

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



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April 22, 2024

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

Re: Second Submission Review – Windler Connector Roads 2 - 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 second submission, which we started to process on April 1, 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 May 13, 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 303-739-7121 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:\\$DA\1707-33rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Turning radii and design requirements for Fultondale Street
- Northern pedestrian connection location
- Fire lane easement
- Drainage report
- Tract dedications
- Not ready for technical submission

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No public comments have been received.

2. Completeness and Clarity of the Application

2A. No comments.

3. Zoning and Subdivision Use Comments

ISP

- 3A. Please note on the ISP that 49th and Eaton will connect to a future road.
- 3B. Roadway photometrics should be submitted and reviewed with the civil submission. Please remove from this list.
- 3C. Revise the site plan data block to show the correct zoning of R-2.
- 3D. Include the DA case for each planning area.
- 3E. Label the appropriate site plan case number as needed.
- 3F. According to page 52 of the Master Plan, the sidewalks connect to a pedestrian connection. Please note this on page 8.
- 3G. Include the DA or case number for Butterfly Park.
- 3H. Please clarify why the turnarounds are temporary- Is this due to a future connection?

Plat

3I. No additional comments.

4. Signage & Lighting Comments

4A. No comments.

5. Landscaping Issues (Tammy Cook / 303-739-7189 / tcook@auroragov.org / Comments in bright teal)

5A. The ornamental grasses in the curbside landscaping are required to be 5 gallon. Please revise on all pages.

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.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 7A. Repeat Comment: A minimum of 250 feet radius for a local type 1 street typical is required.
- 7B. Repeat Comment: Provide widening that is in conformance with section 4.04.5.04 pf 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. This application is not Ready for Technical Referral Civil Plan Intake, northern pedestrian crossing is not consistent with previous discussions, lane redirect tapers need to be revised, minor signing/stripping comments.
- 8B. Cover sheet-Include with site plan notes.
- 8C. Add stop bar.
- 8D. Previous comment not addressed: 50' min between STOP sign and tree, typ. remove trees on sheets as needed.
- 8E. Add plant codes to each sheet as needed.
- 8F. Verify mature plant height within sight triangles meets COA 4.04.2.10 requirements on all sheets as needed.
- 8G. Call out the crosswalk bars on all sheets as needed.
- 8H. Move the pedestrian crossing to the west side of the intersection to align with Butterfly Park.
- 8I. Add No Parking sign as required on all sheets as needed.
- 8J. Repeat: Minimum 250' radius for a local type 1 street, typical.
- 8K. Previous comment not addressed: Verify All mature plant heights within ALL sight triangles meets COA 4.04.2.10 requirements. remove/replace as necessary. Several plants have been noted that do not meet requirements.
- 8L. Call out all lane widths including parking.

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

- 9A. Please add Fire lane easement to this easement. Work with Land Development Review Services to start the fire lane easement dedications.(Typical)
- 9B. Label the gating systems as follows: 2 - 17' Manual Swinging Gates with Knox Hardware.
- 9C. Provide gating details, show Knox box location and provide 6" clearance at bottom of gate to finished grade.
- 9D. Provide no parking signage for fire hydrant.
- 9E. Gating in the fire lane easement will need a license agreement through Land Development Review Services. (Typical)
- 9F. Provide fire lane signs.
- 9G. Alternative fire lane surfaces other than asphalt or concrete will require a license agreement through Land Development Services and approval by the City Engineer within Public Works and Fire Life Safety. (Typical)

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.

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. No comments.

13. Land Development Services (Maurice Brooks / 720-587-2657 / mbrooks@auroragov.org / Comments in magenta)

- 13A. Please label all easements on all sheets as needed.
- 13B. Please label all private streets on all sheets as needed.
- 13C. Plat: Change this to agree with the Checklist language: Tract F is granted to the City of Aurora for and will be constructed by the developer to City of Aurora specifications. (Change the underlined areas to fit your plat. In these areas, you want to specify the use of the tracts being dedicated to the City. If the tract is being dedicated to the City for parks or open space, use 'public land' purposes.) Please confirm this



with (P.R.O.S. - Parks, Recreation and Open Space)

- 13D. Label private street as needed to each sheet.
- 13E. Label Public R.O.W. as needed to each sheet.
- 13F. Add street name as needed to each sheet.
- 13G. Add fire lane easement to each sheet as needed.

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

- 14A. No comments received.

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

- 15A. No comments received.