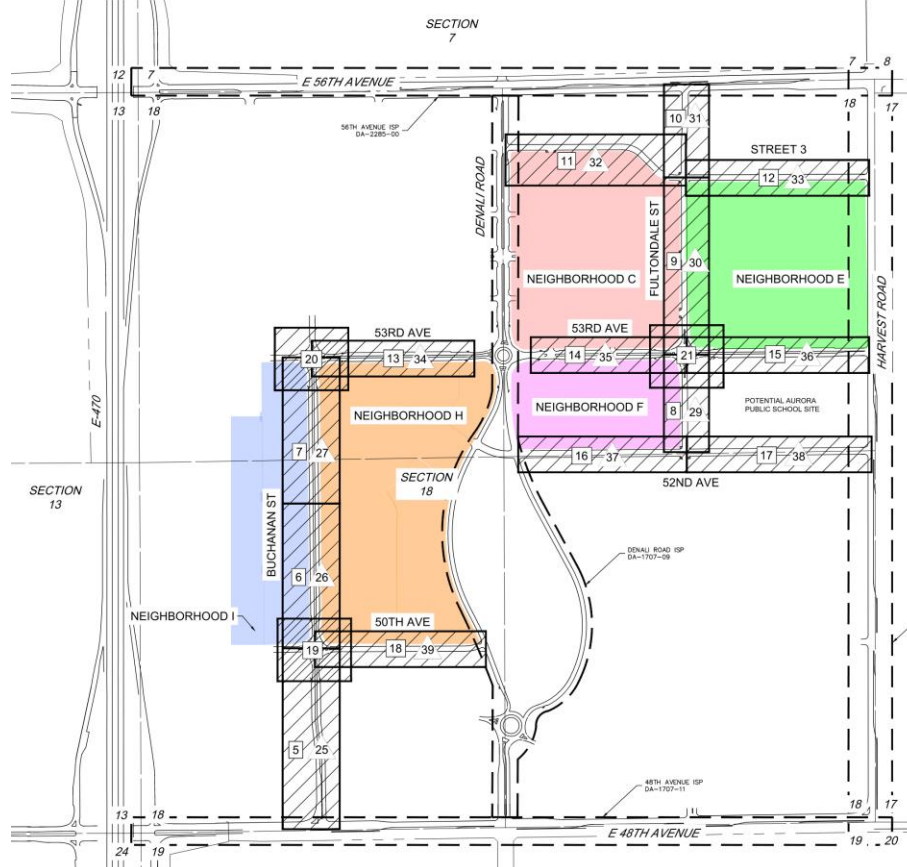
Re: Windler Connector Roads Infrastructure Site Plan (ISP) – Letter of Introduction

Ms. Tibbs,

On behalf of my client, GVP Windler LLC, I would like to introduce the Windler Connector Roads project. The project will install the necessary infrastructure for the construction of "Connector Roads" or additional main connecting roads within the Windler development per the Windler Master planning documents. Olsson currently has ISP plans under review at the City for the adjacent Arterial Roadway and Utility improvements. The Connector Road ISP plan set will further extend roadways and utility mains from the arterial road network. The plat (Windler Filing No. 2) will establish parcels between connector and arterial roads that will become future subdivisions.

The proposed Connector Road Infrastructure package adheres to the Aurora Unified Development Ordinance (UDO) and conforms with the Windler Master Site plan and associated Master Utility plans, Traffic Study, and Drainage reports that are proceeding through City approval.

Below is an exhibit identifying the Connector Roads and various projects under design.



The Infrastructure Site Plans include Public Roadway Paving (including striping and signage), Sidewalks, Private Alley Paving, Water Main, Sanitary Sewer, Storm Sewer, Roadway lighting and landscaping.

The Connector Roads include Buchanan Street, Fultondale Street, 50th Ave, 53rd Ave, and Street 3. It is assumed that these connector roads will be constructed after the arterial roads, so the plans show ties to roadways and utilities within 56th Ave, Harvest Road and Denali Street. It is also assumed that the mass grading for the entire site will be done prior to the road construction.

Olsson has coordinated the infrastructure design with the Fire / Life Safety Manager for the Aurora Fire Rescue Department and followed the City comments on previous submittals of the arterial roadway packages.

For the Final Plat proposed for this project, the Windler Subdivision Filing No.1 plat was previously submitted and dedicates additional Right-of-Way for the adjacent Arterial Roads and also dedicates the right-of-way / easements for Denali Road and associated utilities. The existing Gun Club Road right-of-way and associated easements will be vacated under separate deeds. For Connector Roads, Windler Subdivision Filing No. 2 dedicates the right-of-way and necessary easements for the Connector Roads and associated Utilities. Further plats will subdivide the tracts established within Filing No. 2 for the Neighborhood developments.

The following documents are included in this submittal:

1. Pre-Submittal Checklist
 2. Infrastructure Site Plans
 3. Preliminary Plat - Windler Subdivision Filing No. 2
 4. Closures and Legal Description for the subdivision
 5. Preliminary Drainage Report
 6. Mineral Rights Affidavit
 7. Current Windler Roadway Submittal Status Map
 8. Current Windler Neighborhood Submittal Status Map
 9. Lot exhibit showing the location and type of residential buildings
- *Note: the title commitment will be submitted with the second submittal.

Please contact me if you have any questions or require additional information.

Regards,



Debbie Klisis, P.E.
Project Manager - Olsson