



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

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March 1, 2024

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

Re: Second Technical 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 submission. We have reviewed your plans and attached our comments along with this cover letter. There were a few items that were revised since the last review that will need to be addressed prior to final approval of the Site Plan. You can send your revised plans to me and Casey Ballard for an off-line review to bring this to completion. Additionally, please let me know if you'd like to schedule time for an on-line discussion.

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\1707-13tech2.rtf



Second Technical Review

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Site Plan

- 1A. There is newly added linework on Sheet 42. Is there intent to have the storm sewer run under the entire length of the sidewalk?
- 1B. Cross pans are only allowed in specific situations. The cross-pans are new additions and are not allowed in roads where storm exists. See Chapter 6.3.3 of the City of Aurora Storm Drainage Criteria for additional information. Additionally, the cross pans weren't shown in the current drainage report that is being reviewed.

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

Site Plan

- 2A. Delete the preamble for the plat dedication on Sheet 3.
- 2B. Delete the dedicatory language on Sheet 4 for the plat dedication.

Plat

- 2C. Send in the Certificate of Taxes Due obtained from the County Treasurer's office showing the taxes are paid in full up to and through the plat approval date of recording.