



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

AuroraGov.org

October 31, 2024

Chris Fellows
Windler Public Improvement Authority
9155 E. Nichols Ave. #360
Centennial, CO 80112

Re: Technical Submission Review – DA-1707-34 –Windler Neighborhood PA-25 Site Plan and Plat
Application Number: **DA-1707-34**
Case Numbers: **2024-4013-00 and 2024-3018-00**

Dear Mr. Fellows:

Thank you for your first technical submission, which we started to process on October 17, 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 comments remain, another technical submission is required. Please revise your previous work and send us a new submission on or before November 15, 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.

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.

Sincerely,

Aja Tibbs, Planning Supervisor
City of Aurora Planning Department

cc: Todd Odle, Westwood Professional Services, 10333 E. Dry Creek STE 400, Englewood, CO 80112
Cesarina Dancy, ODA
Filed: K:\SDA\1707-34tech1



Technical Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No public comments have been received.

2. Completeness and Clarity of the Application

2A. Update the keymap on all sheets of the site plan to show only PA-25. It currently looks more like a vicinity map and includes a lot of unnecessary information.

3. Signage & Lighting Comments

3A. If mailboxes will be located within the ROW, and be lit by street light fixtures, then the photometric for these areas can be shown and reviewed within the civil plan submissions. The note and detail provided on sheet 14 is sufficient for planning purposes.

3B. Remove street photometric measurements from the lighting plan so they do not create any conflict with the civil plan reviews.

4. Landscaping Issues (Tammy Cook / 954.266.6488 / tcook@auroragov.org / Comments in bright teal)

Site Plan Sheet 38

5A. Repeat comment: Show the tree symbols darker as they do not read well over the hatch patterns. This is typical on all sheets.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Moustafa Agrignan / 303.739.7306 / magrignan@auroragov.org / Comments in green)

5A. Is the southernmost street 44th Ave or 44th Pl?

5B. Revise Local Street Type 1 Section on sheet 16.

5C. If the cross pan remain in site plan, Please add the following note; " Cross pan locations are conceptual and will be reviewed and approved on the Civil Plan."

5D. Street names in the Site Plan are not matching street names in the Civil Plan.

7A. Traffic Engineering (Jason Igo / 303.739.3117 / jigo@auroragov.org / Comments in amber)

5E. Sheet 10 and 16 of the sight plans and Sheet 10 of the Plat – Sight triangle for Ukraine Street and 45th Place need to be updated.

5F. The landscaping plans didn't have all the roadways which were in the previous submittal.

5G. At mid-block crossings, the trees need to be set back 50' from the pedestrian sign.

5H. There will need to be a sight distance easement on sheet 10 of the plat.

6. Fire / Life Safety (Mark Apodaca / 303.739.7656 / mapodaca@auroragov.org / Comments in blue)

Site Plan

Sheet 1 of 68 / Cover

6A. See comments to update townhouse construction type.

Sheet 2 of 68 / Notes

6B. Provide a completed implementation table.

6C. Please add the gating note.

Sheet 17 of 68 / Site

6D. See notes for labeling the Fire Lane Easement. Typical Site, Grading, Utility, Landscaping & Photometric.

6E. See comment for the shaded area of alley 16 that is not a fire lane easement.

6F. Show the 52' outside turning radius.

6G. See comment to label the gating system and provide a detail of the gate.



- 6H. See note for gating setback.
- 6I. See note to provide mountable curb.
- 6J. See advisory comment for encroachments.

Sheet 19 of 68 / Site

- 6K. See notes for labeling the Fire Lane Easement. Typical Site, Grading, Utility, Landscaping & Photometric.
- 6L. See comment to label the gating system and provide a detail of the gate.
- 6M. See note for gating setback.
- 6N. See note to provide mountable curb.
- 6O. See advisory comment for encroachments.
- 6P. Show fire lane easement turning radii.

Sheet 21 of 68 / Grading

- 6Q. See comment to show the fire lane easement outside turning radii.
- 6R. See note for the area that is not a fire lane easement.
- 6S. Please label the fire lane easement.

Sheet 25 of 68 / Utility

- 6T. See comment to show the fire lane easement outside turning radii.
- 6U. See note for the area that is not a fire lane easement.
- 6V. Please label the fire lane easements.

Sheet 27 of 68 / Utility

- 6W. See comments to label the fire lane easements.

Plat

Sheets 12 of 15 / Plat

- 6X. See comment to show the fire lane outside turning radius.
- 6Y. See note for the shaded area is not a fire lane easement.

7. Aurora Water (Casey Ballard / 303.739.7382 / cballard@auroragov.org / Comments in red)

- 7A. Previous Comment: Show this connection to Tibet (sheet 25 waterline connection Tibet).
- 7B. There is a new tee and stub. What is the stub serving?
- 7C. Previous Comment: 26-foot wide easement is required in Alley 11.

8. Land Development Services (Roger Nelson / 720.587.2657 / rnelson@auroragov.org / Comments in magenta)

Plat

- 8A. See the Advisory Comments on page 2.
- 8B. Page 2: update the Note #9
- 8C. Pages 4, 7, 8, 9, 10, 11, 12, 13, & 14 – add “water” to the name of the Pocket easements in the Details.
This is a repeated comment.

Site Plan

- 8D. Pages 17 & 19: label the easements: Fire Lane easements (Typ.) (in the Tracts shown)