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November 16, 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 November 1, 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 technical submission. Please revise your previous work and send us a new submission on or before Monday, December 18, 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.

If you have any comments or concerns, please let me know. I may be reached at (303) 739-7259 or [amuca@auroragov.org](mailto: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

- Update the site plan and plat to match (Real Property).
- Minor comments regarding missing hatches and dimensions (Planning).
- Planting tables and landscape plans need to be cohesive (Landscape).
- Sections are not matching the Master Plan with the most recent update. Please adjust in the next submission (Public Works).
- Minor corrections to signage and linework (Traffic).

### PLANNING DEPARTMENT COMMENTS

#### **1. Community Questions, Comments and Concerns**

1A. No further comments.

#### **2. Completeness and Clarity of the Application**

2A. Pages 5 and 7 of 36 are missing hatches throughout the sheet and dimensions.

#### **3. Architectural and Urban Design Issues**

3A. No further comments.

#### **4. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright red)**

*Cover Sheet*

*Sheet 1 of 36*

4A. Update site plan note number four per the comment provided.

*Landscape Plan*

*Sheet 25 of 36*

4B. The alignment of the required plant sizes within the plant schedule needs to be corrected.

4C. Add 53rd Avenue to the Private Landscape Medians list.

4D. Re-evaluate the required and provided street trees for the curbside landscape. The quantities are off.

4E. Add 53rd Avenue and 52nd Avenue to the Curbside Landscape table. They have not been accounted for.

4F. Add the note provided to the Landscape Notes.

4G. While there has been a hatch provided to indicate the mulch treatments in the medians, provide a statement within the landscape notes regarding the color of the rock mulch and the type of wood mulch. Also, what if any mulch is to be used in the curbside landscape in connection with the street trees?

4H. Remove the allowable substitutions table.

4I. Update note 28 to include the medians in 53rd Avenue.

*Landscape Plan*

*Sheet 26 of 36*

4J. Splash block is missing.

4K. Add the intended color for the rock mulch.

4L. Add a legend that includes the plant symbology being used or supplement the plant list included on this plan sheet with the actual plant symbology.

4M. Add a tree where indicated.

*Landscape Plan*

*Sheet 27 of 36*

4N. Is it possible to shift the fire hydrant so that a street tree may be added to the curbside landscape?

*Landscape Plan*

*Sheet 28 of 36*

4O. Add the 53rd Avenue median to the median landscape table. Add the north and south sides of the street to the curbside landscape table.

*Landscape Plan*



Sheet 29 of 36

- 4P. Add 52nd Avenue to the curbside landscape table.
- 4Q. Should the tract label be updated to Tract B?

Landscape Plan

Sheet 32 and 33

- 4R. Add street trees where indicated.

**5. Transportation Planning** (Tom Worker-Braddock / 303-739-7340 / [tworker@auroragov.org](mailto: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](mailto:jbingham@auroragov.org) / Comments in green)

Sections

2 of 36

- 6A. Comment is new due to new linework with this submittal: A 0.5' buffer is required between the sidewalk and ROW. The section should match what is shown above and on the master plan.
- 6B. Revise the linework to reflect the 18' of hardscape.
- 6C. Revise text overwrite on page 3, the 52<sup>nd</sup> Ave Section.

Site Plan

9 of 36

- 6D. Clarify these dimensions (the row to property line).

Site Plan

12 of 36

- 6E. Show the connections and grading tie ins to 48th. They were provided on the last submittal and are now missing with this submittal.

Variance Request

- 6F. The variance request letter is under review by Life Safety and Engineering and follow-up will be provided via email by 11/14/23.

**7. Traffic Engineering** (Carl Harline / 303-739-7584 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)

Site Plan

Page 5 of 36

- 7A. Callout pavement marking as indicated on the site plan pdf.
- 7B. Callout signs as indicated on the site plan pdf.
- 7C. Minor updates to sign legend please see site plan pdf.
- 7D. Move the sign symbols so the plan and notes are clearly legible.
- 7E. Add Z1 sign and rotate sign face symbol to face traffic.
- 7F. Update striping note "L" to 3' length, 9' gap shown on Construction Documents.
- 7G. Adjust site plan as needed to show all dimensions and callouts.
- 7H. Add 52nd Ave street name signs to "Q2".

Site Plan

Page 8 of 36

- 7I. Remove parking striping through intersection and show begin and end striping for parking and associated NO PARKING signs.
- 7J. Move callouts off property line, for clear legibility.
- 7K. Provide 100' min separation between signs.

Site Plan

Page 10 of 36

- 7L. Callout pavement marking as indicated on the site plan pdf.
- 7M. Callout signs as indicated on the site plan pdf.



7N. Minor updates to sign legend please see site plan pdf.

7O. Remove merge arrows on site plan.

*Site Plan*

*Page 11 of 36*

7P. Shared NB thru/ left shown in MTIS, update. NB thru/ left lane needs to align with receiving lane north of 56th Ave.

7Q. MTIS shows SB left turn lane please change on the site plan.

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

8A. No further comments.

**9. Real Property (Maurice Brooks / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)**

9A. Send in the Certificate of Taxes Due and the updated Title Commitment. The Dedication language was left off the Plat. Please use the Checklist to fill in and add the language. The Utility easements need to be changed to read 'Water' to accommodate the water facilities therein. Confirm this with Aurora Water Dept. Match the information from the Plat to the Site Plan. And fill in the blanks shown on the Plat. Make sure the Tract designations are the same on the Site Plan.

*Plat Notes*

9B. Please see the plat for labeling.

9C. Label Subdivision Name & Filing No. with Reception Number (Typical), see plat for details.

9D. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.).

9E. (Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)

9F. (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

9G. Submit AES Board monument records for all aliquot section monuments shown on this plat.

9H. See the red line comments on the plat and site plan.

*Site Plan Cover Sheet*

9I. Update legal description with reception numbers.

9J. Update legal description to include 25,507,022 SQ. FT. per closure report.

*Site Plan*

9K. See site plan pdf for specifics.

9L. Update site plan to include reception numbers.

9M. To be dedicated to the City of Aurora as Street ROW? See area on site plan?

9N. Include row width and reception numbers.

9O. Label easements (Typical).

9P. Label Lot or Tract #? Subdivision Name & Filing No. & Reception No. (Typical).

**10. PROS (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto: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](mailto:donna.l.george@xcelenergy.com))**



12A. No further

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

13A. No new comments.