



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

July 22, 2024

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

Re: Technical Submission Review – Windler Butterfly Park Site Plan
Application Number: **DA-1707-32**
Case Numbers: **2024-4007-00**

Dear Mr. Provost:

Thank you for your technical submission, which we started to process on Wednesday, July 3, 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 important issues remain, you will need to make another technical submission on or before August 19, 2024. The application will continue to go through technical submittal till there are no further outstanding comments. Please email your case manager as soon as possible following the upload. 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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, PLA, AICP
Planner II

cc: Jeff Norberg, PCS Group 200 Kalamath Street Denver, CO 80223
Ariana Muca, Case Manager
Cesarina Dancy, ODA
Filed: K:\SDA\DA-1707-32tech1.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Minor comments regarding utility connections, easements and title block

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No outside comments were received during the first or second review.

2. Completeness and Clarity of the Application

Cover Sheet

- 2A. Please update the Title to follow the format used for other recorded site plans. Staff sees there was a minor update from the first submittal, but the legal description is missing. See example below:

DISCOVERY PARK SITE PLAN WITH ADJUSTMENT

LOCATION IN SECTION 18 AND 24, TOWNSHIP 3 SOUTH, RANGE 65 WEST AND 66 WEST, WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

3. Urban Design Issues

- 3A. Repeat Comment: There are still a few areas where the ground cover is not consistently labeled for the interim condition. Please revise the site plan as redlined to be consistent in the technical submission. Also, note that a site plan amendment will be required prior to the construction or future building permit to complete a code review and update the site plan information.
- 3B. Please call out the internal path material on the site plan legend (page 3).
- 3C. Please include the parking stall length on page 3.

4. Landscaping Issues (Tammy Cook / 954-266-6488 / tdcook@auroragov.org / Comments in bright red)

- 4A. No further comments.

5. Addressing (Phil Turner / 303-739-7271 / pturner@auroragov.org)

- 5A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:
- Parcels
 - Street lines
 - Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting CADGIS@auroragov.org



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6.Civil Engineering (Hanagami, Kendra / (303) 739-7295 / khanagam@auroragov.org)

6A. No further comments.

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

7A. No further comments.

8.Utilities (Fatin “Iman” Ghazali / ighazali@auroragov.org/ Comments in red)

Site Plan

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8A. Dedicate a sanitary easement for this main.

8B. If this is where the main ends, provide a manhole upstream of the service line connection.

9.Fire / Life Safety (Gail Pough / 303-326-8679 / gpough@auroragov.org / Comments in blue)

9A. No further comments.

10.Land Development Services (Roger Nelson / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Cover Sheet

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10A. Please update title.

Site Plan

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10B. Update text based on comments on the pdf.

11.PROS (Scott Hammons / 303-739-7147 / shammons@auroragov.org / comments in purple)

11A. No further comments.

12.Public Art (Roberta Bloom/ 303-739-6747 / rbloom@auroragov.org)

12A. No further comments.