

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



October 12, 2023

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

Re: Fourth Submission 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 submittal. 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.

Your Administrative Decision is tentatively scheduled for November 1, 2023. Please remember that all abutter notices must be sent, and the site notices posted at least 10 days prior to the decision date. These notifications are your responsibility, and the lack of proper notification will cause the decision 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. Please send the list for review prior to sending out the notice.

A technical corrections submittal is required following the Administrative Decision to address all outstanding redline comments. 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,

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\1707-13rev4



Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Revise site area and zoning references, add tract area (Planning)
- Label access movements at arterial intersections (Traffic)
- Show existing and proposed hydrants, verify tree clearance from hydrants (Life/Safety)
- Verify easement names and widths (Water)
- Label the Open Space OS-2 Linear Park (PROS)
- Revise replat reference and easements (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

Site Plan

- 1A. Revise the Site Data so the sum of the areas equals the total area.
- 1B. Revise the zone district references in the Site Data and on the plans. Add all adjacent zoning and recorded plats.
- 1C. Verify the number of owners. There are two signature blocks on the Site Plan and only one on the plat.
- 1D. Add the name of the Site Plan and reference the legal description in the Owner's Signature Block.
- 1E. Add the area of all tracts in square feet.
- 1F. Label adjacent easements, ponds, etc., and show maintenance access.
- 1G. Identify lines and symbols (see Sheet 13) which are not included in the Legend.
- 1H. Ensure traffic movements are labeled at major intersections.
- 1I. Address all redline comments and notations.

Plat

- 1J. Place all signature blocks on the cover sheet.
- 1K. What are the Parcel references on Sheet 5? Are they a remnant from a previous plat? Remove if not applicable.
- 1L. Add N, S, E, and W references to all streets as per addressing.
- 1M. Add a line for the reception number of Denali Street.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

- 2A. Add labels at each arterial intersection designating full or partial access.

3. Fire / Life Safety (Richard Tenorio / 303-739-7628 / rtenorio@auroragov.org / Comments in blue)

- 3A. Show all proposed and existing fire hydrants on the landscape sheets. Verify the required 5-foot clearance for trees and other landscape materials.

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

Site Plan

- 4A. If storm sewer is considered existing, please include labels indicating size. If it is to be removed, then please label it as removed.
- 4B. Per the comment response, access for Pond U120 will be from Fultondale. Please show this access.
- 4C. Check the names and widths of proposed easements. Easements covering 2 utilities shall be a minimum of 26 feet wide. An additional easement is required where utilities are deeper than 10-feet.
- 4D. Verify if the hydrant noted on Sheet 49 exists or is proposed with this project.
- 4E. The storm easement noted on Sheet 51 was a flared end section in the previous submittal. The City will not maintain Type C inlets. If this inlet is desired, mark it as private.
- 4F. Since the storm was removed in the area noted on Sheet 52, the easement only needs to be 16-feet wide.
- 4G. Address comments, edits, and revisions noted on the redlines.



5. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

- 5A. Repeat comments: Add a note referencing that the adjacent site plan(s) will put in the additional width for the 40' required linear park width.
- Several of these roadway areas are to include a linear park per the Master Plan. In areas where it's identified as an urban street, this 40' requirement is to start at the back of the curb. Please ensure these areas meet the 10' multi-use path requirement. Note the additional width can be made up by the adjacent site plan but this needs to be noted on the plan set.
 - Label the area noted on 53rd Avenue as Open Space OS-2 Linear Park. Per the Master Plan, this needs to be a 40' minimum width with a 10' multi-use trail. Verify that the path is meeting a 10' minimum. PROS will be looking for the full 40' with additional width provided by the adjacent site plan. Please add not referencing future width with the adjacent site plan.

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

Site Plan

- 6A. No comments at this time. Additional comments may be forthcoming in the next review.

Plat

- 6B. Removed "proposed" from the description of Windler Subdivision Filing No. 2.
- 6C. Update the title commitment reference. Provide updated title work dated within 30 days of the time of the plat approval (at the time of recordation).
- 6D. Include the subdivision name for adjacent lots and tracts.
- 6E. Delete easements highlighted on the redlines. Only show existing easements or easements dedicated by the plat.
- 6F. Verify easement names.