



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7217

AuroraGov.org

June 11, 2024

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

Re: Technical 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 technical submission, which we started to process on May 23, 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.

Another technical submission is required. Please revise your previous work and send us a new submission on or before July 2, 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



First Technical Submission Review

PLANNING DEPARTMENT COMMENTS

1. Site Plan Review

1A. No comments

2. Plat Review

2A. No comments

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

3A. The ornamental grasses in the curbside landscape area are required to be five gallons. (Typical) this is a repeat comment and applies to the plant lists on ISP Sheet 32-36.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

4A. Per the email sent on 4/16/24, the minimum amount of pavement required for the widening is 3.2' per the Roadway Manual. This configuration only appears to add 1.6'. Please revise to accommodate the required width per the manual. This level of detail was not provided on the exhibits previously discussed and as mentioned, a detailed review is required to ensure the widening meets all applicable criteria. Additionally, please provide the autoturn as a sheet as part of this set.

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

5A. On Sheet 6, please show the NB left turn lane.

5B. Mature plant height within the sight triangle exceeds 26" per COA 4.04.2.10 requirements. Please revise as noted on all sheets.

5C. Please callout all lane widths on all sheets as noted.

5D. Please remove the Fire Lane reference and add the MUTCD sign code typicals as noted.

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

6A. Please provide fire lane signs on gates as noted.

6B. Update sheets with No Parking signs and not Fire Lane signs as noted on all sheets.

6C. The comment from the 2nd review was not revised, showing the Knox Box on the gate detail.

6D. Remove the Fire Lane reference and add MUTCD sign code as noted.

6E. On the Plat, please add the Fire Lane to the legend.

6F. Please clarify on the Plat if A.E. refers to an Access Easement.

7. Aurora Water (Iman Ghazali / 303-739-7490 / ighazali@auroragov.org / Comments in red)

7A. The site plan will not be approved until the preliminary drainage letter/report is approved.

7B. Trees shall be at least 5 feet away from the meter pit.

7C. Show the 110-year WSEL and ensure all plantings are above that elevation.



8. Land Development Services (Roger Nelson / 720-587-2657 / rnelson@auroragov.org / Comments in magenta)

- 8A. (Advisory Comment) Send in the 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.)
- 8B. (Advisory Comment) Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)
- 8C. (Advisory Comment) Be advised - 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 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.
- 8D. Send in the State Monument Records for the aliquot corners used in the plat.
- 8E. Sheet 2: Note 6 – Revise to match the prescribed checklist language.
- 8F. Sheet 2: Provide updated title commitment as outlined in Advisory Comments.
- 8G. Sheet 5: Details reference wrong Tracts and need to be revised.
- 8H. Sheet 6: Details reference wrong Tracts and need to be revised.
- 8I. Sheet 7: Details reference wrong Tracts and need to be revised.
- 8J. Sheet 8: Details reference wrong Tracts and need to be revised.
- 8K. Sheet 8: Confirm label “Street Light Easement” should this be “electrical easement”?
- 8L. SP Sheet 5: Label Tract G.
- 8M. SP Sheet 6: Spell out S.E. (Storm Sewer Easement) or add S.E. to the legend.

9. Real Property (Grace Gray / 720-587-7277 / ggray@auroragov.org)

- 9A. Easement dedications to be submitted to dedicationproperty@auroragov.org
- 9B. Releases to be submitted to releaseeasements@auroragov.org