

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



January 24, 2024

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

Re: **Second 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.

There are still several items that need to be addressed in another technical review. Please revise your plans and resubmit on or before February 7, 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 303-739-7261 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\1707-11tech2.rtf



Second Technical Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Please confirm that the ISP is for the north half of 48th Avenue, which is adjacent to/owned by GVP Windler, LLC. There are numerous other owners listed on Sheet 14, so please confirm they are there for reference only.

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

- 2A. Remove or revise trees that appear to conflict with underground utilities. See redlines for locations.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 3A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

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

- 4A. Revise signs and striping per redline comments.
4B. Verify signage. Sign G is not in the legend.

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

- 5A. There is a conflict with a tree and an existing hydrant on Sheet 4. Please verify and relocate.

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

- 6A. Access is required to be within five feet of all manholes. This includes a maintenance access path. See Section 5.06 of the Aurora Water standards and specifications for additional information.
6B. Please note that valves are to be a minimum of five feet from the lip of the gutter. This will be confirmed during the civil plan review and may result in relocation of the existing water line if this cannot be met.
6C. The waterline abandonment on Sheet 9 was not called out on the previous set. Based on as-builts and GIS mapping the waterline north of this intersection cannot be abandoned without impacting existing mains.
6D. The “existing 36” waterline at Denali is not showing as a cross on the as-builts. No waterline should be abandoned at this intersection.

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

- 7A. Advisory Comment: Without exterior bearings, distance, and curve data being labeled, confirmation that the boundary matches the plat cannot be made and these boundaries must match.
7B. Label all easements.
7C. Show the Section line(s).
7D. Label proposed right-of-way.
7E. Edit text as noted on the redlines and fill in missing reception numbers.