



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

Worth Discovering • auroragov.org

July 3, 2023

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

Re: Technical Submission Review – Windler at Denali Street ISP
Application Number: **DA-1707-09**
Case Numbers: **2022 6012 00**

Dear Mr. Provost:

Thank you for your recent submission, which we started to process on June 20, 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 and community members.

Since several important issues remain, you will need to make another submission in the form of a technical. Please revise your previous work and send us a new submission on or before Thursday, July 27, 2023. Please notify the case manager following the submittal. 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.

The application will continue to go through review till all outstanding comments are complete. It is recommended that the plat and site plan come in together for the next round of review.

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: Chris Rolling Olsson 1880 Fall River Dr Loveland CO 80538
Ariana Muca, Case Manager
Scott Campbell, Neighborhood Services
Cesarina Dancy, ODA
Filed: K:\\$DA\1707-09rtech2.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please make sure to have plat and site plan match (Real Property).
- Include all walls on the site plan set not just the landscape set.
- Continue to work through the variance with public works.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No further comments.

2. Completeness and Clarity of the Application

2A. No further comments.

3. Architectural and Urban Design Issues

3A. No further comments.

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

Landscape Plan

Sheet 25 and 36

- 4A. Aurora Water considers Reveille sod as a high-water-use sod and therefore this should be updated to reflect this. Please note that no more than 33% of the provided landscape area can be high-water-use sod.
- 4B. Please update these abbreviations to match the legends that have been provided on the subsequent sheets, 26-34.
- 4C. Will there be 3 different colors of 2-4" cobble?

Landscape Plan

Sheet 28 and 36

- 4D. The detail that has been included does not indicate the material and height or exact color.
- 4E. While these walls are included on the landscape plan sheets, they are not included on the grading plans or other site plan sheets. Are they supposed to be installed and what is their purpose?
- 4F. These walls appear to be within the sight distance triangle.

Landscape Plan

Sheet 34 and 36

- 4G. Add a note here:
Refer to Windler at 48th Avenue West ISP and CN #2022-6014-00 for landscaping associated with the detention pond.

5. Transportation Planning (Tom Worker-Braddock / 303-739-7340 / tworker@auroragov.org / Comments in teal)

5A. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 6A. The site plan will not be approved prior to the approval of the master plan. As of 6.22.23, a technical submittal is still required for the master plan (RSN 1551566).
- 6B. Thank you for providing the variance request letter. Feedback regarding the variance has been provided via email on 1/3/22.

Sections

2 of 36

- 6C. The sidewalk depth will not be 6'. Please remove the concrete width from the sidewalks from the site plan entirely. (Typical).



Site Plan

7 of 36

- 6D. As discussed via email with Olsson on 1/10/23, the Autoturn is required to be run with the E-One Cyclone CR100 Ladder truck in place of the Bus-40 and the Bus-45. The variance for the intersection skew will not be approved by the City Engineer until the design vehicle is revised and shown to work.

Landscape Plan

29 of 36

- 6E. Advisory: pedestrian lights within the ROW are required to meet COA standards if they are going to be owned and maintained by the city. These lights are not shown on other sheets.

Variance Request

- 6F. As discussed via email on 1/10/23, the Autoturn is required to be run with the E-One Cyclone CR100 Ladder truck in place of the Bus-40 and the Bus-45. The variance will not be approved by the City Engineer until the design vehicle is revised and shown to work.

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.
- 7B. ISP will not be approved until MTIS is approved.

8. Fire / Life Safety (Jeremiah Willmott / 303-739-7489 / jwillmot@auroragov.org / Comments in blue)

- 8A. No further comments.

9.Real Property (Maurice Brooks / mbrooks@auroragov.org / Comments in magenta)

- 9A. See comments on the subdivision plat and match the description on 1st Review of the subdivision plat.
- 9B. Please see the site plan pdf of all areas that need to match plat and label easement.

Plat

1 of 8

- 9C. Have laid out, platted, and subdivided the same into Tracts as shown on this plat under the name and style of _____, and by these presents do hereby dedicate to the City of Aurora, Colorado, for the perpetual use of the public, the streets, and easements, as shown hereon and not previously dedicated to the public.
- 9D. Please confirm with your Case Manager to see if the Overflight statement is needed for being in the airport influence area - if so, add the statement here. **Planning can confirm this is needed.**
- 9E. The County no longer needs this on the plat.
- 9F. The notarial is not necessary for the Mortgage Holder.
- 9G. See pdf for text updates.

Plat

2 of 8

- 9H. See pdf for text updates.
- 9I. Fill in the blanks.
- 9J. Change 'Utility' to 'Water'

Plat

3 of 8

- 9K. See pdf for text updates.
- 9L. Fill in the blanks.
- 9M. Change 'Utility' to 'Water'

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

- 10A. No further comments.



11. Adams County

11A. No new comments.

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

12A. No further

13. Mile High Flood District (Colin Haggerty / 303-455-6277)

13A. No new comments.