



Planning Division
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AuroraGov.org

July 19, 2024

Chris Fellows
Windler Public Improvement Authority
9155 E Nichols Ave, Suite 360
Centennial, CO 80112

Re: Initial Submission Review: Windler Village North - Site Plan and Plat
Application Number: DA-1707-35
Case Numbers: 2024-4016-00, 2024-3035-00

Dear Chris Fellows:

Thank you for your initial submission, which we started to process on June 27th. 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. Please revise your previous work and send us a new submission on or before August 5, 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.

The estimated Administrative Decisions date is still set for September 18, 2024. Please remember that all abutter notices must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7227 or atibbs@auroragov.org.

Sincerely,

Aja Tibbs, Planning Supervisor
City of Aurora Planning Department

cc: Jim Jannicke/ Tom Odle, Westwood, 10333 E Dry Creek Rd, Ste 400, Centennial, CO 80112
Cesarina Dancy, ODA
Filed: K:\\$DA\1700-1799\1707-35rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Additional information is needed to address pedestrian connectivity, architectural design, building orientation and lot layout for the proposed back to back townhomes – aka “pinwheels”. (Planning)
- Clarify commercial uses and plans for tract lots intended for future site plan submissions. (Planning)
- Revise the landscape tables and typicals to meet the minimum requirements. (Landscaping)
- Bluegrass turf is not permitted in some areas (Landscaping)
- Provide Photometric lighting for private park areas (Planning and Civil Engineering)
- Provide a utility conformance letter showing the number of homes being developed in these planning areas does not exceed what was in the approved MUS. (Aurora Water)
- In order to receive land dedication credit for parklets the space must be an “Amenity Space” per the master plan. PROS will not consider unamenitized spaces of this size for credit. (PROS)
- Ensure that the plat and site plan documents match. The lots and blocks, tracts, streets, and easements should be consistently shown on both documents. (All departments)
- Land dedication and fees will be due for Aurora Public Schools. (APS)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No community comments or questions were received with the initial application submission. A neighborhood meeting will not be required at this time.

2. Completeness and Clarity of the Application

- 2A. Update the title and cover sheet to address redlines.
- 2B. Site plan sheets should be a minimum scale of 1”=40’. Please revise sheets and sheet layout to meet this requirement.
- 2C. Can the block numbers on the site plan align with the block numbers in the plat? It will help clarify discussions when these reference points align.
- 2D. Remove all AutoCAD text from the submitted files. This was left on the second half of the site plan set (landscape sheets).
- 2E. Update the letter of introduction to include the planning areas included with the submission, and the number and types of housing that are being proposed.

3. Zoning and Subdivision Use Comments

- 3A. PA-2 is currently planned for multifamily uses within the Windler Master Plan, which differs from the village north proposal. While densities are allowed some flexibility between master plan and site plan, it might be easier to adjust the boundary of this planning area with the master plan amendment, or update the land use matrix to be consistent with this site plan boundary.
- 3B. Portions of village north are currently within the MU-R zone district which does not permit single family and two family residential uses as proposed. As previously discussed, a zoning map amendment will be required before this site plan can be approved, or the use and lot configurations will need to be aligned with the current zone district boundaries.
- 3C. PA-17 within the Windler Master Plan includes an Administrative Activity Center to allow commercial uses within the R-2 zone district. Clearly identify, on the site plan, the spaces that will be developed for commercial uses with a future site plan submission. Due to the size, shape and style of the proposed lots, staff would use the MU-N zone district regulations for use and development standards. Please review the permitted use table and development standards for this zone district so that you are familiar with code expectations as site plans are developed for these lots.



4. Streets and Pedestrian Comments

- 4A. Tab 14 identifies a Local Type 1 street (64' ROW) connecting Catawba and Duquesne between 53rd Drive and 53rd Avenue, and a local street here would help to provide street frontage for several of the oddly oriented lots within the center of the block. However, the proposed block still meets the minimum size requirements, retains an alley network providing some degree of connectivity, and is proximate to local side streets which allow this change to be acceptable to planning. As long as a lot configuration can be properly arranged that provides safe pedestrian access, planning is accepting of proceeded without a master plan amendment.
- 4B. Green courts should have direct pedestrian access to the street. The “pinwheel” lot configurations within block 7 of the site plan demonstrate entries onto green landscaped areas which are only connected to alleys with no pedestrian path to the street. The configuration on block 3 also has entries onto a private alleys without a pedestrian path. Revise the plan to provide a pedestrian path between all unit entries to the surrounding street network, or to create a green space with a path that connects to the street.

5. Parking Comments

- 5A. Two parking spaces are required per residential unit for single-family detached, two family and single family attached uses. At least one space must be enclosed in a garage for single-family detached and two-family dwellings. Please consistently denote the two parking space areas within each of the housing type lot typical drawings.
- 5B. Please clarify the intended use for Tract M. The landscaping plan shows part of this lot being landscaped around an area that looks like it might be parking for the adjacent commercial area. The landscaping requirements are determined by use, so if the rest of the tract will not be constructed at this time, it would be our preference to wait to install the landscaping on this tract (which is consistent with other parking lot areas that are planned).

6. Architectural and Urban Design Comments

- 6A. This proposal includes a housing type titled as a 3-story townhome, which appears to be more like a 4-plex or what has been previously discussed as a “pinwheel”. Townhomes are horizontally stacked units in a side by side configuration with individual entries to a street or green court. The proposed units have two entries on both the front and the back and garage entries on the other two facades. Please identify these new housing types in the site plan, and add them to master plan amendment that is planned for this area. Specifically, planning would like assurance that the building entries will be oriented towards street and/or green court spaces, and that dwelling space will engage the ground level of these areas (to enhance the public realm).
- 6B. The proposed “pinwheel” units along Buchanan in block 1 of the site plan appear to have garage only facades fronting Buchanan. Garage dominating facades do not foster a positive street environment. How will these facades meet the intent of the master plan and the high quality public realm design that is important for FRLO neighborhoods?
- 6C. Update the housing type tracking table to include all planning areas within within FRLO 3; review the redlined sections that don't match the key map (that identifies each type with the corresponding lot tables); ensure that each housing type is consistently labeled with the same number and color and in the same order across the site plan; and label/title the lot typical drawings to correspond with each housing type.
- 6D. Advisory Comment: This Village North and the Midtown neighborhoods are ideal locations for the small multifamily housing type that we are yet to see within Windler. We hope that the development team will still look for opportunities to integrate this housing type in the more urban and dense parts of Windler.
- 6E. Advisory Comment: All lot typicals demonstrate less than a 14' front setback. Per previous discussions, this does not allow enough room for front yard tree plantings in combination with a 10' front yard utility easement. Planning has agreed to this in exchange for street tree placement within curbside landscape will be increased to 1 per 35. This requirement appears to be met by the proosal, but planning continues to emphasize the importance of planning front yard trees – even if smaller ornamentals – in instances when lots are deep enough to provide front yard area outside of the utility easement.



- 6F. The plat shows several utility and water easements that are not shown in the lot typical drawings. Please consider how these will impact the building envelope which appears, in some cases, to be over easements.
- 6G. Tract TT on the plat is shown as a buildable lot in the plat, but an open space tract in the drawings. Please clarify.

7. Signage & Lighting Comments

- 7A. Will there be any lighting installed within the park or common areas? If so, please provide a photometric lighting plan for these areas.

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

Sheet 31:

- 8A. Show the street trees screened back to illustrate the trees that are included for the typicals. (On all typicals on Streets).
- 8B. Show water/sewer connections and provide labels for each typical unit on all sheets 31-38.
- 8C. Reference location of curbside landscape and street trees for all Typicals on streets. (typical) Refer to Sheets 42-49 for Curbside Landscape and Street trees.
- 8D. Show the greencourt trees screened back to illustrate the trees that are included for the typicals. (For all typicals on Green Courts)

Sheet 32:

- 8E. On SFA 2-Story Green Court Townhome labeled (21'X62' – 3 Plex): The townhome requirement table shows 22'X62', please revise table if this is supposed to be 21'. The total required planting requirement in the table is 67, but only 50 are shown on the plan. Please add the missing planting numbers.
- 8F. On SFA 2-Story Green Court Townhome (21'X62' – 4 Plex): The total required planting requirement in the table is 80, but only 57 are shown on the plan. Please add the missing planting numbers.
- 8G. On SFA 2-Story Green Court Townhome (21'X62' – 5 Plex): The total required planting requirement in the table is 93, but only 68 are shown on the plan. Please add the missing planting numbers. On the ornamental grasses show 1 Gal.=6.
- 8H. On the Landscape Requirements on this sheet: The townhome requirement table shows 22'X62' but the typicals show 21'X62'. Please revise the typicals on this sheet if this is supposed to be 22'. Per the typicals on Sheets 10 & 11: the typical is shown at 22'X62'.
- 8I. Sheet 33: On SFA 2-Story Green Court Townhome (20'X80' 3 Plex): The total required planting requirement in the table is 77, but only 60 are called out here and 65 are shown on the plan. Please add the missing planting numbers & revise planting plan.
- 8J. On SFA 2-Story Green Court Townhome (20'X80' 4 Plex): The total required planting requirement in the table is 80, but only 63 are noted here & are shown on the plan. Please add the missing planting numbers.
- 8K. On SFA 2-Story Green Court Townhome (20'X80' – 5 Plex): The total required planting requirement in the table is 101, but only 72 are noted here & are shown on the plan. Please add the missing planting numbers.
- 8L. On SFA 2-Story Green Court Townhome (20'X80' – 6 Plex): The total required planting requirement in the table is 113, but only 72 are noted here & are shown on the plan. Please add the missing planting numbers.

Sheet 34:

- 8M. Make sure that the required planting is depicted with the same numbers on the planting plans and numbers below each typical.
- 8N. On SFA 2-Story Green Court Townhome (22'X57' – 4 Plex):
- 8O. Which typical is this in the landscape requirement table? These seem to be missing in the table.
- 8P. On the Landscape Requirement Table: These dimensions should match the typicals shown on Sheets 6 through 11. There are 18 different townhome typicals shown on those sheets and only 11 shown here.



Sheet 40:

8Q. On the Plant Schedule: The grasses in the curbside landscape must be 5 gallon. List the grasses that are duplicative, that is you may have Blonde Ambition grass being provided as 1 and 5 gallon because some are extra and others are required say in the curbside landscape. When listing them twice in the Plant Schedule, you can either show two different plant symbols one for 1 gallon and a different one for 5 gallon and then update the plan OR you can list them twice in the Plant Schedule and then just code them differently in the schedule and then of course on the plan. For example:

- BOU BLO Bouteloua gracilis “Blonde Ambition” 1 gal.
- BBA Bouteloua gracilis “Blonde Ambition” 5 gal.

Sheet 41:

8R. On the Curbside Landscape Plant Requirements: Please update the required tree numbers that should be rounded up.

Sheet 42-43:

8S. Show the stop sign symbol and include it in the Legend (Typical).

Sheet 44:

8T. The screened back trees from this project are in the roadway.

8U. For this sheet, show the linear park open space trees screened back so it is consistent with the Open Space screened back trees.

Sheet 46:

8V. The BOU BLO- is 30-36" and should not be in sight triangles.

Sheet 47:

8W. Shift the trees to the west to provide 50' in advance of the stop sign.

8X. Note the CN#.

8Y. For this sheet, show the linear park open space trees screened back so it is consistent with the Open Space screened back trees.

Sheet 49:

8Z. Tree cannot be located within 50' of stop sign. Please adjust the location.

8AA. For this sheet, show the linear park open space trees screened back so it is consistent with the Open Space screened back trees.

8BB. Label E. 53rd Drive

Sheet 52:

8CC. In the Plant Schedule title, add: For Open Space Tracts.

8DD. Per the Landscape Manual, no Populus species are not allowed unless they are in naturalized areas.

Sheets 61-67:

8EE. Note that to use the non-water conserving bluegrass sod the areas must be activated. Small areas cannot be sodded and will be evaluated by Aurora water.

Sheet 63:

8FF. Cottonwoods are not allowed adjacent to walkways, please select different trees.

Sheet 71:

8GG. Label the Plant Schedule on this sheet – Plant Schedule for Linear Parks.

8HH. For the cool season drought resistant sod – for this to be considered, you will need to specify a type.

Sheet 72:

8II. What ground cover material will be here?

8JJ. Provide references on the plan views on this sheets that are missing.

Sheet 74:

8KK. The detail is not for a retaining wall. What is the height?

Sheet 75:

8LL. Include the Sheet and detail references. (Typical)

Sheet 76:

8MM. Bluegrass turf will not be permitted in these areas. They are too small to be deemed usable. (Typical)

8NN. Add this hatch pattern and label the material in a Legend. (Typical)



Sheet 77:

8OO. Bluegrass turf will not be permitted as this area is too small. (Typical)

8PP. Add sidewalk widths. (Typical)

Sheet 78 & 79:

8QQ. Add all symbols and hatches to the legend. (Typical)

8RR. Bluegrass turf will not be permitted as this area is too small. (Typical)

8SS. add this material to the legend. (Typical)

Sheet 80:

8TT. Identify max height, this wall is not a retaining wall. Revise or add new detail.

9. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

9A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Civil Engineering (Sergio Um / 303-739-7563 / sum@aurorago.org / Comments in green)

10A. Notes have been updated, refer to the redlined site plan.

Sheet 3:

10B. PA-2 seems to start north of 55th Ave in the Master Plan and PIP

Sheet 12:

10C. From 54th Pl to 55th Ave, Master Plan states Catawba St is a Local Type 3 roadway.

10D. From 53rd Dr to 54th Pl, Master Plan states Catawaba St is a Local Urban 2 lane in Master Plan, which includes 15.5' of hardscape

10E. E 54th Ave is listed as Connector Boulevard on Master Plan

10F. Which alley does the fire lane apply to? Fire lane radii needs to be shown on plans. Where fire lanes turn the inside radius shall be 29-feet and the outside radius shall be 52-feet. (4.07.1.01 of the 2023 COA Roadway Manual)

Sheet 13:

10G. What is this hatch? (see redlined location on Catawba)

10H. 1-Lane 41' ROW Does not match typical section

Sheet 16:

10I. Label roadway classification for all streets (typ.) all grading sheets.

10J. Add grading notes to all grading sheets – refer to redlines on the sheet 16:

Sheet 17:

10K. Make curb ramps directional

10L. Remove crossspans. For crossspans on site plans, either remove them or add a note stating crossspans are reviewed and approved with the civil plans (typ.)

10M. Show slopes throughout grading plans, especially where contours are close together. (typ.) See grading notes for maximum and minimum allowable slopes.

10N. Label fire lane easement and Tract B (typ.) all easements shall be dimensioned and labeled and all tracts shall be labeled.

10O. There is a 16' Water easement and a 15' Utility easement proposed in this area. Show, label, and dimension all proposed and existing to remain easements.

10P. Label Tract A

10Q. Show all lot numbers

10R. Show slopes throughout grading plans, especially where contours are close together. (typ.) See grading notes for maximum and minimum allowable slopes.



Sheet 18:

- 10S. Lot numbers for block 12 do not match plat.
- 10T. Make curb ramps directional

Sheet 22:

- 10U. Provide photometrics analysis for these 2 areas. Provide private lighting details. Public lighting photometrics shall be provided in the civil plans.
- 10V. Label on site and grading plans as well

11. Traffic Engineering (Steve Gomez / 303-739-7336 / segomez@auroragov.org / Comments in orange)

Site Plan & Landscape Plan

- 11A. Add missing sight triangles per COA TE-13 to site plan and landscape plan sheets
- 11B. In coordination with any Postal Service requirements, mail kiosks shall be located:
 - Outside of sight triangles as defined by COA Roadway Manual, standard TE-13
 - Outside of the influence area (including traffic queues) for a controlled intersection (stop-controlled, signal controlled, or otherwise)
 - A minimum of 30' away from stop signs (for stop sign visibility)
 - A maximum of 50' away from curb ramp crossings (curb ramps to be located on both sides of roadway)
 - Preferred location for mail kiosks is on side lots or other common areas for a neighborhood, and while meeting the above criteria, to avoid conflicts with mail kiosk traffic and specific homeowner ingress/egress
 - The United States Postal Service (USPS) must be included in the final determination for placement of mail kiosk within your site, what equipment is USPS approved and what is not. Please contact the USPS Growth Coordinator @ 303-853-6994
- 11C. Add pedestrian ramps in redlined locations
- 11D. Add, move or relocates stops signs in redlined locations.
- 11E. Replace No Parking Text with No Parking symbol, Update MUTCD code typ.
- 11F. Move mailbox located within the sight triangle.

Traffic Conformance Letter

- 11G. No Comments

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

Sheet 1 of 80 / Cover

- 12A. See comment to update note #2.
- 12B. See notes to be added.
- 12C. Provide a complete implementation table.
- 12D. Provide site data block information.

Sheet 14 of 80 / Site

- 12E. See comment for the very large, fire hydrant symbol. The larger symbol can be removed.
- 12F. Label the fire lane easements. Typical on Site, Grading, Utility, Landscaping & Photometric.
- 12G. See comment to remove fire lane signs, where there is not a fire lane easement.
- 12H. See comments to remove fire lane signs, at entrances.
- 12I. Show mail kiosk in legend.

Sheet 15 of 80 / Site

- 12J. See comments to remove fire lane signs, at entrances.

Sheet 17 & 18 of 80 / Grading

- 12K. See note to label the fire lane easements. Typical on Site, Grading, Utility, Landscaping & Photometric.

Sheets 20 & 21 of 80 / Utility

- 12L. See note to label the fire lane easements. Typical on Site, Grading, Utility, Landscaping & Photometric.

Sheet 22 of 80 / Fire Access

- 12M. See updated fire lane sign details.



Sheet 45 of 80 / Landscaping

12N. See comment to show the fire hydrant and mail kiosk symbols in the legend.

13. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

13A. Provide a utility conformance letter showing the number of homes being developed in these planning areas does not exceed what was in the approved MUS.

Site Plan

Sheet 20:

- 13B. Water services are to be 5-feet from the side property line. See Section 17.02
- 13C. These meter are placed further in than normal. These easements will not allow encroachment and may cause home placement issues. Please note that these 4 pack homes are not covered by the alley memo.
- 13D. Minimum easement for 2 wet utilities is 26-feet. If this is to be handled similar to other alleys then the 20-foot wide alley would require a 3-foot easement on either side as well.
- 13E. This will need to be a water easement. This layout will also prevent trees and shrubs from being placed in this easement.
- 13F. Utility is to be centered in the easement so that there is at least 8-feet from center of utility to edge of easement.
- 13G. Ensure all valves are a minimum of 2-feet from edge of gutter or cross pans. Typical for all valves.
- 13H. All easements bordering the alley are to be either sanitary, water, or sanitary and water. Typical for all alleys.
- 13I. What is the plan for the inlet on the southeast corner of 55th Ave and Buchanan St?
- 13J. unused stubs are to be capped at the main. This easement cannot be released until the public utilities have been removed.
- 13K. What is happening to the stub within the green court in Tract NN?

Sheet 21:

- 13L. Ensure valve symbol remains consistent through plan set. Typical for all valves.
- 13M. Unused water stubs are to be capped at the main. (see redlines locations on the plans)
- 13N. Maintain at least 8-feet from center of utility and edge of easement.
- 13O. Please be advised that trees or structural encroachments are not allowed in these water easements.
- 13P. Call out the necessary easements for water and sanitary placement. This alignment will prohibit placement of trees or structural encroachments.
- 13Q. This eastern valve can be removed. (see redlined location in E 53rd Drive)
- 13R. This storm inlet and the main connecting it to the public inlet are to be private. (southeast 54th Ave and Catawba.
- 13S. What is this easement callout pointing to? (Alley 3)
- 13T. This meter needs an easement. (east end of Alley B)
- 13U. What is happening to the stub withing the green court in Tract NN?
- 13V. If these stubs have yet to be installed I would recommend reaching out to revise the plans and adjust them. This is to avoid have a stub capped at the main and a new one cut in 27-feet down. (Buchanan and Alley F)
- 13W. Why is a new sanitary main being proposed on top of an "existing" main? (Buchanan and Alley F)

Landscaping Plan

Sheet 26:

- 13X. Trees and large shrubs are not to be placed within water or sanitary easements. Minimum of 5-feet from services lines to trees.

14. PROS (Scott Hammons / 303-739-7147 / shammons@auroragov.org / Comments in mauve)

- 14A. In order to receive land dedication credit for parklets the space must be an "Amenity Space" per the master plan. PROS will not consider unamenitized spaces of this size for credit.
- 14B. Please activate spaces in this planning are to the standard set forth in the PROS manual and the master plan.



15. Land Development Services (Roger Nelson / 303-799-5103 / ronelson@auroragov.org / Comments in magenta)

- 15A. (Advisory Comment) The City of Aurora has revised the subdivision plat checklist (2024) to include new covenants amongst other changes and this checklist must now be followed.
- 15B. (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.) per COA 2024 Subdivision Plat Checklist Item 19.b.
- 15C. (Advisory Comment) Provide statement of authority for person signing on behalf of the entity named in the title commitment.
- 15D. (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 no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.
- 15E. (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.
- 15F. Send in a closure report for the plat exterior boundary per COA 2024 Subdivision Plat Checklist Item #19.d.
- 15G. Send in the approved State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e.

See the red line comments on the plat and site plan:

Subdivision Plat:

Sheet 1:

- 15H. Revise Title to remove the word "Being"
- 15I. Property Description – Remove the “,”; replace the word “Further” with “Being”; remove “a re-subdivision”; and be consistent with the use of “Tangential” when referencing curves.
- 15J. Vicinity Map – Label all publicly dedicated roads within ½ mile of the site and add the Range line labels.
- 15K. Owner – Add the signature authority named in the title work.
- 15L. City of Aurora Approvals – move “and” to be between “Streets, easements”

Sheet 2:

- 15M. Notes – Remove note #4 if there are no sidewalk easements being dedicated.
- 15N. Notes – Add E. 53rd Avenue and N. Denali Boulevard to note #6.
- 15O. Covenants – Match the language shown on the City of Aurora 2024 Subdivision Plat Checklist and add additional covenants as noted.

Sheet 3:

- 15P. Provide State Board approved monument records for the aliquot section monuments indicated on this sheet.
- 15Q. Show second tie bearing and distance.
- 15R. All monuments are shown to be set and there is very limited control for the establishment of those locations.
- 15S. Show the control used to set the C ¼ corner (i.e., E ¼ & S ¼).
- 15T. Describe the pipe material for the W ¼ corner monument.

Sheet 4:

- 15U. Does the U.E. need to cross tracts (Typical all remaining sheets).

Sheet 5:

- 15V. Label the Block # that Tract Y is within.

Sheet 8:

- 15W. Label the Tract within Block 5.
- 15X. Label the easements in Lot 14, Block 5.

Sheet 10:

- 15Y. Label the Block that Tract Y is within.



Sheet 15:

- 15Z. Label the width of the drainage easement.
- 15AA. Verify the easement label in Lot 14, Block 12.

Sheet 17:

- 15BB. Easement typical details appear to be repeated with the only difference being the rotation? Could reduce the number of details by eliminating redundancy.
- 15CC. Details – V and tic mark, BB show where the curve dimension begins and ends.

Sheet 18:

- 15DD. Details – MM add tic mark, RR does the S.E. & W.E. continue westerly?, UU add tic mark, VV add curve data?, WW add curve data?

Sheet 19:

- 15EE. Details – MMM move distance over to be fully legible, PPP label the easement, VVV add tic marks, AAAA add tic marks, BBBB label the easement.

Site Plan:

Sheet 1:

- 15FF. Remove the dedicatory language from the site plan property description and match the property description comments provided on the subdivision plat.

Sheet 4:

- 15GG. Revise “Alley” to “Tract & pertinent easements” and revise “Green Court” to “Tract” [Typical]

Sheets 13 & 14:

- 15HH. Label tracts to match the plat (Typical) to include the associated easements/purposes, Does the U.E.’s need to cross tracts?(Typical).

16. Energy and Environment (Maria Alvarex, Sr., / 303-739-6824 / malvarez@auroragov.org)

- 16A. We have reviewed the area of your development. There are no known plugged and abandoned (P&A) wells within your site and no existing or planned oil and gas surface facilities on your site at this time. There may be existing underground pipelines in right-of-ways. If you have questions or concerns about this, the Energy & Environment Division can assist by providing additional information.
- 16B. The City of Aurora has no authority or control over subsurface well equipment or operations. Contact the Colorado Energy & Carbon Management Commission (ECMC) for more information. Should you have any questions about oil and gas development, please reach out to Jeffrey S. Moore, Manager of the Energy & Environment Division.

17. Denver International Airport – Planning (303-342-4105 / denplanningreferrals@flydenver.com)

DEN provides the following comments:

- 17A. The proposed development is within the “10,000’ Critical Area for Wildlife-Attractant Separation Area” for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologist assigned to DEN assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below).
- 17B. DEN also requests that the landscape plan include maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 40-hour drain time following a 100-year event.
https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33



- 17C. The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined (“Notice Criteria Tool”) and/or the filing can be initiated is: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. This development requires an Avigation Easement.

18. Aurora Public Schools (Joshua Hensley / 303-365-7812 / jd hensley@aurorak12.org)

- 18A. Based on the land use plan approved in the Windler Zoning Map Amendment and Master Plan application, the total school land dedication requirement is approximately 42 acres. The land use plan in the Master Plan application includes a 15.5 acre school site adjacent to a 2.5 acre shared park and school playfield. The 18 acre school and school/ park playfield site will meet the district's need for a P-8 school to serve the future Windler community.
- 18B. Aurora Public Schools will require cash-in-lieu for the school land obligation above the acreage to be dedicated for the school site in order to serve high school age students at other district locations. The school district will apply the school land dedication requirement for the purposes of calculating cash-in-lieu as site plans are approved. The district will request cash-in-lieu of land when the balance of the obligation from all approved site plans exceeds the school site that will be dedicated.
- 18C. In accordance with Section 4.3.18 of the Unified Development Ordinance, land value for cash-in-lieu will be based on fair market value of zoned land with infrastructure in place. Cash-in-lieu is due prior to plat recording. Cash-in-lieu may be required for this development application depending on which Windler site plans are recorded prior to this application.

19. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

- 19A. Review not yet complete. First review comments forthcoming.