

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



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December 21, 2023

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

Re: First Technical Review: Windler Connector Road – Infrastructure Site Plan and Plat
Application Number: DA-1707-13
Case Numbers: 2022-6025-00, 2022-3033-00

Dear Mr. Provost:

Thank you for your submission. 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. Another technical submittal is required to address all outstanding redline comments. Please revise the plans and resubmit by January 8, 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. With each resubmittal, all changes to the plans other than those requested should be specifically identified in your response letter. Failure to identify changes results in delays because referrals are not made to the appropriate reviewers and will result in additional reviews.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7261 or dbickmir@auroragov.org.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

cc: Jim Jannicke, Westwood, 10333 E. Dry Creek Rd, Englewood CO 80112
Cesarina Dancy, ODA
Filed: K:\\$DA\1707-13tech1.rtf



First Technical Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

Site Plan

- 1A. Revise the Site Data so the square feet equal the acreage, and the sum of the areas equals the total.
- 1B. Verify the number of owners. There is one signature block on the Site Plan and six on the plat.
- 1C. Make sure all tracts and easements are labeled on all sheets. Include reception numbers as applicable.
- 1D. Label adjacent easements, ponds, etc., and show maintenance access.
- 1E. Is there a reason the outline of the former Gun Club Road is shown in this submittal? The right-of-way has been vacated. Is there an existing easement? Label if there is an easement or remove it if not.
- 1F. Review the grading plans. Numerous sheets are missing areas of topography.
- 1G. The sign details on Sheets 22-23 are not fully aligned on the sheet.
- 1H. Maintenance access and drainage infrastructure shown in the previous plans have been removed. Please restore this information where it is noted on the redlines.
- 1I. Address all redline comments and notations.

Plat

- 1J. Provide an update on the status of Filings 1 and 2. They must be recorded before the recordation of Filing 4 and the Site Plan.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

Site Plan

- 2A. Confirm with fire that the additional hydrant noted on Sheet 49 is needed so close to another hydrant.
- 2B. Is there enough clearance between the manhole and the culvert for installation, as noted on Sheet 49?

3. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Site Plan

- 3A. Revise the legal description per the comments on the plat.
- 3B. Advisory comment: the exterior right-of-way must match the platted right-of-way. Without all bearings, distances, and curves labeled on all lines, the right-of-way cannot be verified.
- 3C. All easements should be labeled to match the plat.

Plat

- 3D. Address the redline comments in the legal description.
- 3E. Revise distances, bearings, and comments on the illustrations per the redlines.
- 3F. Clarify the district parcels noted on sheet 8. Are they tracts?
- 3G. Only show existing easements or easements to be dedicated by a plat.
- 3H. Add street names as noted.
- 3I. Fill in missing reception numbers.
- 3J. Review the references noted in the Curve Tables.
- 3K. Advisory Comment: Provide an 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.
- 3L. Advisory Comment: Provide a Certificate of Taxes Due obtained from the County Treasurer's office showing the taxes are paid in full up to and through the plat approval date of recording. Submit this certificate at the time of your final submittal of the electronic Plat for recording.
- 3M. Please be advised, that 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 the 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.*