

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



October 27, 2023

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

Re: **First Technical Review – Windler at 48th Avenue East – Infrastructure Site Plan**
Application Number: DA-1707-11
Case Number(s): 2022-6014-00

Dear Mr. Provost:

Thank you for your technical 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.

A number of items have changed since the last review and there are several items that need to be addressed in another technical review. Please revise your plans and resubmit on or before November 13, 2023.

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 303-739-7261 or dbickmir@auroragov.org.

Sincerely,

Deborah Bickmire, Senior Planner
City of Aurora Planning Department

cc: Dave Center, AECOM
Margie Krell, AECOM
Cesarina Dancy, ODA
Filed: k:\\$DA\1707-11tech1.rtf



First Technical Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Submit a **signed** mineral rights affidavit.
- 1B. Has the number of property owners changed? Only one is listed but there are numerous signature blocks.
- 1C. Clarify the timing of the recordation of Windler Subdivision Flg. No. 2. It should be recorded prior to this Site Plan, so enter the reception number on the cover sheet.
- 1D. Revise the zone districts on the cover sheet and label all adjacent zone districts on the Site Plan sheets.

2. Plan Review Comments

- 2A. Remove all RSN numbers. Only reference Development Applications (DA's) or Case Numbers (CN's).
- 2B. Label all streets and include classification.
- 2C. Check leader lines.

3. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal and red)

- 3A. The previous set of plans included Pond 524. The comment response letter and current plan set indicate that it has been removed and will be by others. Is this being submitted under a different site plan submission?
- 3B. Add a landscape legend. Include the plant symbology and all landscape hatches. Add to all landscape plan sheets.
- 3C. Why is the shrub-to-tree conversion (see Sheet 22) not applicable for Fultondale Street to Harvest Road? The curbside landscape is deficient in one tree or 12 shrubs.
- 3D. Remove the duplicate notes on Sheet 23.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Chris Eravelly / 303-739-7457 / cerravell@auroragov.org / Comments in green)

- 4A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

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

- 5A. Verify all intersection/road laneage is consistent with the MTIS.
- 5B. The MTIS shows access between Buchanan and E-470.
- 5C. Show the entire intersection of Harvest Road, including striping to show lane alignment and how tie-ins work.
- 5D. Eastbound/westbound left turn lanes should align.
- 5E. Adjust taper lengths per comment.
- 5D. Sight triangles are not required for signalized intersections.
- 5E. Review and adjust leader lines.
- 5F. Revise striping and signage per comments on the redlines.

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

- 6A. Street sections must show fire hydrants in the landscape areas between 3.5' minimum and 8' maximum from the back of the face of the curb.
- 6B. Relocate, remove, or rotate hydrants per redline comments.
- 6C. Show hydrant(s) abutting this project.

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

- 7A. Access is needed to the top of the outlet structure in Pond 524. If it is being provided by the builder of Pond 524, then please show it so that it is not disconnected by construction on this project.
- 7B. If an Aurora utility is being proposed within the E-470 ROW or MUE then a construction permit from E-470 is required. This is an additional cost that is the sole responsibility of the developer.



- 7C. Is the FES already constructed as part of Pond 524 or proposed as part of this project?
- 7D. The proposed storm changed locations from the last submittal dated 8/26/22. Storm lines are to be a minimum of ten feet from other utilities such as water or sanitary sewer. This is measured horizontally. Vertical clearance can be found in Section 17 of the Aurora Water Standards.
- 7E. Typically storm systems are sized to accommodate both sides of a road, is this storm not sized for this? The intent is to limit parallel storm systems on the same road.
- 7F. Truck access is required within five feet of all manholes.
- 7G. Include flow arrows on storm lines.
- 7H. No more than 90 degrees of deflection in a single manhole.
- 7I. Remove "Temporary" from all blow-off callouts.
- 7J. When referencing plans constructed by others include the EDN or application number if not yet approved.
- 7K. Label existing infrastructure such as valves, vault lids, blow-offs, etc. Valves and vaults are to be five feet minimum from the lip of the gutter and not within any crosspans.
- 7L. Ensure the proposed infrastructure is darkened to differentiate it from existing infrastructure.
- 7M. Trees, shrubs, and other encroachments are not allowed on top of or within eight feet of the edge of a utility. This applies to all water, sanitary sewer, and storm sewer utilities.
- 7N. Show any existing utilities that are being constructed by others on the landscape plans.
- 7O. Light poles and other encroachments must be a minimum of eight feet from the outside of utilities such as storm lines, sanitary mains, or water mains.

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

- 8A. Comments are forthcoming and will be sent to the consultant directly.