

Planning Division
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Aurora, Colorado 80012
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June 4, 2024

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

Re: Technical Submission Review – Discovery Park At Windler - Site Plan
Application Number: **DA-1707-22**
Case Numbers: **2022-6057-00**

Dear Mr. Provost:

Thank you for your technical submission, which we started to process on Monday, May 20, 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 important issues remain, you will need to make another technical submission on or before July 5, 2024. The application will continue to go through technical submittal till there are no further outstanding comments. Please email your case manager as soon as possible following the upload. 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) 739-7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, PLA
Planner II

cc: Debbie Kliss, Olsson, 1525 Raleigh St Ste 210, Denver, CO 80204
Ariana Muca, Case Manager
Cesarina Dancy, ODA
Filed: K:\SDA\1707-22tech1.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible (Addressing).
- Traffic comments will be forwarded to you upon receipt from our Traffic Engineer (Carl Harline).
- Please include details regarding the retaining wall length, material and height (Public Works).
- Minor comments to the utility conformance letter and site plan (Utilities).
- Add pedestrian crossings in locations that already have civil plans submitted. (PROS).
- The easement names need to match the dedicating document(s). (Land Development Services).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No community comment was given upon the first review.

2. Completeness and Clarity of the Application

- 2A. No further comments.

3. Architecture

- 3A. No further comments.

4. Landscaping Issues (Tammy Cook / 954-266-6488 / tdcook@auroragov.org / Comments in bright red)

- 4A. No further comments.

5. Addressing (Phil Turner / 303-739-7271 / pcturner@auroragov.org)

- 5A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:
- Parcels
 - Street lines
 - Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at:
<http://tinyurl.com/AuroraCAD> or by contacting CADGIS@auroragov.org

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Julie Bingham/ 303-739-7403 / jbingham@auroragov.org)

Grading Plan

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- 6A. Identify the wall as a climbing wall and point to the detail. Identify the retained height. The detail appears that though the wall may be 10', the retained height behind the wall is less than 10'. 8' is the maximum height of retaining wall.

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

- 7A. Traffic comments will be forwarded to you upon receipt from our Traffic Engineer. When you resubmit, please incorporate your revisions into the revised plans and include comment responses in the "comment response letter" required.



8. Utilities (Fatin "Iman" Ghazali / ighazali@auroragov.org / Comments in red)

8A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

Utility Plan

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8B. Comment response states that this hydrant is Private; please reconcile and remove easements if private. Otherwise, extend a pocket water easement from the tap at the main to 5 ft behind the hydrant.

8C. Service line size shall be the same from the tap at the main to the building; meter shall be upsized to 2".

8D. Ensure invert in is at least 90-deg from the invert out.

Utility Plan

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8E. Label this sanitary main as private.

Utility Conformance Letter

8F. Revise event center demand.

9. Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)

9A. No further comments.

10. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

10A. (Repeated comment) match the name of the proposed easements with the name of the dedicating document.

Site Plan

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10B. Match the names of the dedicating document easement name (Typ.).

11. PROS (Scott Hammons / 303-739-7147 / shammons@auroragov.org / comments in purple)

11A. Repeat: Add note stating that pedestrian crossings will be added when future road plans are submitted.

11B. Repeat: Add pedestrian crossings in locations that already have civil plans submitted. For example, the section connecting this park with Butterfly Park.

12. Public Art (Roberta Bloom / 303-739-6747 / rbloom@auroragov.org)

Public Art

12A. No further comments.

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

13A. No resubmittals are necessary.