

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



March 1, 2024

Don Provost
GVP Windler, LLC
5750 DTC Parkway STE 210
Greenwood Village, CO 80111

Re: Initial Submission Review – DA-1707-33 – Infrastructure Site Plan and Plat
Application Number: **DA-1707-33**
Case Numbers: **2024-6004-00 and 2024-3006-00**

Dear Mr. Provost:

Thank you for your initial submission, which we started to process on February 2, 2024. 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 March 22, 2024.

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.

The estimated Administrative Decision date is still set for May 1, 2024. Please remember that all abutter notices must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the decision 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 303-739-7121 or evigil@auroragov.org.

Sincerely,

Edward Vigil, Senior Planner
City of Aurora Planning Department

cc: Craig Northam, Westwood Professional Services
10333 E. Dry Creek STE 240
Englewood, CO 80112
Cesarina Dancy, ODA
Filed: K:\SDA\1707-33rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Emergency access
- Drainage report
- Avigation easement/Dedication of easements
- Turn around for dead end streets

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No public comments have been received.

2. Completeness and Clarity of the Application

2A. The application has been accepted and is complete. No fees are due at this time.

3. Zoning and Subdivision Use Comments

ISP

- 3A. Update plans with recorded street names.
- 3B. Label the school site
- 3C. Please add the Planning Area
- 3D. Please add the correct zoning to each sheet.
- 3E. Please provide correct case numbers on each sheet.
- 3F. Show sidewalks aligning with existing and future sidewalks.
- 3G. Is it possible to relocate the detention pond since future housing will require street frontage?

Plat

- 3H. Update the vicinity map to be current.
- 3I. Please provide the correct zoning to each sheet.
- 3J. Please provide the correct zoning for adjacent properties.
- 3K. Is Tract B the School site? If so, please label.

4. Signage & Lighting Comments

4A. Note: All signs and lighting must comply with the Windler Master Plan.

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

Sheet 31:

- 5A. On all Key Maps, label all the roadways.
- 5B. Show E. 53rd Ave. below the roadway linework as noted.
- 5C. Please label Harvest Road on all Plans as needed.
- 5D. On all Key Maps, show Detention Pond 525 illustrated on Civil Sheet no. 22.

Sheet 32: On all planting plans, show the stop signs, directional signage, fire hydrants and light poles to ensure that there are no conflicts with the street trees.

- 5E. Shift this tree as it is too close to drainage structure.
- 5F. Label this E 52nd Avenue on all plans.
- 5G. The tree is on top of a drainage structure, please adjust the trees.
- 5H. Show and label the stop sign and locate the first street tree 50' from the stop sign.

Sheet 33:

- 5I. Adjust rock mulch hatch. These are concrete scored areas and should not have rock mulch over them.
- 5J. Ensure that the first street tree is 50' from the stop sign.



Sheet 34:

- 5K. Show and label stop sign, Label as E. 50th and Fultondale.
- 5L. Add this note: It is perfectly fine to have native seed in the curbside area. Please be advised that spray and rotor irrigation is no longer permitted for irrigation purposes.

Sheet 35:

- 5M. Provide labels of all easements.
- 5N. This tree is on top of a drainage structure, please adjust the location.
- 5O. In Plant List provide 5 Gallon as noted on plans.

Sheet 36:

- 5P. Ensure that the first street tree is 50' from the stop sign.

Sheet 37:

- 5Q. Include a landscape plan for proposed detention pond 525 as well as the required landscape table documenting the required and provided plantings.
- 5R. Please put an asterisk and an explanation below the table as to why tree equivalents are being provided.

6. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 6A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

7. Civil Engineering (Julie Bingham / 303-739-7306 / jbingham@auroragov.org / Comments in green)

- 7A. Per section 4.04.1.06 of the Roadway Manual, a turnaround is required for dead end streets over 150 feet.
- 7B. Please review all scales.
- 7C. The intersection seems to remove parking similar to detail 14.3 from the Roadway Manual. The curb should be consistent for 20 feet past the PCR.
- 7D. A minimum of 250 feet radius for a local type 1 street typical is required.
- 7E. Provide widening that is in conformance with section 4.04.5.04 of the Roadway Manual for the streets with radii smaller than 250 feet.

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

- 8A. Please relocate signs so light pole is not blocking the sign as noted on plans.
- 8B. Please call out the crosswalk as typical as noted on the plans.
- 8C. Please remove pedestrian ramps as noted on plans.
- 8D. Call out the taper rate/length left turn storage length and striping as noted on plans.
- 8E. Please call out the striping as noted on plans.
- 8F. Verify and callout all appropriate pavement markings as noted on plans.
- 8G. Please label streets as noted on plans.
- 8H. There is a 50 foot minimum between stop signs and trees, please remove trees as noted on plans.
- 8I. Please move matchline of plant callouts. verify mature plant height within sight triangles meets COA 4.04.2.10 requirements.
- 8J. Add note:
All trees planted adjacent to public and/or pedestrian walkways shall be pruned clear of all branches between ground and a height of eight (8) feet for that portion of the plant located over the sidewalk and/or road or within sight triangles.
- 8K. The mature plant height exceeds COA 4.04.2.10 requirements. remove/replace, typical.
- 8L. Add note:
All sign posts and sign supports shall comply with COA Standard Detail TE-11.



- 8M. Add note:
All signage and striping shall be in accordance with the Manual on Uniform Traffic Control Device, unless otherwise noted by the City of Aurora.
- 8N. MTIS shows continuous left/thru lane and 50' right turn lane.
- 8O. Please add the MUTCD code.
- 8P. Please show tie-in to interim condition, including signing/striping.
- 8Q. Please show entire intersection and tie-in to interim condition, including signing/striping as noted.

9. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

- 9A. Please implement the urban intersection requirements into these intersections. See urban intersection detail 14.3 of the Roadway Manual.
- 9B. Please show the existing fire hydrants with the symbol on the west side of Harvest Road.
- 9C. Please relocate the fire hydrants as noted in the plans.
- 9D. Please revise plans to match lines consistent with each sheet.
- 9E. Please label all new fire hydrants.
- 9F. Please update the existing fire hydrants symbol to resemble a fire hydrant.
- 9G. Please update notes as stated in the redlined plans.
- 9H. Include the access point and water connections as noted.
- 9I. Please provide the G2 sign as noted.
- 9J. Update note #2:
A public easement for ingress and egress and for access for emergency vehicles is granted over, across, on, and through any and all private roads, ways, and fire lanes now or hereafter established on the described property. The same are hereby designated as fire lanes and emergency vehicle roads, and shall be posted "No Parking - Fire Lane."
- 9K. Add this phasing note:
The developer shall provide two distinct points of emergency access to the overall site and a looped water supply to each phase of the development as approved by the life safety representative. The developer shall construct any off-site roadway or emergency crossings improvements per city standards necessary to facilitate emergency vehicular access to this site.
- 9L. Add this note:
LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.

10. Aurora Water (Iman Ghazali / 303-739-7490 / ighazali@auroragov.org / Comments in red)

- 10A. The site plan will not be approved until the preliminary drainage letter/report is approved.
- 10B. Please change to 1761923 since the Windler flag 4 civil plan is a more accurate reference.
- 10C. Inlets in ROW shall be the COA type R modified inlets.
- 10D. A storm easement shall be dedicated for all public stubs. Please note.
- 10E. Show the RSN or EDN of the documents that show these utilities as proposed; it does not seem like the Harvest Road ISP documents show these as proposed.
- 10F. Please show the size of the stub and RSN or EDN.
- 10G. Revise drawing to clearly show continuation of proposed water main.
- 10H. Please remove this valve.
- 10I. Show the existing 8" water main and the RSN or EDN of the document that shows it.
- 10J. The tree shall be 5 feet away from the hydrant.
- 10K. The tree shall not be planted on top of the storm pipe. At least 8 feet of horizontal clearance is required.
- 10L. At least 8 feet of horizontal clearance is required between the tree and the future storm pipe.
- 10M. Tress shall be at least 8 feet away from water and sanitary mains.
- 10N. Provide at least 5 feet of horizontal clearance between the tree and hydrant.



- 10O. Trees shall not be planted on top of the public inlet.
- 10P. Provide at least 8 feet of separation between the trees and utilities lines.
- 10Q. Show the landscaping around the proposed detention ponds. Show the 100 year WSEL and ensure all plantings are above that elevation.

11. Forestry (Jacque Chomiak / 303-739-7178 / jchomiak@auroragov.org / Comments in purple)

- 11A. No comments.

12. PROS (Scott Hammons / 303-739-7131 / shammons@auroragov.org / Comments in mauve)

- 12A. There should be a crossing attached to the 10 foot primary trail connection as seen on the south side of the park.
- 12B. Please make sure all sidewalks do not abruptly change in width.

13. Land Development Services (Roger Nelson / 720-587-2657 / rmelson@auroragov.org / Comments in magenta)

- 16A. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)
- 16B. (Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)
- 16C. (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.
- 16D. (Advisory Comment): All missing reception numbers will need to be inserted and "Proposed" removed with proper recording information inserted where applicable prior to plat acceptance. (Typical)
- 16E. Send in the State Monument Records for the aliquot corners used in the plat.
- 16F. See the red line comments on the plat and site plan.
- 16G. Begin the easement processes.
- 16I. Set from monument record ties? Notes should describe the method for re-establishment. (Typical)
- 16J. Reset NE Cor. if construction is completed.
Per COA 2023 Subdivision Plat Checklist Item #13.d.(1) Monuments must be set on the subdivision external boundary at each angle or curve change. Show linear and angular dimensions between the monuments on the graphic. Show (Section or ¼ Section) Corner Section 38-51-106(1)(f), C.R.S., requires professional land surveyors to provide "a description of all monuments, both found or set, that mark the boundaries of the property and of all control monuments used in conducting a survey."
- 16K. Text height does not meet the required minimum height. See COA 2023 Subdivision Plat Checklist Item #13.a. (Typical)
- 16L. Know all people by these presents that the undersigned warrant (he is, she is, it is, they are) the (owner/s of a parcel of land situated in ... more particularly described as follows:
- 16M. Please correctly label all street names.

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

- 17A. Re: **Windler Connector Roads 2 - Windler Subdivision Filing No. 10, Case # DA-1707-33**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the plat and infrastructure site plan for **Windler Connector Roads 2 and Windler F10** and requests that 10-foot-wide utility easements are dedicated abutting the balance of the public rights-of-way not already supplied with these easements (i.e. Fultondale Street, East 50th and 52nd Avenues, Eaton Park Street, and any others I missed). PSCo requests that the following language or plat note is placed on the preliminary



and final plats for the subdivision:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

- 17B. PSCo also requests that all tracts are dedicated for utility use for crossing purposes, primarily.
- 17C. Public Service Company also requests that all utility easements are depicted graphically on the preliminary and final plats. While these easements may accommodate certain utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.
- 17D. The property owner/developer/contractor must complete the application process for any new natural gas or electric service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

15. Denver International Airport / 303-342-4105 / denplanningreferrals@flydenver.com

- 18A. The proposed development is in the “5-Mile ‘Known - Wildlife Attractant Separation Area’ for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologists assigned to DEN (#dia-operations-usdawildlife@flydenver.com) assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 48-hour drain time following a 100-year event. https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33
- 18B. The site is found within/under the navigable airspace associated with DEN, as promulgated, and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined (“Notice Criteria Tool”) and/or the filing can be initiated is: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.
- 18C. This development is within the DEN 55 DNL Noise Contour and will experience significant impacts from aircraft noise and overflights. An Aviation Easement is required.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

February 14, 2024

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

Attn: Edward Vigil

Re: Windler Connector Roads 2 - Windler Subdivision Filing No. 10, Case # DA-1707-33

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PSCo requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

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The property owner/developer/contractor must complete the application process for any new natural gas or electric service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

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