



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

AuroraGov.org

December 23, 2024

Chris Fellows
Windler Public Improvement Authority
9155 E Nicholas Ave, Ste 360
Centennial, CO 80112

Re: First Submission Review: Windler Connector Roads 1 Infrastructure Site Plan Amendment
Application Number: DA-1707-40
Case Numbers: 2022-6025-01; 2024-8006-00; 2024-8007-00; 2024-8008-00

Dear Chris Fellows:

Thank you for your first submission, which we started to process on November 25, 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 several issues remain, you will need to proceed with technical resubmission.

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.

Please note that the application fee of \$18,636.00 will need to be paid at time of resubmission.

The estimated Administrative Decisions date is still set for February 26, 2025. Please remember that all abutter notices must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7121 or cbailey1@auroragov.org.

Sincerely,

Connor Bailey, AICP, Senior Planner
City of Aurora Planning Department

cc: Brian Wilson - 10333 E Dry Creek Road, Ste 400, Englewood, CO 80112
Jazmine Marte, ODA
Filed: K:\\$DA\1700-1799\1707-40rev1



First Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- All sheets that have been modified need to have a delta one with a short description of the modification in the bottom left-hand corner. Overall sheets should have the rev clouds revised to areas of modification rather than cover a large area. (Planning)
- Stop signs need to be shown on the landscape plans. (Landscape and Traffic Engineering)
- Sight triangles and legends need to be corrected on the plans (Traffic Engineering).
- This sanitary sewer alignment is not supported. Easements will need to be ready for approval prior to ISP Amendment approval. (Aurora Water)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Continue conversations to determine how the Street Vacation around 54th Place will proceed.
- 1B. Please pay the application fee of \$18,636.00 at the time of resubmission.
- 1C. Please ensure that each revised sheet has a short description of the proposed change with the delta one next to it. The description should be located within the bottom left-hand corner.
- 1D. Sheet 6: Please remove the utilities from the Overall Site Plan
- 1E. Sheet 6: Please revise rev clouds to the specific changes rather than the whole Overall Site Plan.
- 1F. Sheet 14, 17, 18, 32, 35, and 36: What is being modified here? Please detail modification with the rev cloud.
- 1G. Sheet 22: Please label Biloxi Road
- 1H. Sheet 24: Please revise rev clouds to the specific changes rather than the whole Overall Grading Plan.
- 1I. Sheet 40: Please revise rev clouds to the specific changes rather than the whole Overall Utility Plan.
- 1J. Sheet 49: Sheet needs to be relabeled from Sheet 50 to Sheet 49.

2. Landscaping Issues (Tammy Cook / 954.266.6488 / tcCook@auroragov.org / Comments in bright teal)

Sheet 56:

- 2A. Revise spelling for shrubs.

Sheet 57:

- 2B. Label East 53rd Avenue.

Sheets 57, 59, 61, 63, 69, 70, 73:

- 2C. Show the stop sign symbol and include it in a Legend. The first street tree cannot be located within 50' in advance of the stop sign.

Sheet 63:

- 2D. Label Buchanan Street.

Sheet 69:

- 2E. Note Matchline RE Sheet 58.

Sheet 71:

- 2F. Label Futlondale Street.

Sheet 75:

- 2G. Please label where the Block Face is located on the plan view to improve the reference.

3. Civil Engineering (Jonathan Phan / 303.326.8273 / jphan@auroragov.org / Comments in green)

- 3A. No comments.

4. Traffic Engineering (Jason Igo / jigo@auroragov.org / Comments in orange)

Site Plan & Landscape Plan

Sheets 7, 8, 13, 14, 17, & 18:

- 4A. The Legend is showing off the page. Please correct.

Sheet 7:

- 4B. Preliminary review of signs. Full review of the signing will happen during the review of the civil plans.



Sheet 57:

4C. This looks to be too close to the stop sign.

Sheet 57:

4D. Sight triangle is not correct. Follow TE 13 from COA Roadway design manual.

Sheet 57:

4E. Show stop signs on landscaping plans. The tree needs to be 50' from the stop sign.

5. Fire / Life Safety (Richard Tenorio / 303.906.2310 / rtenorio@auroragov.org / Comments in blue)

Sheet 40

5A. 1000 foot spacing on each side of street – Per the 2021 IFC, Appendix C, Table C102.1: Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar not to exceed 1,000 feet to provide for transportation hazards. Basically, every 500' on alternating sides of the street there must be a fire hydrant.

6. Aurora Water (Casey Ballard / 303.739.7382 / cballard@auroragov.org / Comments in red)

Site Plan

6A. Sheet 40: Advisory: Civil plan revisions will be needed to address infrastructure changes.

6B. Sheet 41: This sanitary sewer alignment is not supported. If sewer is needed to the south then it will need to be through the street and avoid being under the drainage structures or ponds.

6C. Sheet 41: Manhole is not to be in the cross pan or running under the gutter.

6D. Sheet 41: Easements will need to be ready for approval prior to ISP Amendment approval.

6E. Sheet 42: New easement.

6F. Sheet 42: Sanitary in 55th was removed. Please confirm that you are not intended to extend sewer in this street as it could impact future development.

6G. Sheet 46: Biloxi previously had water going south. Is this no longer required for development or hydrant coverage?

6H. Sheet 47: Manhole is not be within the cross pan.

6I. Sheet 50: Sheet out of order.

7. Land Development Services (Roger Nelson / 720.587.2657/ ronelson@auroragov.org / Comments in magenta)

7A. No comments on the Site Plan Amendment.

7B. There are some small (minor) changes to the Street Vacation description and Illustrations. Changing “Release” to Vacation or Vacated. Make those changes and submit the document to Planning for Routing/Processing procedures.

8. Easements (Grace Gray / 303.990.3413/ ggray@auroragov.org)

8A. All departments requiring a license, easement dedications or releases need to be started. Easement dedications to be submitted to dedicationproperty@auroragov.org. Releases to be submitted to releaseeasements@auroragov.org.