



Planning Division  
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December 22, 2022

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

**Re: Initial Submission Review – Discovery Park At Windler Site Plan**  
Application Number: **DA-1707-22**  
Case Numbers: **2022-6057-00**

Dear Mr. Provost:

The review letter is being reissued with the addition of Traffic comments. Thank you for your initial submission, which we started to process on Monday, November 14, 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 Tuesday, January 3, 2023. Please email your case manager 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.

Your estimated Administrative Decision date is tentatively set for Wednesday, February 8, 2023. 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) 739-7259 or [amuca@auroragov.org](mailto:amuca@auroragov.org).

Sincerely,

A handwritten signature in cursive script, appearing to read "Ariana Muca".

Ariana Muca, PLA  
Planner I

cc: Debbie Kliss, Olsson, 1525 Raleigh St Ste 210, Denver, CO 80204  
Ariana Muca, Case Manager  
Scott Campbell, Neighborhood Services  
Cesarina Dancy, ODA  
Filed: K:\\$DA\1707-22rev1.rtf



## *First Submission Review – Traffic Comments Added*

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

- A fee of \$31,675.25 is due ahead of the second submission.
- The site plan must reflect the Denali, 48th, and 56<sup>th</sup> ISPs. The ISPs must be recorded ahead of the site plan.
- Public Art Plan is required.
- Further details regarding the two shipping containers are required for the second submission – four-sided elevations. The use of corrugated metal as a primary building material will require an adjustment (Planning).
- Questions on planting type, labels and planting locations (Landscape).
- Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible (Addressing).
- Questions and updates regarding private vs public, manholes, items such (Utilities).
- Fire/Life Safety will need to see the locations of proposed fire hydrants and waterlines on all sheets (Fire and Life Safety).
- Further explanations are required in a variety of enlargements to satisfy PROS questions.
- Label all easements and encroachments (Real Property).
- Xcel comments are attached.

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. No community comment was given upon the first review.

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

- 2A. Staff understands this is a larger file and that separating it into two was the best upload solution. The site plan set needs to be read as 1, even if the upload is in two parts. The numbering must be combined. Each page should be between 1-63. A sheet index on the cover sheet should give all sheets in both uploads.
- 2B. The site plan set needs a cover sheet. The cover sheet should follow the site plan manual and include all items. Review the site plan manual located:  
<https://www.auroragov.org/cms/One.aspx?portalId=16242704&pageId=16529407>
- 2C. Please include the public art plan for this site.
- 2D. It is recommended, not required to keep the orientation of each sheet the same.
- 2E. Ensure the section for 52nd matches the Denali ISP. Coordinate with the master developer to ensure the two documents match. This site plan should show the appropriate ROW width, sidewalk width, and curbside landscaping in conformance.
- 2F. See the site plan set for details regarding dark hatches.
- 2G. The key map does not show the page location. Please update each key map to show the site's location on each page.
- 2H. A public art plan was not submitted. Per the Master Plan, the Discovery Park is to host Public Art – potentially three locations. Please submit the Public Art Plan for at second submission.

#### **3. Urban Design Issues**

- 3A. Staff would like a submission of a wayfinding program and overall signage of the site. This is a large-scale site with many different programs and nodes of activity. How are visitors moving through the park? The signage should be consistent with the Windler Master Plan and accessible to visitors of different ages and backgrounds.
- 3B. Materials Page L-101 has a designated area for a temporary stage. If temporary in nature, what will be in that location the majority of the time? Open lawn? Hardscape?
- 3C. Materials Page L-104 is not showing context or reference a site plan. Please include site plan materials and programming for this sheet.
- 3D. Some details were not provided and labeled "TBD". These should be submitted as part of the second review. As a reminder, a photo is not a detail.



- 3E. As per the Pedestrian Circulation Diagram, several connections are made throughout Discovery Park. A mixture of High Plains Trail, Primary Connections and Off-Street Connections. These need to be labeled and the connections to off-site labeled.
- 3F. Current fencing details do not comply with city standards, heights, and style. Please review section <https://aurora.municipal.codes/UDO/146-4.7.9.K> of the UDO. Fences may be up to four feet in height for parks and open space, and up to nine feet for athletic courts and fields and may exceed those maximum heights if the Parks, Recreation and Open Space Department determines that the additional height is needed and will not create a traffic hazard. The current fence height is 5', which does not meet code standards. The style of fence per code should be open rail.

#### **4.Architecture**

- 4A. The recreational center was exciting to see. The design represents Windler's ethos of indoor and outdoor living and will provide a strong anchor to Discovery Park. Upon the second submission, including the signage, lighting, and call-out building entrances on each elevation.
- 4B. Include trash enclosure details and trash enclosure locations and footprints on the site plan.
- 4C. Page A-103 shows imagery of two shipping containers. The page is labeled Dog Park Roxbox but the imagery and description give a narrative of food and beverage. As part of the code, there are Building Material standards that must be met. As per the UDO, corrugated metal is not permitted in Mixed Use Districts. Shipping containers are made entirely of corrugated metal and will require an adjustment. Please include in the second submission the building heights, lengths, and elevations of all four sides.

#### **5. Landscaping Issues** (Tammy Cook / 954-266-6488 / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in bright red)

##### *Landscape Plan*

##### *Sheet L-000*

- 5A. Label Street names.
- 5B. Make sure that the sheet numbering is consistent throughout the plan set. The number should cumulative and should include Sheet X of X.

##### *Landscape Plan*

##### *Sheet L-00B*

- 5C. Note that all Cottonwood (sp.) are prohibited per the Aurora Landscape Manual, unless being used to continue the native appearance along the border with open space or natural areas or within no-street frontage buffers, but not in connection with curbside landscape areas or abutting walks and/or buildings.
- 5D. A portion of the table appears to not be showing, please adjust the viewport.
- 5E. Please provide the Required/Provided PLANTING TABLE for the Park Square footage.

##### *Landscape Plan*

##### *Sheet L-00C*

- 5F. Note that the ornamental grasses in the curbside landscape areas are required to be 5 gallon.

##### *Landscape Plan*

##### *Sheet L-001*

- 5G. Label all Street names adjacent to the Park.
- 5H. Label the matchlines on this sheet to be used as the matchlines on the Key Plan and on the enlargements. This information is not consistent throughout the plan set.
- 5I. Note NOT FOR CONSTRUCTION on all sheets as the City of Aurora does not review construction drawings.

##### *Landscape Plan*

##### *Sheet L-002*

- 5J. Provide reference for those details which are not noted with a Sheet and Detail.
- 5K. Provide labels for street names and matchlines.

##### *Landscape Plan*

##### *Sheet L-400A*

- 5L. Note that the ornamental grasses in the curbside landscape area shall be specified at 5 gallon.
- 5M. Label the curbside landscape area and the width.



- 5N. Provide the required trees in the terminal islands.
- 5O. Show sight triangles and provide labels.
- 5P. Show and label Matchlines.

*Landscape Plan*

*Sheet L-400B*

- 5Q. Label curbside landscape area and the width.
- 5R. Provide Label for Enlargement.
- 5S. This plan does not correlate with the Key Map. Please revise Key Map and label the Matchlines.

*Landscape Plan*

*Sheet L-401*

- 5T. Note: per the Aurora Landscape Manual all species of Cottonwood are prohibited unless being used to continue the native appearance along the border with open space or natural areas or within no-street frontage buffers, but not in connection with curbside landscape areas or abutting walks and/or buildings.
- 5U. This plan does not correlate with the Key Map. Please revise Key Map and label the Matchlines.
- 5V. Provide the required trees in the terminal islands.
- 5W. Shift the fire hydrant to allow for the required tree.
- 5X. Provide Label for Enlargement.

*Landscape Plan*

*Sheet L-402*

- 5Y. Show utility lines and easements screened back on these plans.
- 5Z. This plan does not correlate with the Key Map. Please revise Key Map and label the Matchlines.
- 5AA. Note that the ornamental grasses in the curbside landscape area shall be specified at 5 gallon.
- 5BB. Provide the required tree in the terminal island.
- 5CC. Provide Label for Enlargement.
- 5DD. Please adjust the viewport so the plant table is legible.

*Landscape Plan*

*Sheet L-405*

- 5EE. This plan does not correlate with the Key Map. Please revise Key Map and label the Matchlines.
- 5FF. Provide Label for Enlargement.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**6. Addressing** (Phil Turner / 303-739-7271 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

- 6A. 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](mailto:CADGIS@auroragov.org)

**7. Civil Engineering** (Julie Bingham/ 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org))

- 7A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.
- 7B. This site plan will not be approved until the ISP's for the required streets are approved. This includes Denali, 48th, and 56th.
- 7C. This site plan will not be approved by public works until the master plan is approved.
- 7D. Add the following note: "In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above-ground utilities within a drainage easement requires prior written approval by the City Engineer."
- 7E. Provide the required COA site plan notes.

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- 7F. Please add the following note: "The Infrastructure Site Plan (ISP) and civil plans for the associated infrastructure must be approved prior to the issuance of building permits. The construction shown on the civil plans for the ISP for associated infrastructure must be initially accepted by the City prior to the issuance of Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (C) per the approved Public Improvement Plan."
- 7G. Is this applicable? See notes page on the site plan set.

*Overall Hardscape Plan**6 of 28*

- 7H. It has been agreed by the master developer that the cross-section for Denali will be a 65' ROW including a 14' sidewalk on the Discovery Park portion, 10' of landscape, 7' parking, 11' travel lane, 7' parking, and 15' sidewalk on the outside portion of Denali. Please ensure these plans match that section.

*Materials**7,8,9,10 of 28*

- 7I. If any fire lane easements are required with the next submittal, indicate the width and radii of the proposed easement.
- 7J. Show/label all existing/proposed easements (typical all sheets).
- 7K. Indicate the location of all stop signs.
- 7L. As a repeat of the comment from the previous sheet, the section for Denali is required to have 10' of landscape and 14' of the sidewalk, all contained within the ROW. Please coordinate with the master developer and the ISP for Denalie to ensure these plans incorporate the appropriate section and show which improvements will be the obligation of the master developer vs. this development.
- 7M. Are crossings being provided across Denali? Receiving ramps are required if a ramp is proposed on one side.
- 7N. Label curb return radii, typical. Ensure it meets standards from Table 4.04.5.03 in the Roadway Manual.
- 7O. Show ADA ramps with detectable warnings at accesses. Typ.
- 7P. Label the ROW widths, typical.
- 7Q. Dimension of the proposed parking spaces, typical.
- 7R. Dimension the drive aisle width, typical.
- 7S. Concrete walls require structural calcs with the civil plans.

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- 7T. If any fire lane easements are required with the next submittal, indicate the width and radii of the proposed easement.
- 7U. Show/label all existing/proposed easements (typical all sheets).
- 7V. Indicate the location of all stop signs.
- 7W. As a repeat of the comment from the previous sheet, the section for Denali is required to have 10' of landscape and 14' of the sidewalk, all contained within the ROW. Please coordinate with the master developer and the ISP for Denalie to ensure these plans incorporate the appropriate section and show which improvements will be the obligation of the master developer vs. this development.
- 7X. Are crossings being provided across Denali? Receiving ramps are required if a ramp is proposed on one side.



- 7Y. Label curb return radii, typical. Ensure it meets standards from Table 4.04.5.03 in the Roadway Manual.
- 7Z. Show ADA ramps with detectable warnings at accesses. Typ.
- 7AA. Label the ROW widths, typical.
- 7BB. Dimension of the proposed parking spaces, typical.
- 7CC. Dimension the drive aisle width, typical.
- 7DD. Concrete walls require structural calcs with the civil plans.
- 7EE. Ensure the section for 52nd matches the Denali ISP. Coordinate with the master developer to ensure the two documents match. This site plan should show the appropriate ROW width, sidewalk width, and curbside landscaping in conformance.

*Materials**12 of 28*

- 7FF. Check this dimension.

*Materials**16 of 28*

- 7GG. Typical all walls: Indicate the max height or height range for all retaining walls on site. The railing is required for walls over 30". Structural calcs are required for all CIP walls and walls over 4'. Provide a typical section for the wall and include the height, railing, and material.
- 7HH. Add a note indicating whether the storm sewer is public or private and who will maintain it.
- 7II. Typical all grading sheets: Provide slope labels indicating conformance to the following requirements:
- 7JJ. Minimum pavement slopes: 1% for asphalt, 0.5% for concrete.
- 7KK. Provide slope labels. Minimum 2% in unpaved areas.
- 7LL. Max 2% slope in any direction at handicapped parking spaces.
- 7MM. Max 3:1 slopes.
- 7NN. The minimum slope away from the building is 5% for 10' for landscape areas, minimum of 2% for impervious areas.
- 7OO. Provide the slope for all accesses to public roads. Max 4% slope down to public streets, max 6% slope up to public streets.
- 7PP. Show all underground storm sewers on the grading sheets, typical.
- 7QQ. What are these dashed lines? Please provide a legend.

*Materials**17 of 28*

- 7RR. Typical all walls: Indicate the max height or height range for all retaining walls on site. The railing is required for walls over 30". Structural calcs are required for all CIP walls and walls over 4'. Provide a typical section for the wall and include the height, railing, and material.
- 7SS. Add a note indicating whether the storm sewer is public or private and who will maintain it.
- 7TT. Typical all grading sheets: Provide slope labels indicating conformance to the following requirements:
- 7UU. Minimum pavement slopes: 1% for asphalt, and 0.5% for concrete.
- 7VV. Provide slope labels. Minimum 2% in unpaved areas.
- 7WW. Max 2% slope in any direction at handicapped parking spaces.
- 7XX. Max 3:1 slopes.
- 7YY. The minimum slope away from the building is 5% for 10' for landscape areas, minimum of 2% for impervious areas.
- 7ZZ. Provide the slope for all accesses to public roads. Max 4% slope down to public streets, max 6% slope up to public streets.
- 7AAA. Show all underground storm sewers on the grading sheets, typical.
- 7BBB. What are these dashed lines? Please provide a legend.

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- 7CCC. Typical all walls: Indicate the max height or height range for all retaining walls on site. The railing is required for walls over 30". Structural calcs are required for all CIP walls and walls over 4'. Provide a typical section for the wall and include the height, railing, and material.



- 7DDD. Add a note indicating whether the storm sewer is public or private and who will maintain it.
- 7EEE. Typical all grading sheets: Provide slope labels indicating conformance to the following requirements:
- 7FFF. Minimum pavement slopes: 1% for asphalt, and 0.5% for concrete.
- 7GGG. Provide slope labels. Minimum 2% in unpaved areas.
- 7HHH. Max 2% slope in any direction at handicapped parking spaces.
- 7III. Max 3:1 slopes.
- 7JJJ. The minimum slope away from the building is 5% for 10' for landscape areas, minimum 2% for impervious areas.
- 7KKK. Provide the slope for all accesses to public roads. Max 4% slope down to public streets, max 6% slope up to public streets.
- 7LLL. Show all underground storm sewers on the grading sheets, typical.
- 7MMM. What are these dashed lines? Please provide a legend.

#### *Materials*

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- 7NNN. Typical all walls: Indicate the max height or height range for all retaining walls on site. The railing is required for walls over 30" Structural calcs are required for all CIP walls and walls over 4'. Provide a typical section for the wall and include the height, railing, and material.
- 7OOO. Add a note indicating whether the storm sewer is public or private and who will maintain it.
- 7PPP. Typical all grading sheets: Provide slope labels indicating conformance to the following requirements:
- 7QQQ. Minimum pavement slopes: 1% for asphalt, 0.5% for concrete.
- 7RRR. Provide slope labels. Minimum 2% in unpaved areas.
- 7SSS. Max 2% slope in any direction at handicapped parking spaces.
- 7TTT. Max 3:1 slopes.
- 7UUU. The minimum slope away from the building is 5% for 10' for landscape areas, minimum of 2% for impervious areas.
- 7VVV. Provide the slope for all accesses to public roads. Max 4% slope down to public streets, max 6% slope up to public streets.
- 7WWW. Show all underground storm sewers on the grading sheets, typical.
- 7XXX. What are these dashed lines? Please provide a legend.

#### *Materials*

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- 7YYY. Typical all walls: Indicate the max height or height range for all retaining walls on site. The railing is required for walls over 30" Structural calcs are required for all CIP walls and walls over 4'. Provide a typical section for the wall and include the height, railing, and material.
- 7ZZZ. Add a note indicating whether the storm sewer is public or private and who will maintain it.
- 7AAAA. Typical all grading sheets: Provide slope labels indicating conformance to the following requirements:
- 7BBBB. Minimum pavement slopes: 1% for asphalt, 0.5% for concrete.
- 7CCCC. Provide slope labels. Minimum 2% in unpaved areas.
- 7DDDD. Max 2% slope in any direction at handicapped parking spaces.
- 7EEEE. Max 3:1 slopes.
- 7FFFF. The minimum slope away from the building is 5% for 10' for landscape areas, minimum 2% for impervious areas.
- 7GGGG. Provide the slope for all accesses to public roads. Max 4% slope down to public streets, max 6% slope up to public streets.
- 7HHHH. Show all underground storm sewers on the grading sheets, typical.
- 7IIII. What are these dashed lines? Please provide a legend.

#### *Grading*

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- 7JJJJ. What is happening to the grading here? Is this an error? Max 3:1 slopes.
- 7KKKK. Is this a swale? Min 2% slope in the swale. please label as such if so. Concentrated flows are not permitted to cross sidewalks so please provide chase drains as necessary.



*Grading*

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- 7LLLL. Chase drain needed here?
- 7MMMM. What is this dashed line?
- 7NNNN. Label swales and slopes.

*Grading*

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- 7OOOO. Is this a proposed retaining wall? It should not be within the clear zone of the street, typical.

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

*Notes*

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- 8A. Add note: The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development.

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- 8B. Denali section is still pending approval. Comments on the master plan documentation is requiring accommodations for right/left turn lanes on Denali, both into the adjacent neighborhoods (i.e. not impacting this site) and into the park site. TIS comments reflect a 1st review of where these turn lanes will be required. Please *incorporate those designs into this plan.*

7 and 8 of 28

- 8C. Define accessible paths for review.
- 8D. Add handicap signage for each space, typ.
- 8E. Show ramps from the sidewalk down to ADA spaces, typ.
- 8F. Push sidewalks closer to the back of the curb at intersections/driveways.
- 8G. Stop signs are needed behind the sidewalk.
- 8H. Fire lane no parking signage.
- 8I. Add crosswalk markings at all parking lot access points.
- 8J. This approach to Denali must meet Denali at a 90 deg angle.

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- 8K. This path leads directly into the access drive aisle.

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- 8L. Ramps ramps ramps

*Traffic Report*

- 8M. Comments: **\*\*It appears this document has the text embedded in an image. Please provide a document with searchable text.\*\*** -Need documentation on event traffic, if events are proposed to be accommodated in the Community Center -A few comments on the ped crossing treatments that warrant further consideration.
- 8N. Review the report for detail.

**9.Utilities** (Fatin "Iman" Ghazali / [ighazali@auroragov.org](mailto:ighazali@auroragov.org)/ Comments in red)

*Utility Plan*

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- 9A. Provide these notes: 1) Water service lines are public up through the meter and are private downstream of the meter. 2) All sanitary service connections are private. 3) All storm is private unless otherwise noted and shall be maintained by the property owner.
- 9B. Fixture unit and meter sizing table based on current IPC must be included in the civil plan.



*Utility Plan*

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- 9C. Indicate if public or private – see site plan for location.
- 9D. Please show the water meter and curb stop.
- 9E. Locate a manhole at this junction.
- 9F. State whether storm mains are public or private (TYP).

*Utility Plan*

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- 9G. The smallest diameter manhole per COA standards is 60".

*Utility Plan*

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- 9H. If this is a community swimming pool, it must drain to a sanitary main.
- 9I. Minimum size of sanitary service is 4".
- 9J. Show water meter and curb stop for domestic service.
- 9K. Inv in and inv out should not come in at angles of less than 90 degrees to each other.

*Grading Plan*

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- 9L. Show and label on all grading sheets: 1. Flow direction arrows with slopes on all grading sheets. 2. Existing contours. 3. All storm and drainage infrastructure (existing and proposed). 4. Finished floor elevations. 5. Drainage easements and tracts.

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

*Utility Plan*

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- 10A. Fire/Life Safety will need to see the locations of proposed fire hydrants and waterlines in this sheet, the utility plans, and the landscape plans.
- 10B. Remove the proposed fire hydrant at this location.
- 10C. Show the proposed fire hydrant identified in DA-1707-01.
- 10D. Show all fire hydrants and water lines proposed in the area of work. See DA-1707.09 plans currently under review with the COA.

*Utility Plan*

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- 10E. Please show the locations of the fire hydrants and waterlines added in the snips shown in Sheet C4.0 to all utility sheets. Landscape plans must show the location of the proposed fire hydrants.

*Utility Plan*

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- 10F. Please show the locations of the fire hydrants and waterlines added in the snips shown in Sheet C4.0 to all utility sheets. Landscape plans must show the location of the proposed fire hydrants.
- 10G. Provide the name of the Streets connecting to Denali Blvd. TYP.
- 10H. The fire lane should end where the public right-of-way boundary begins. But the turning radii is critical to allow fire apparatus to turn into and out of this looped lane. TYP.
- 10I. Show proposed water lines and fire hydrants within Denali Blvd. TYP.
- 10J. 29' inside turning radii. TYP.
- 10K. 19-foot length in all parking spaces is required by Planning Department, with 18' being shown. Using the example parking space shown in the top left-hand corner of this sheet, please revise all accessible parking spaces being shown within these plans. Please include your own detail within one of the detail sheets of these plans.
- 10L. Provide a crosswalk in this area, and all areas where an accessible route crosses a drive aisle.
- 10M. With the number of stairs shown throughout the plans, please show the accessible route throughout to determine where accessible ramps will be needed.
- 10N. Provide a curb ramp to enter the sidewalk.



- 10O. Provide a 23' fire lane easement within the parking lot drive aisle. 29' inside and 52' outside turning radii needed. Fire lane signage will be required along the fire lane easement. See the example below. Typical a signing a stripping plan sheet is provided to show all signage locations and standards.

*Utility Plan*

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- 10P. See the fire lane easement comments on the previous page.
- 10Q. Please show the locations of the fire hydrants and waterlines added in the snips shown in Sheet C4.0 to all utility sheets. Landscape plans must show the location of the proposed fire hydrants.
- 10R. Show street name.
- 10S. Provide a 23' Fire Lane Easement in this parking lot drive aisle.
- 10T. The 50' wide cul-de-sac is too small to be utilized as a fire apparatus turnaround. Please provide a looped lane configuration to remove the fire apparatus from Denali Blvd. Note: Traffic Engineering may require the access lane to be relocated to the south in order to obtain their spacing requirements from other intersections.
- 10U. Provide a 29' inside radii in these two areas.

*Utility Plan*

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- 10V. Please show the locations of the fire hydrants and waterlines added in the snips shown in Sheet C4.0 to all utility sheets. Landscape plans must show the location of the proposed fire hydrants.
- 10W. Show proposed water lines and fire hydrants within Denali Blvd.

*Utility Plan*

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- 10X. Remove the fire hydrant. See fire hydrant comments on sheet C4.0.
- 10Y. Please show the locations of the fire hydrants and waterlines added in the snips shown in Sheet C4.0 to all utility sheets. Landscape plans must show the location of the proposed fire hydrants.
- 10Z. Please provide a street section and detail of this pedestrian/fire lane easement.
- 10AA. Remove the fire hydrant. See fire hydrant comments on Sheet C4.0.
- 10BB. Does this circle represent a vertical curb, mountable curb, etc.?
- 10CC. Provide a 23' fire lane easement with previously stated turning radii.
- 10DD. If the exterior door to the fire riser room is located in this area please show it. Please extend a minimum 3' wide sidewalk to the fire riser room door. If the FDC is placed adjacent to the fire riser room door the sidewalk must be extended under and to the FDC.
- 10EE. Show proposed water lines and fire hydrants within Denali Blvd.
- 10FF. A fire hydrant must be located within 100' of the fire department connection.
- 10GG. See accessible parking space comments on Sheet C4.2.
- 10HH. This parking space will need to be removed to provide the turning radii needed for the fire apparatus. The light pole will need to be relocated.
- 10II. Show and label the main entry door.
- 10JJ. Provide a Knox box at the front main entrance of the structure.
- 10KK. Provide a 29' inside and 52' outside turning radii in all areas within the fire lane easement. TYP.
- 10LL. This turnaround area does not meet the IFC requirements for a fire apparatus turnaround. Revise turnaround of IFC Appendix D. If a suitable fire lane turnaround cannot be provided, the drive aisle will need to be extended to one of the abutting streets.
- 10MM. Provide a new water line to support the new fire hydrant.

*Elevation*

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- 10NN. Show location of the fire sprinkler riser room on the elevations.

*Overall Hardscape*

6 of 28

- 10OO. Landscape plans must show the location of proposed fire hydrants. See sheet C4.0 for fire hydrant locations.



*Details*

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10PP. Provide a detail and signage package within the site plan.

**11.Real Property** (Roger Nelson/ (720) 587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

11A. City of Aurora 2022 Site Plan Checklist Legal Description (place on 1st sheet of set): This should be a metes and bounds format for large areas with multiple lots and blocks. It should also reference the subdivision plat name (if a new subdivision plat is being submitted with the site plan). For small sites with just a single lot, use the lot, block, subdivision plat name, and filing number information as your legal description.

*General Notes*

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11B. Required Notes: All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately owned and maintained herein are acknowledged by the undersigned as being subject to the City's use and occupancy of said easements or rights-of-way. The undersigned, its successors, and assigns, further agree to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient. Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

*Overall Hardscape*

Sheet 6 of 28

- 11C. Label Existing Easement?
- 11D. Label exterior B&D's/Curve data (Typical).
- 11E. Label Street Name & ROW Width & Recording Information (Typical).
- 11F. Label existing easements (Typical)

**12.PROS** (Joe Odrzywolski / 303-739-7147 / [jodrzywo@auroragov.org](mailto:jodrzywo@auroragov.org) / comments in mauve)

*General Notes*

Sheet 2 of 28

12A. Parks, recreation improvements, trails, and open space areas provided to satisfy land dedication requirements in accordance with approved development plans or provided by a metropolitan district or other appropriate jurisdiction or owners association in accordance with approved metropolitan district service plans shall be open to the general public.

*Overall Hardscape*

Sheet 6 of 28

- 12B. Provide an exhibit showing the delineation between private and public areas. This will be used to understand the area to be credited per PROS criteria.
- 12C. How is a crossing going to be accommodated in the park design, both on this side of the park and the west side? What other crossings are planned to provide connectivity from other primary neighborhood streets?
- 12D. This is a major trail connector providing connectivity through the park site to the neighborhoods to the east and west per the Master Plan. Please provide clear connectivity crossing Denali on both sides of the park. This trail should be wider than other paths in the park to indicate to trail users the connectivity and hierarchy aspect of its significance through the site.

*Material*

Sheet 9 of 28

12E. Is this meant to be the access for vehicles to deliver the temporary stage? If so, a clear concrete access drive should be provided to Denali. Otherwise, access should come from the parking lot.



*Material*

*Sheet 10 of 28*

- 12F. Please provide further details on the detail sheets showing the specs of the proposed products. The project must demonstrate that inclusive play features are included and that the requirement for all-ages play equipment is satisfied.

*Material*

*Sheet 11 of 28*

- 12G. It is unclear how this access gate system is set up. Please provide detail and ensure that a double gate system is used at each park entrance to ensure secure each area.

*Material*

*Sheet 12 of 28*

- 12H. Does this play area comply with PROS setback requirements?

*Material*

*Sheet 13 of 28*

- 12I. Provide additional details for the natural play area and climbing net.

*Material*

*Sheet 14 of 28*

- 12J. Provide additional details on the climbing net structure.  
12K. What is the anticipated timing of when this splash pad will be built? It is a requirement of the MP.

*Grading*

*Sheet 17 of 28*

- 12L. Please label grades and widths on all sidewalks trails and paths on all grading sheets. Cross slopes shall not exceed 2% and longitudinal slopes shall not exceed 5%. Where 5% is exceeded, ensure compliance with ADA requirements.



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

13A. See below for comments.



**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](mailto:donna.l.george@xcelenergy.com)

December 6, 2022

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

Attn: Ariana Muca

**Re: Discovery Park at Windler, Case # DA-1707-22**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **Discovery Park at Windler**. Should the project require any new natural gas or electric service, the property owner/developer/contractor must complete the application process via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect).

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.

No resubmittals necessary.

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](mailto:donna.l.george@xcelenergy.com)