

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



February 1, 2024

GVP Windler LLC  
5750 DTC Parkway, Suite 210  
Greenwood Village, CO 80111

Re: **First Technical Review – Windler at Harvest – Infrastructure Site Plan**  
Application Number: DA 1707-12  
Case Number: 2022-6019-00

Dear Mr. Provost:

Thank you for your submission. 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.

Several issues still remain; therefore, another technical submission is required. Please revise your work and resubmit your documents to the development review portal.

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](mailto:dbickmir@auroragov.org).

Sincerely,

A handwritten signature in black ink, appearing to read "Debbie Bickmire".

Debbie Bickmire, Senior Planner  
City of Aurora Planning Department

cc: Jim Jannicke, Westwood, 10333 E. Dry Creek Rd., Ste. 240, Englewood CO 80112  
Tom Odle, Westwood  
Cesarina Dancy, ODA  
Filed: k:\\$DA\1707-12tech1.rtf



## *First Technical Review*

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. Update the Legend to include WM and wood mulch.
- 1B. According to the plant schedule, the same tree is being specified but with different tree symbology and with a different plant call out, but it appears to be the same tree. Please correct the plant schedule and please pick a tree symbol.
- 1C. Why is Autumn Blaze Maple listed twice in the Plant Schedule?
- 1D. Update note five on Sheet 22 to reflect the language of notes one, two, and three under Installation and Maintenance, page 13.
- 1E. Artemisia is a perennial and not a shrub. Please move it to a perennial category in the Plant Schedule. Perennials can be used in the curbside landscape, but may not be more than 5% of the total shrub count within a designated curbside landscape i.e. 48<sup>th</sup> to 50<sup>th</sup> or 50<sup>th</sup> to 52<sup>nd</sup>, etc. These are typically one-gallon so to meet code requirements, there would need to be three one-gallon perennials to one shrub.
- 1F. Provide the specific native seed mix.
- 1G. Update the Plant Tabulations table and the plan to reflect the use of the Artemisia plant. See comment on this sheet.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **2. Traffic Engineering** (Steve Gomez / 303-739-7336 / [sgomez@auroragov.org](mailto:sgomez@auroragov.org) / Comments in amber)

- 2A. Modify striping per the comments on the redlines.

#### **3. Aurora Water** (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

##### *Sheets 8*

- 3A. Review layers and colors and make the infrastructure the top layer so that it can be seen.
- 3B. The new layer showing the asphalt is the same color as the existing utility infrastructure, making it impossible to see the existing utilities.
- 3C. The hydrant lateral was updated but the stub call out was not. Please ensure that the lateral remains the same size for the entire length.

#### **4. Easements** (Grace Gray / 303-739-7277 / [ggray@auroragov.org](mailto:ggray@auroragov.org))

- 4A. Easements to be processed by separate documents have not been started.