

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



August 4, 2023

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

Re: Third Submission Review – Windler Street Network – 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 third submission, which we started to process on July 18, 2023. 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.

The scope of this review included the first review of several new areas; therefore, you will need to make another submission. Please revise your previous work and send us a new submission on or before August 25, 2023.

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
Aja Tibbs, Planning Supervisor
Filed: K:\\$DA\1707-13rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Clarify the status of the plat and if it has been moved to another application (Planning)
- The Fultondale Street streetscape does not match the section, remove the landscape where future alleys are proposed (Landscape)
- Add ramps and revise slopes (Public Works Engineering)
- Revise signage and accessible ramps (Traffic)
- Revise/label hydrants, remove the "Fire Truck Pull Out" (Life/Safety)
- Revise easements widths, change caps to blow-offs, and provide access to manholes (Water)
- Label the Open Space OS-2 Linear Park (PROS)
- Start the License Agreement (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. There was a plat with the previous submittal. Has it been moved to another application? If so, reference the full plat name in these plans. If not, provide the plat with your next submittal. Our expectation is a plat will need to be recorded prior to or concurrent with this ISP to dedicate the right-of-way.
- 1B. The Fultondale Street design on the site plan sheets does not match the street sections. Label/dimension landscape area and/or sidewalks and trails.
- 1C. Add the street classification for all existing and proposed streets. Be consistent with the street section titles.
- 1D. Label the adjacent site plans that are in review by *site plan title and case number* (such as the Denali, 48th, and Harvest ISPs, Neighborhood C, E, and F, etc.). Remove RSNs.
- 1E. The previous submittal included an exhibit illustrating the overall site plan area that was very informative. Please revise Sheet 6 to increase the street label size, label street classifications, and to illustrate the overall site plan area and sheet key.
- 1F. Label adjacent zone districts and, if applicable, adjacent subdivision plats including lot and block number.
- 1G. Add N, S, E, and W references for all existing and proposed streets.
- 1H. The right-of-way line is not well defined. Please revise the line symbol.
- 1I. Revise the Key Map so the linework is more distinct. Show the reference area with a clear outline and do not obscure the underlying information.
- 1J. Label all intersection streets, existing or proposed. Include a case number reference if the street is included in another ISP.
- 1K. Address all redline comments and notations.

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

- 2A. The previous review requested to know what the drive/road apron was on 53rd Avenue (Sheets 15 and 66). The response letter indicated that it is a "Fire Truck Pull Out as labeled on the civil sheets." In speaking with our Building/Life Safety Department, this was never requested and is not required. Please revise the layout to remove this pull-out area.
- 2B. Sheets 56 through 60 were not included with the separate landscape plan sheet upload in AMANDA. The landscape plans start with Sheet 56. Please make sure that the sheets included with the utility plans are not moved to the landscape plans with the next submission.
- 2C. While the previous review comment requested that the title block match the rest of the plan set, a separate or additional title block is not needed. Please treat Sheet 56 as an index map only and/or combined it with another sheet if necessary.
- 2D. Darken the Not For Construction text on each landscape plan sheet.
- 2E. Update the sheet numbers on the index map to reflect the actual sheet number in the plan set and not 1, 2, 3 etc.
- 2F. Update the sheet title in the title block.
- 2G. Add the hatch associated with the roundabout on Sheet 57 to the legend.



- 2H. Update the matchline sheet numbers to correspond with the actual sheet number within the entirety of the plan set.
- 2I. Label cross streets as noted on the redlines.
- 2J. Add an additional tree(s) where indicated on the redlines. Update the appropriate landscape table.
- 2K. Relocate or remove the street tree(s) and associated landscaping as noted on the redlines if alley access is being provided.
- 2L. Why is the planting bed noted on Sheet 59 different from the others? Why the extra concrete strip?
- 2M. Why has the urban condition been modified along Fultondale Street? There should be openings to allow step-throughs instead of long linear beds since there is on-street parking and it is adjacent to the linear park.
- 2N. The Fultondale Street cross-section calls for an urban condition, however, the condition to the north of E. 55th Avenue is suburban. The entire landscape concept for the east side of the street is inconsistent. Please comply with the street cross-section as shown in the Master Plan or ask for an adjustment.
- 2O. Turn off the rock hatch within the street.
- 2P. What is the proposed mulch treatment for the median on 53rd Avenue?
- 2Q. The east side of 53rd Avenue (Sheets 66-67) does not reflect the street cross-section as depicted in the Master Plan. It is not depicted as a hardscape area.
- 2R. Update the Curbside Landscape Plant Requirements per the comments provided on the redlines.
- 2S. Add the dimension to the linear park paving detail on Sheet 76.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 3A. Advisory comment: Splash block is no longer required on any median within a public street and can be removed from section(s).
- 3B. Provide a receiving ramp on the west side of Buchanan Street.
- 3C. Is there a curve table? If not, label the centerline radius of 55th Avenue.
- 3D. Minimum 0.8% slope in roadways.

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

- 4A. Address the previous comment about the 50th Ave. cross-section. To match the 50th Ave. section, correct either the provided section to 7.5' landscape or correct the 50th Avenue section to match.
- 4B. The northern segment of Buchanan was not reviewed in the previous submittal. Show the entire section of Buchanan Street north of 55th Avenue.
- 4C. Provide advance roundabout signs on all approach streets to roundabouts.
- 4D. Revise curb ramps and street signage per the redline comments.
- 4E. Show intersections, signalization, and laneage consistent with the MTIS.
- 4F. Call out storage length(s) and taper rate/length(s).
- 4G. Provide a 50' minimum spacing between trees and a stop sign.

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

- 5A. Revise/label fire hydrants per redline comments.
- 5B. There appears to be a dead-end water main at 52nd Avenue near Denali. Show the connection to the Denali Street water main or provide a phasing plan indicating when a looped water supply will be provided.
- 5C. Revise the plans to remove the "Fire Truck Pull Out" on 53rd Avenue.

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

- 6A. Advisory: Portions of Buchanan Street and 55th Avenue were not proposed in the last review. The utilities are new and are going through a first review.
- 6B. The minimum easement for a wet utility is 16' wide, increased to 26' for two utilities, and 36' for three. Increase the width for mains deeper than 10' to allow for a 1:1 slope during the excavation of the main. See Section 5.04 for additional information.



- 6C. Change all caps on water mains to temporary blow-offs.
- 6C. Show/call out dimensions of existing and proposed easements.
- 6D. Revise easement labels per comments on redlines.
- 6E. Remove/revised valves as noted on the redlines.
- 6F. Pull the valve noted on Sheet 43 out of the roundabout.
- 6G. How is access to Pond U120 being maintained?
- 6H. Is the storm in Fultondale Street (see Sheet 44) being removed?
- 6I. Any proposed sanitary or water services as part of these plans are at the applicant's risk. Any changes caused by future plans are at the sole cost of the applicant.
- 6J. Water mains must connect to the part of the proposed infrastructure or existing system.
- 6K. Sanitary mains must have an outfall.
- 6L. Provide access to all manholes.
- 6M. Identify the distance between the storm and sanitary main noted on Sheet 54. Add dimensions per redline comments.
- 6N. Ensure that trees are not within utility easement(s) and at least 8' from the outside of the utility.

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

- 7A. 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 are meeting 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.
- 7B. 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 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.

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

- 8A. Comments to follow by separate cover.
- 8B. A license agreement will be required for bollards/barricades within the right-of-way. Contact Grace Gray at licenseagreement@auroragov.org.