

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



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December 19, 2023

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 December 4, 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 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 January 4, 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\1707-19tech1



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Address the design and construction of Tract O (OS-13) which is required with the development of this planning area.
- Ensure the plat and site plan documents match, there are discrepancies in Tract A and various easements.
- Label all streets with directional suffixes on the plat and site plan
- Revise encroachment note to be consistent with off-line discussions and agreements.
- Minor corrections to landscaping related to front yard turf and hydrozones.
- Address fence and sight triangle conflicts.

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. The resubmitted site plan file was titled as an ISP. Just to clarify, this is not an ISP – which stands for Infrastructure Site Plan. This site plan includes lotting for building development and is not considered an “infrastructure” site plan.
- 1B. *Repeat comment:* Ensure that all streets are labeled on all sheets of the site plan and plat documents, including E. on all numbered roadways.

2. Zoning and Subdivision Use Comments

- 2A. Update the FRLO and Landscape tracking maps to match the proposed plan and plat documents. There is a pedestrian cut through shown in block 9 that has been removed. Tract A area is also incorrect.
- 2B. *Repeat Comment:* It would be helpful to have a tract table on the site plan that lists all of the proposed tracts, their purpose, and the maintenance responsibilities. The table on sheet 9 only addresses open space tracts and excludes alleys. It also does not outline maintenance responsibilities.
- 2D. Continue to update the FRLO tracking table as changes are made to other site plans.
- 2E. *Repeat Comment:* Tract O (Open Space 13) is not included with this site plan and is required with the development of this planning area per the master plan. The perimeter park site plan has not been submitted as of this review. Either incorporate the design of this space with this site plan or make the perimeter park application submission. This open space must be constructed and complete alongside the development of Windler Neighborhood E.
- 2G. *Repeat Comment:* See Sheet 37 – the lot typical for 4A does not show street trees in the side corner lot.

3. Landscaping Issues (Tammy Cook / 954-266-6488 / tcook@auroragov.org / Comments in bright teal)

- 3A. For the planting typicals, please note that turf is not permitted in front yards. Also, please revise the note which states that “the front yard tree is satisfied by required street trees”. This is not correct, this should be noted as “Front yard tree is satisfied by additional street trees”.
- 3B. In the Legend, adjust the scale of the hatch to match the typical unit plan view.
- 3C. For the Hydrozone Map, there is a map for the linear parks, please provide or note location for the hydrozone areas for the other park areas. Per this requirement, sheet 58 can show the other hydrozone areas.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 4A. The Site Plan cannot be approved by Public Works until the Preliminary Drainage (PD RSN 1635201) has been approved.
- 4B. Provide information requested by City Engineer regarding variance for smaller roadway radii. Resolve this variance request prior to the next submittal.

5. Traffic Engineering (Steve Gomez / 303-739-7336 / sgomez@auroragov.org / Comments in amber)

- 5A. *Previous comment not addressed:* remove fence within sight triangles; verify fences are not within sight triangles.
- 5B. Callout signs in redlined locations on sheet 15.



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

Site Plan

Sheet 2

- 6A. Per direction from Vern note 24 on is to be 18-inches to match the modified alley loading and only applies to single family attached products. This covered the eave overhang and no other encroachment. Additionally, the projection should be 12-foot minimum measurement, not 10.

Sheet 27

- 6B. For the 23-foot wide concrete alley the detail shows an additional 3-feet of easement on side without water meters. This easement would accommodate both water meters and proper width for mains.
- 6C. For 20-foot wide concrete alleys a 26-foot wide easement is required for both utilities. Typical for all alleys

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

- 7A. Please see markups on sheet 22 and 23 of the site plan.

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

- 8A. See the Advisory Comments on the second page of the Plat. Fill in the blanks as needed throughout the Plat and the Site Plan.
- 8B. Check and confirm the names of the owners shown hereon with the Title Commitment.
- 8C. A couple of the Notes need to be moved or deleted – they are not Subdivision Plat Notes.
- 8D. Fill in the Blanks and check the Names of the street's directions (N. and E.). This is the same for the Site Plan. 8E. The Single Family Detached Lots in Blocks 4 & 8 do not comply with the Subdivision Plat Checklist regarding the rear easements of the Lots. Please change these two Block to adhere to the Checklist requirements. Adjust the same easements on the Site Plan.
- 8E. On the Site Plan, there are some errant distances that don't relate to the lines shown.
- 8F. On the Plat, there are several easements that need lines of delineation to show where one easement ends, and another begins. These are shown for the different type of easements abutting one another, mostly in the detail drawing examples, but not all of them.
- 8G. See the Advisory Comments shown on the plat. Fill in the blanks as shown. Remove Text as indicated. There was a font used that was not recognized by the program. Make sure this is readable in your next submittal.
- 8H. Make sure the easements' names are the same on all the documents. There are some easements missing from the Site Plan. Add those to match the plat.