

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



May 23, 2024

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

Re: Initial Submission Review – DA-1707-34 –Windler Neighborhood PA-25 Site Plan and Plat
Application Number: **DA-1707-34**
Case Numbers: **2024-4013-00 and 2024-3018-00**

Dear Mr. Fellows:

Thank you for your initial submission, which we started to process on May 2, 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 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 June 14, 2024. Fees in the amount of \$49,044.00 are due prior to the second submission.

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 Decision date is set for July 24, 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 303-739-7121 or evigil@auroragov.org.

Sincerely,

Edward Vigil, Senior Planner
City of Aurora Planning Department

cc: Todd Odle, Westwood Professional Services
10333 E. Dry Creek STE 400
Englewood, CO 80112
Cesarina Dancy, ODA
Filed: K:\SDA\1707-34rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Curbside street tree requirements are required at a ratio of 1 per 35 lf for any street frontages along lots that are not meeting the minimum front yard tree requirements.
- Firelane easements are required to be dedicated for certain roadways.
- Turn around for dead end streets longer than 150' requires a turn around per Section 4.04.1.06.
- Green court design fronting Tract N detention pond does not provide usable open space.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No public comments have been received. A neighborhood meeting will not be required at this time.

2. Completeness and Clarity of the Application

- 2A. Fees in the amount of \$49,044.00 are due prior to the second submission.
2B. Please reference the site plan with the title and case number on adjacent parcels.

3. Zoning and Subdivision Use Comments

- 3A. **Site Plan** - Please remove "Filing NO.11" from Site Plan pages.
3B. Please provide an accurate project area within the vicinity map.
3C. Please provide the acreage within the site data block.
3D. Please correct the spelling of "sign" within the site data block.
3E. As a reminder, the lot typical drawings only allow a 2' encroachment for the front setback. Therefore, the home builders for these lots will need to plan on constructing front porches within the building envelope. Essentially, this pushes the front setback beyond the allowed requirement. Please coordinate with your clients to ensure that important elements such as front porches, bay windows, and projections are not lost with limited encroachment allowance.
3F. Please remove the fencing at each pedestrian pathway that leads to the Wenatchee right of way as redlined.
3G. The information regarding a perimeter park listed in the PA-25 Block Length Tracking Table is incorrect. These areas shown on the site plan appear to be paseos and not perimeter parks. If these are parks, please revise and provide the required amenities for a park.
3H. Please coordinate with the adjacent developer the maintenance and construction of the perimeter fence.
3I. Please verify with addressing that all street names are correctly shown.
3J. Section 4.2.3.C.1 requires that all Green Court open space be useable open space and not seed or bottom mix and also requires a minimum of open space width of 30 feet or the height of the tallest building facing the green court space, whichever is greater.
3K. Advisory Comment: Is it possible to increase and distribute additional 3-story townhome product closer to 1881 Park – perhaps along 45th? The proposed pocket of 3-story product feels a little isolated/out of place.
3L. Confirm with the adjacent developer that the trail shown in Tract B is intended to connect through to the development to the south.
3M. Please verify with adjacent developments that all sidewalks connect to sidewalks in the right of way.
3N. **Plat** - On all relevant pages, please show the right of way width and street type such as Tibet Road as redlined.

4. Signage & Lighting Comments

- 4A. Provide photometric lighting plan for private area common spaces. Plan should also show the location of proposed light fixtures and corresponding fixture types. Pedestrian scaled lighting is encouraged for small spaces such as green courts and parklets per the Windler Master Plan.

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

- 5A. Sheet 2-There is no mention of the Windler Public Improvement Authority in the Master Plan that is responsible per this statement. Please provide clarification on this matter.
- 5B. This is not a preliminary plat, this is also not Windler Filing 6. Windler Neighborhood P-PA-25 will be platted as Windler Filing no.11. Is this statement needed? Why doesn't this statement mention the residential lot landscaping? Please clarify.
- 5C. Sheet 7- Please ensure that the plants in the curbside landscaping have been labeled. See additional comment on the curbside/street sheets.
- 5D. Tree note #5 does not apply to the Green Courts. Please remove as noted.
- 5E. Please remove note #4 under "Notes."
- 5F. Sheet 8- Show a hatch to describe the materials at the locations redlined on this page.
- 5G. Sheet 37- Renumber all of the Key Maps Here and on the following sheets as they all need to be revised to correspond to the correct sheets and match lines.
- 5H. Label all of the street names on this Map.
- 5I. Note 37 is the overall Key Map sheet.
- 5K. Sheet 38- Label North Tibet Road.
- 5L. Renumber all of the Key Maps here and on the following sheets as they all need to be revised to correspond to the correct sheets and matchlines.
- 5M. Sheet 39- On all of these sheets, please make the trees darker as they do not read well over the hatch pattern. They must be legible as they are being counted toward the tree requirements for the unit typicals. Label East 44th Drive.
- 5N. The six trees required for these units do not appear to be planted in close proximity to these units and therefore would not meet the code requirements.
- 5O. Sheet 40- Label Tibet Road. Lines are missing for the buildings as shown.
- 5P. Sheet 41- Label North Wenatchee Court.
- 5Q. Sheet 42- Provide sheet reference.
- 5R. Sheet 47- To meet the minimum trees noted for these units, some additional trees are required in this area.
- 5S. Sheet 48- Show the plant material on this side of the street and note Tibet Road ISP CN#2022-6011-00.
- 5T. Note: North Wenatchee Street CN#2022-6026-00.
- 5U. Correct all of the Sheet numbers on this Sheet and Label all of the streets.
- 5V. Sheet 49: Correct all of the sheet numbers on the Key Map and on the matchlines.
- 5W. For sheets 49-57 the shrubs and groundcovers should be called out on these sheets for the curbside landscape areas.
- 5X. Reference the location of the plant list for the curbside landscape areas.
- 5Y. Note that 5 gallon ornamental grasses are required for the curbside landscape area.
- 5Z. Note that Cacti and succulents are not allowed adjacent to pedestrian areas such as the curbside landscape areas.
- 5AA. Show the stop sign symbol darker as it is screened back to much to read.
- 5AB. Adjust landscaping around storm inlet.
- 5AC. Sheet 50: Per sheet 18 there appears to be a stop sign here. Adjust trees to allow for the 50' clearance in advance of the stop sign.
- 5AD. Sheet 51 & 52, & 57: Omit duplicate street label.
- 5AE. Sheet 58: Not a construction drawing.
- 5AF. On the City of Aurora Notes: Omit line 7 as it is not a note.
- 5AG. For the Curbside Landscape Requirements: According to the note provided on Sheet 7, the front yard tree requirement is being satisfied by the provision of additional street trees at a ratio of 1 tree per 35 lf of street frontage. It does not appear that the minimum requirements are being met yet for the installation of additional trees. Correct the verbiage.
- 5AH. Sheet 59: All shrubs must be 5 gallon at time of installation. Please update the tables accordingly.
- 5AI. Update this plant schedule to include the tree species being provided in the open space tracts.
- 5AJ. Provide a plant schedule for the street trees and curbside landscaping.
- 5AK. Sheet 61: Provide the hatch pattern for this material.

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

- 6A. 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.

7. Civil Engineering (Moustafa Agrignan / 303-739-7306 / magrignan@auroragov.org / Comments in green)

- 7A. Please add the following note: "The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent."
- 7B. The PIP shows N. Valda St. within the neighborhood. Please clarify.
- 7C. Label and dimension all easements throughout.
- 7D. Provide/label proposed lot corner/ROW radii, curb return radii (TYP.).
- 7E. Label street classification (TYP.) as noted.
- 7F. Add label to the street name as private or public (TYP.) as noted.
- 7G. Label existing and proposed sidewalks dimension (TYP.) as noted.
- 7H. At "T" intersections the curb ramp located at the top of the "T" shall be located across from one of the two other ramp locations, typically to the right side of the top of the "T" " TYP. Section 4.02.3 of 2023 COA Roadway Design Manual.
- 7I. The walk is 5.5' per the master plan
- 7J. The landscape area shall be 8.5' per master plan.
- 7K. Cross pans are not allowed in the street with storm sewer per section 4.03.2 of the 2023 COA Roadway Design Manual (TYP.)
- 7L. Dead end longer than 150' required a turn around per section 4.04.1.06 TYP.
- 7M. Provide longitudinal slope for alleys (TYP.).
- 7N. Minimum longitudinal slope in the street should be 0.8% per section 4.05.1 (TYP.).
- 7O. Callout steel wall on the grading sheet.
- 7P. Please add the following note:
"Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans."

8. Traffic Engineering (Jason Igo / 303-739- / jigo@auroragov.org / (Comments in amber)

- 8A. Add curb ramps across Ukraine.
- 8B. Add curb ramps and crossing signs and crosswalks at this location to connect the two parks.
- 8C. Add speed limit sign as noted on plans.
- 8D. Remove speed limit sign as noted on plans.
- 8E. Move crossing ahead signs as noted on plans.
- 8F. Align the trail with curb ramps.
- 8G. Relocate the redlined sign to be 100' from the crossing.
- 8H. Add curb ramps and crossing signs and crosswalks at this location to connect the two parks as redlined.
- 8I. Move crossing advance warning sign to be around 100' from the crossing.
- 8J. Put the barricade and road closed signs near the intersection.
- 8K. Move crossing advance warning sign to be around 100' from the crossing.
- 8L. Remove signs and crosswalk as noted on the plans.
- 8M. Need to call out what plants are in the sight triangle. Apply to all sheets.
- 8N. Will need to know what type of plants are in front of signs. Apply to all sheets.
- 8O. Update with sheet numbers applies to more than this one sheet.
- 8P. Remove stop signs of alleyways that have less than 25 dwelling units on them.
- 8Q. Speed limit signs shall be close to vehicles entering the neighborhood and not throughout the neighborhood.



- 8R. Pedestrian crossing signs and pavement markings are for mid block crossings or if it is hooking into a park or trail.
- 8S. It looks like all trees are 50' from stop signs and pedestrian crossing signs. If trees are to move make sure that the spacing is kept.
- 8T. Add the following note to all landscape plans: All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'.

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

- 9A. Please show existing fire hydrants on Tibet Road.
- 9B. Add curb ramps as noted.
- 9C. Please dedicate Tracts K, P, & I as a 23' fire lane easement. This area exceeds the 150' fire hose reach.
- 9D. Please dedicate Tracts O as a 26' fire lane easement. This area exceeds the 150' fire hose reach.
- 9E. Provide a 29' inside turning radius and a 52' outside turning radius typical as redlined throughout.
- 9F. Update to the 2021 IBC as shown in the Site Data block.
- 9G. On the Site Data block show townhouse construction type, If built under the 2021 IRC no sprinkler requirements.
- 9H. On page 2, please update notes to 2021 and 2017 as noted.
- 9I. Provide a completed implementation plan table.
- 9J. There is a 10' utility easement here. Verify with Real Property the fence is allowed in the easement.
- 9K. Provide double-arrowed FL signs as noted throughout.
- 9L. Remove the light-delineated fire hydrant and water main.
- 9M. Remove fire hydrants as noted on the plans.
- 9N. Please note new FH locations as noted on the plans.
- 9O. Shoe the FL dead-end signs in the legend as noted.

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

- 10A. Please correct angle measurements as noted on the plans.
- 10B. When possible it is recommended to have as much space as possible from trees to avoid their roots from interfering with the water service/meter.
- 10C. Meters are not to be within the driveway or within 5-feet of a hard surface.
- 10D. Absolute minimum if 5-feet from edge of tree to water services or sanitary service. It is understood these are "typical" details but this comments is meant to prevent issues in the field.
- 10E. Any inlets within alleys and the storm mains connecting those inlets to the main in the public ROW are to be private.
- 10F. See previous comments regarding alley storm inlets.
- 10G. Adjust sanitary and water to have a minimum of 8-feet from main to edge of easement. Additional easement will be required if deeper than 10-feet.
See Section 5.04.
- 10H. A Private Easement will be required on Lot 6 for this storm main. Another would be to shift the storm to provide 8 feet of distance between it and private lots.
- 10I. Are these showing existing infrastructure from another planset?
- 10J. Minimum of 5 feet from edge of inlet to sanitary service. There should be more to allow homeowner the ability to repair their line without impacting the inlet. This could benefit from the sewer service being in the alley.
- 10K. Please ensure that meters are placed fully within their respective easements and follow the typical meter layout details provided earlier in the planset.
- 10L. This utility configuration needs to be re-evaluated.
It is too close to the inlet and has a deflection within the road.
- 10M. Access is required to all manholes -Section 5.06.
- 10N. Access is required to all manholes. It appears there is a trail shown on the landscape plan. If this is proposed please include it on the utility sheets as well.
- 10O. Adjust sanitary and water to have a minimum of 8 feet from main to edge of easement. Additional



easement will be required if deeper than 10 feet. See Section 5.04.

- 10P. Services are to come off the main at significantly 90-degree angles.
- 10Q. See previous comments regarding meters near hard surfaces such as driveways.

11. Forestry (Jacque Chomiak / 303-739-7178 / jchomiak@auroragov.org / Comments in purple)

- 11A. No comments.

12. PROS (Scott Hammons / 303-739-7131 / shammons@auroragov.org / Comments in mauve)

- 12A. Call out Grade in drainage basin 5.
- 12B. Grades steeper than 4:1 cannot be credited for OS credit.
- 12C. Perimeter parks must be 40ft from the back of curb to get OS credit.
- 12D. Liner Parks must be 40ft wide measured outside of the ROW.
- 12E. Add more amenities to this tract.
- 12F. Show lighting within park.
- 12G. Trail connectors must be 26ft in width.
- 12H. Include an ADA inclusive play feature.

13. Land Development Services (Roger Nelson / 720-587-2657 / rnelson@auroragov.org / Comments in magenta)

Site Plan

- 13A. Sheet 1: Revise property description.
- 13B. Sheet 2: Revise standard Real Property Site Plan Notes as redlined.
- 13C. Confirm ROW & Easement Dedication note.
- 13D. Sheet 4: Confirm easement encroachment notes.
- 13E. Sheet 5: Confirm easement encroachment notes.
- 13F. Sheet 16: Manholes located at the center line – center line road intersection will conflict with Road monumentation.
- 13G. Label Tibet Road ROW as Variable Width.
- 13H. Label Tract as noted.
- 13I. Label ROW widths/Reception No.s.
- 13J. N. Winnipeg CT ROW width differs on Subdivision Plat.
- 13K. Make obscure text readable.
- 13L. Advisory Comment: Label exterior subdivision boundary with B&D's/Curve Data to match plat.
- 13M. Please make minor editing revisions on site plan as noted throughout.
- 13N. Advisory Comment: Exterior boundary must match the plat exactly and without B&D/Curvey data labeled this cannot be confirmed.
- 13O. MH's at Center Line - Center Line intersects will interfere with Block monumentation. (Typical).
- 13P. See 2.12.0.1 of the 2023 COA Roadway Manual for lighting requirements on site plans.

Plat

- 13Q. Sheet 1: Add standard dedicatory language to precede the property description.
- 13R. Revise Mortgage Holder statement to match COA 2024 Subdivision Checklist.
- 13S. Revise the vicinity map to include City & County boundaries and Range Line change.
- 13T. Revise property description as red lined.
- 13U. Sheet 2 – Insert standard 2024 COA Subdivision Plat Checklist Covenant Notes.
- 13V. Remove Sidewalk Note, if there are no sidewalk easements.
- 13W. Identify Tract B.
- 13X. Remove Site Plan Note from the subdivision Plat.
- 13Y. Revise Covenant Note as redlined.
- 13Z. Sheet 3 – Label Tract northerly of E. 45th Place.
- 13AA. Label E 48th Avenue.
- 13AB. Confirm naming of Wenatchee (Street or Boulevard)?
- 13AC. Add missing symbol to the legend.



- 13AD. Confirm distances that do not match Filing No. 3 plat.
- 13AE. Sheet 4 – Missing easements that are shown on Filing No. 3 plat or have these been vacated?
- 13AF. Confirm legend fire lane and “A” Tract designation.
- 13AG. Show Filing No. 3 Easements as they were dedicated on that plat.
- 13AH. Sheet 5 – Confirm ROW width for Winnipeg Court as this differs on Site Plan.
- 13AI. Sheet 6 - Show Filing No. 3 Easements as they were dedicated on that plat.
- 13AJ. Sheet 9 – Label Easement.
- 13AK. Sheet 10 - Show Filing No. 3 Easements as they were dedicated on that plat.
- 13AL. Sheet 14 - Show Filing No. 3 Easements as they were dedicated on that plat.
- 13AM. Sheet 15 – Label ROW width, Reception No.
- 13AN. Show Filing No. 3 Easements as they were dedicated on that plat.
- 13AO. (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.
- 13AP. (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.
- 13AQ. (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.
- 13AR. Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e.Đ.

14. Aurora Public Schools/ Josh Hensley / jd hensley@aurorak12.org

- 14A. 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.
- 14B. 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.
- 14C. 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.