



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

Worth Discovering • auroragov.org

January 25, 2023

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

Re: Fourth 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 December 30, 2022. 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, February 9, 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 I

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\1707-09rev4b.rtf



Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Real Property had several comments regarding the plat; please review the plat pdf in its entirety.
- Minor comment to reference adjacent site plan (Planning).
- Missing a tree on streetscape (Landscape).
- Continue to work through the variance with public works.
- Update signage on street sections to current standards (Fire and Life Safety).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Adams County, Denver Planning and Design, Mile High, and Xcel have included comments in the previous review letter. There are no new comments.

2. Completeness and Clarity of the Application

Sheet 11 of 34

2A. Label adjacent site plan: Windler Village North, Phase 1 ISP: RSN: 1668497

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 23 and 34

4A. Darken the hatches here as they do not read well. Too light.

Landscape Plan

Sheet 24 and 34

4B. Add a street tree typical.

Landscape Plan

Sheet 28 and 34

4C. Why is there not a tree in this location?

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 by Public Works until the Preliminary Drainage Letter/Report is approved.

6B. Thank you for providing the variance request letter. Feedback regarding the variance has been provided via email on 1/3/22.

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)

Page 3 & 2 of 34

8A. Note: no parking is allowed within 15’ of a fire hydrant. This would require directional NO Parking signal in a



30' area in front of the fire hydrant along adjacent streets. Directional No-Parking signs are required to be included in the sign package of this plan se

- 8B. Street sections must show fire hydrants in the landscape areas between 3'6" minimum and 8' maximum from the back face of curb.

Page 17 of 34

- 8C. Will this hydrant be installed under this review? Provide RSN # or Reference #

9.Real Property (Roger Nelson/ (720) 587-2657 / ronelson@auroragov.org / Comments in magenta)

- 9A. See comments on the subdivision plat and match the description on 1st Review of the subdivision plat.
- 9B. No site plan comments.

Plat

1 of 12

- 9C. Title must match dedication title.
- 9D. Several text updates in the covenants section.
- 9E. Label all roads on the vicinity map.
- 9F. Under dedication - Shown on Sheet 12 and can be removed.
- 9G. Note 2 Provide the material of the pipe per AES Board Rule.
- 9H. Text edit to note 5.
- 9I. All owners of Tracts adjacent to (insert names of any arterial, collector, and continuous Type 1 local streets here) shall be required to comply with requirements of the Aurora City Code restricting the ability to build a fence along those streets or the types and sizes of fences that can be built along those streets.

Sheets 2 of 12

- 9J. 0.5' sidewalk Easement Filing No. 1?
- 9K. Show monuments around the exterior of exception Tracts.
- 9L. Site Plan shows existing 60' Access Easement Reception No. 20040609000464960?
- 9M. Site Plan shows existing utility easement Reception No. 2007000079870? Are these going to be vacated by separate document?
- 9N. Site Plan shows existing drainage easement Reception No. 2007000085467?
- 9O. Reception No. 2007000079863?
- 9P. Reception No. 2007000085459?

Sheets 3 of 12

- 9Q. Drainage Easement Reception No. 2007000085467?
- 9R. Unplatted?

Sheets 4 of 12

- 9S. E-470 Utility Easement?
- 9T. Rec. No. 2020000070733?
- 9U. Move to other side of the line for clarity.
- 9V. The label obscures the easement line. Move above.

Sheets 5 of 12

- 9W. COA 2022 Subdivision Plat Checklist Item 13.f. Interior Street Right-of-way Centerline must be monumented and the monumentation must be as follows:-All street right-of-way intersections-All cul-de-sac radius points-P.C.'s, P.T.'s, P.R.C.'s, P.C.C.'s, P.O.C.'s or P.O.T.'s (line of sight for centerline monuments must be wholly contained within the street right-of-way)-Other points as may be determined by the City Engineer or designee (Typical).

Sheets 6 of 12

- 9X. COA 2022 Subdivision Plat Checklist Item 13.f. Interior Street Right-of-way Centerline must be monumented and the monumentation must be as follows:-All street right-of-way intersections-All cul-de-sac radius points-P.C.'s, P.T.'s, P.R.C.'s, P.C.C.'s, P.O.C.'s or P.O.T.'s (line of sight for centerline monuments must be wholly contained within the street right-of-way)-Other points as may be determined by the City Engineer or designee (Typical).

Sheets 7 of 12



9Y. See sheet 2 of 12.

Sheets 8 of 12

9Z. COA 2022 Subdivision Plat Checklist Item 13.f. Interior Street Right-of-way Centerline must be monumented and the monumentation must be as follows:-All street right-of-way intersections-All cul-de-sac radius points-P.C.'s, P.T.'s, P.R.C.'s, P.C.C.'s, P.O.C.'s or P.O.T.'s (line of sight for centerline monuments must be wholly contained within the street right-of-way)-Other points as may be determined by the City Engineer or designee (Typical).

Sheets 9 of 12

9AA. Site Plan shows existing drainage easement Reception No. 2007000085467?

9BB. Label ROW Rec. No.

9CC. Reception No. 2007000079863?

9DD. Reception No. 2007000085459?

Sheets 11 of 12

9EE. Written calls 90°41'20" ChB= S45°19'37"E?

9FF. Written calls 89°19'40" ChB = N44°40'23"E?

9GG. Written calls 89°50'49"

Sheets 12 of 12

9HH. Already shows up on Sheet 1 of 12 and can be removed.

9II. Several text edits.

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 new comments.

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

13A. No new comments.