



Planning Division
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February 9, 2024

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

Re: Technical Submission Review – Windler Neighborhood E – Site Plan and Plat
Application Number: **DA-1707-19**
Case Numbers: **2022-4019-00 (Site Plan), 2022-3051-00 (Plat)**

Dear Mr. Provost:

Thank you for your technical submission, which we started to process on January 16, 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 issues remain to be corrected, you will need to make another technical submission. Please revise your previous work and send us a new submission on or before February 20, 2024.

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 atibbs@auroragov.org or 303-739-7227.

Sincerely,

Aja Tibbs
Planning Supervisor
City of Aurora Planning Department

cc: Tom Odle, Westwood 10333 E Dry Creek Rd, Suite 240
Englewood, CO 80112
Cesarina Dancy, ODA
Filed: K:\SDA\1707-19tech2



Technical Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Revise the site plan title to be a consistent format with all other Windler neighborhood site plans. At this point in time, it appears that the Neighborhood P, Phase I site plan will be the first item recorded.
- 1B. It appears that new sheets were submitted as a separate document for review – titled Fire Access and Site Distance. The site plan should remain as one document for recording. Please incorporate these sheets with the final submission.
- 1C. The plat for this application was submitted as Filing No. 5 but is now titled as Filing No. 9. The property records and filing title need to be verified and corrected prior to recordation.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Civil Engineering (Christopher Eravelly / ceravelly@auroragov.org / Comments in green)

- 2A. The Site Plan cannot be approved by Public Works until the Preliminary Drainage (PD RSN 1635201) has been approved.

3. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

Fire Access & SSD

- 3A. No parking within 15' of intersections & drive isles.
- 3B. Show fire truck turning left & right on to 54th Ave.
- 3C. Clean up the turning radius on N Gold Bug Ct, and show the fire truck maneuvering in/out of the alley.

4. Aurora Water (Casey Ballard / 303-739-7490 / cballard@auroragov.org / Comments in red)

Site Plan

Sheets 27-29

- 4B. Missing sanitary and water easement in redlined locations area.
- 4C. Call out the new stub
- 4D. Service connections that were shown on the previous submittal are not showing on this submittal.
- 4E. Advisory: The redlined manhole on sheet 29 will need to be reviewed during the civil plan. As it is shown it is too close to the inlet and storm lateral.

5. PROS (Scott Hammons / shammons@auroragov.org / Comments in mauve)

- 5A. Please call out the grade on all internal paths.
- 5B. Change some turf areas to a lower water-use grass.

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

- 6A. (Advisory Comment) Fill in the Blanks and remove the word “Proposed” from the spots on the plat. The Plat may move toward the recording process and remember to check the scale and size before being sent to the City for signatures. No comments on the Site Plan.