



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

August 15, 2024

Donald Provost
Alberta Development Partners
5750 DTC Parkway STE 210
Greenwood Village, CO 80111

Re: Initial Submission Review: Windler Subdivision Filing No 4, Amendment No 1 – Plat
Application Number: DA-1707-37
Case Numbers: 2024-3040-00

Dear Mr. Provost:

Thank you for your initial submission, which we started to process on Thursday, July 25. 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 Thursday, August 29.

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 will be scheduled based on the next submission. 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)739-7220 or bbravene@auroragov.org.

Sincerely,

Ben Bravenec, Planner I
City of Aurora Planning Department

cc: Tom Odle, Westwood
Lorianne Thennes, ODA
Filed: K:\\$DA\1707-37rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- 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.
- All new easements to be dedicated by plat. Easement releases to be submitted to releaseeasement@auroragov.org. Contact Grace Gray for the license agreement.
- Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. No comments were received at this time.

2. Completeness and Clarity of the Application

2A. Fees have been paid at this time.

3. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

3A. Approved.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Aurora Water (Reviewer Name / 303-739-7490 / email / Comments in red)

4A. No comments, will still review in case utilities are affected with new submission.

5. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve)

5A. Approved.

6. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 6A. (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.
- 6B. (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.
- 6C. (Advisory Comment) Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.
- 6D. **(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 the scale does not match the drawing information, then this may cause the plat to be sent back and corrected 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.**

Subdivision Plat:

Sheet 1

6E. Vicinity Map – Add the Range labels.

Sheet 2

6F. Notes – Remove Note #4, if there are no sidewalk easements being dedicated on this plat.

6G. Notes – Note #6 only list the applicable streets.

6H. Notes – Note #10 provide an updated title commitment to be dated within 30 days of the plat acceptance date.



- 6I. Notes – Note #13 Is not a typical plat note and should be removed.
- 6J. Covenants – Revise covenants to reflect the wording in the COA 2024 Subdivision Plat Checklist, only provide easement covenants for pertinent easements that are being dedicated by this plat and remove the numbering of these covenants.

Sheet 3

- 6K. Revise Bearing directions to be consistent with the direction of the previous plat property description.
- 6L. Tracts B-N require access across Tract A.
- 6M. Legend – Monuments should have been set for Filing No. 4?

Sheet 4

- 6N. Show dimensions where existing easements cross or intersect lot lines per COA 2024 Subdivision Plat Checklist.
- 6O. Legend – Remove any abbreviations that are not applicable to this plat. And remove D.U.E. as this is not a COA-recognized utility easement name.

Sheet 5

- 6P. Revise Bearing directions to be consistent with the direction of the previous plat property description.
- 6Q. Show dimensions where existing easements cross or intersect lot lines per COA 2024 Subdivision Plat Checklist.
- 6R. Legend – Remove any abbreviations that are not applicable to this plat. And remove D.U.E. as this is not a COA-recognized utility easement name.

Sheet 6

- 6S. Legend – Remove any abbreviations that are not applicable to this plat. And remove D.U.E. as this is not a COA-recognized utility easement name.
- 6T. Remove historic ROW lines and only show existing ROW to date.

Sheet 7

- 6U. Revise Line and Curve Tables to reflect the correct Bearing directions.

7. Easements (Grace Gray / 303-739-7277 / ggray@auroragov.org)

- 7A. All new easements to be dedicated by plat. Easement releases to be submitted to releaseeasement@auroragov.org. Contact Grace Gray for the license agreement.

8. E-470 (Brandi Kemper / 303-537-3727 / bkemper@e-470.com)

- 8A. Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the “Permit Manual”) and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for construction.
- 8B. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.
- 8C. Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>
- 8D. E-470 discourages residential uses adjacent to the roadway.
- 8E. E-470 is not responsible for noise mitigation.
- 8F. The E-470 TBMS (fiber) line running along the east side of E-470, this line shall be protected in place.
- 8G. A dig watch shall be required whenever there are construction activities near the TBMS line.
- 8H. A minimum 4’ of cover is required over the fiber.
- 8I. E-470 will be widened to 4 lanes in each direction in the future.
- 8J. The tracts encroaching in the MUE will need to comply with the allowed uses of the MUE by the Authority.
- 8K. No structures are allowed in the MUE.
- 8L. Developed flows from the site will need to be treated and discharged at or below historic rates.
- 8M. The contractor will be responsible for stormwater permitting through the City, County, or E-470 for this project.



- 8N. An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE.
- 8O. Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.
- 8P. Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.
- 8Q. Landscaping is only allowed in the outer 25' of the MUE.
- 8R. Any fencing disturbed will need to be reset meeting E-470 specifications.
- 8S. A comment/response document would be helpful to track the revisions to each submittal.
- 8T. Additional comments will be issued as the design progresses.