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*AuroraGov.org*

September 6, 2024

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

**Re: Initial Submission Review:** Windler Midtown – Site Plan (Neighborhood Plan Pilot)  
**Application Number:** DA-1707-38  
**Case Numbers:** 2024-4021-00

Dear Chris Fellows:

Thank you for your initial submission, which we started to process on August 15, 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 September 23, 2024. Please note that the outstanding application review fee of \$36,524.84 must be paid before the second submission can be accepted.

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 still set for November 6, 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](mailto:atibbs@auroragov.org).

Sincerely,

Aja Tibbs, Planning Supervisor  
City of Aurora Planning Department

cc: Rachell Shall, Martin Martin, 12499 W. Colfax Ave, Lakewood CO 80215  
Cesarina Dancy, ODA  
Filed: K:\SDA\1700-1799\1707-38rev1



## Initial Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Provide a sheet that details the tracts planned for parks and open spaces. Clarify the park type for each proposed tract, and the intended timeline for the full design of each space. (Planning and PROS)  
**An Open Space typology sheet per PROS + Windler Master Plan standards has been provided. Full landscape design will be provided with the Subdivision Plat.**
- Address the housing type requirements of the Master Plan or work with staff to identify an alternative tracking and conformance system for the master development. (Planning)  
**As stated previously, we believe this should be tracked at the Master Plan level. An FRLO housing typology has been included as well as a Master Plan Housing tracker per discussion with City of Aurora staff.**
- At the time of final plat, a landscaping plan shall be submitted for any tract areas which are not planned for a future site plan submission.  
**There are no plans for a future site plan submittal within the Midtown neighborhood. A landscape plan will be provided for all tracts concurrent with the Subdivision Plat.**
- The master plan amendment application that is being processed must be approved prior to the approval of this neighborhood plan. (Planning, Civil, Traffic)  
**That was not the original intent of the “Neighborhood Plan” concept nor of the Master Plan amendment. If the City is going to require the Master Plan Amendment approval occur first, we respectfully ask that processing of the Master Plan is expedited to keep from delaying the Midtown Neighborhood Plan. Master Plan Amendment 1 was submitted for review on 09.20.2024.**
- Work with staff to update and revise notes appropriate for the Neighborhood Plan. (Landscape, Civil, Life Safety)  
**Revised per COA Workshop discussion on 09.11.2024.**
- Ensure centerline radii and intersection widths meet roadway manual requirements (Civil, Traffic, and Life Safety)  
**We agree this needs to be done and we will do it. However, we would expect this level of final engineering and detail to be included with Final Plat and CD’s, not at this “Neighborhood Plan” level.**

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions, Comments, and Concerns

- 1A. No comments were received by staff from abutting property owners. External referral comments have been received from E-470 and DEN which are provided for reference at the end of this letter. A neighborhood meeting will not be required for this application at this time.  
**The only abutting landowner is the applicant.**

#### 2. Completeness and Clarity of the Application

- 2A. The development application review fee balance of \$36,524.84 is outstanding and must be paid prior to making the second submission.  
**Understood.**
- 2B. Correct the key map on each page to show the lot layout for the entire neighborhood.  
**Revised.**
- 2C. Include the planning areas for this project in the plan title and side bar.  
**Revised.**
- 2D. Remove “resubdivision of tract A” from the title, since this document is not linked to a final plat. Instead, note that this is a portion of Tract A of Windler Subdivision Filing No. 4. The future final plat will be a resubdivision of Filing No. 4.  
**Revised.**
- 2E. A master plan amendment for this area is currently within the pre-submission process. This application must be approved and complete prior to the approval of this neighborhood plan.



**I believe the Master Plan Amendment has now gone past the “pre-submittal” process. While we don’t believe the Master Plan Amendment should have to be a pre-requisite to process a Neighborhood Plan, we are willing to comply, but we would request that we be able to submit Midtown CD’s prior to the completion of the Master Plan Amendment.**

### **3. Zoning and Subdivision Use Comments**

- 3A. The lotting plan table is not consistent with the coloring shown on the neighborhood plan map on sheet 4. Specifically, the SF Alley Loaded lots and the SF Front Loaded lots are not matching. Additionally, the neighborhood plan needs to show compliance with the housing type diversity requirements for the FRLO. Please revise the map and table to break down the proposed types as outlined in the master plan (green courts vs. SFD alley, vs front loaded, etc.) Note: there has been some discussion of transitioning this tracking to a master plan level. If this is your intent, please schedule a meeting with staff to discuss and formulate an approach.

**Map Revised to reflect FRLO Housing Typology. Additional Master Housing Typology tracker provided in excel per discussions with City of Aurora staff on 09.11.2024.**

- 3B. A site plan application will be required for the affordable housing site demonstrated on the neighborhood plan.

**It is our intent to donate that site to the Aurora Housing Authority. They will be responsible for processing their own Site Plan and any other documents required by the COA.**

### **4. Streets and Pedestrian Comments**

- 4A. Confirm that the street extension of Biloxi to connect to 48<sup>th</sup> Ave will not be desired at this stage. If construction of this portion of the street will be pursued with this phase of development, it should be included in the scope of this neighborhood plan.

**That extension of Biloxi is being designed by Westwood. It is not necessary for two points of ingress/egress at Midtown. It is expected that the plans for the road section will be processed and approved in a timeframe that allows construction of that road segment next summer. Thus, that road segment will be done before Midtown “South” is constructed. We do not want to include it in the Midtown Plan, it is running separately and will either be about concurrent or hopefully ahead of Midtown South CD’s.**



- 4B. The street typicals should align with the proposed streets in the neighborhood plan. These should demonstrate compliance with the Windler Master Plan. The street sections should also show the 10' primary connection along both sides of Green Road, the north side of 49<sup>th</sup> Ave, and the south side of 53<sup>rd</sup> Ave. Revise the documents to clarify which sections will be used for which of the proposed streets.

**Revised.**

- 4C. Clarify the intent of construction timing for the street loop and greenway along the west end of Green Rd. Will these improvements be constructed with Midtown improvements or a future phase?  
**Assuming we do not have to change the nature of that loop, due to comments from the City about the radius on Green Rd. We would intend to build it with Midtown North. If on the other hand, the City requires us to reduce the radius in Green Rd., which we are opposed to, then we may have to eliminate what we believe is a great design feature.**

## **5. Architectural and Urban Design Comments**

- 5A. Provide a sheet that identifies the open space tracts proposed within the Midtown neighborhood. Identify the park type per the master plan, and the intended time that the planting and final design of these spaces will be reviewed. It is expected that pocket parks (possibly the Green Road median park or linear parks) will be reviewed through a future site plan process. Less complicated spaces such as curbside landscaping may be submitted with a landscape plan at the time of the final plat. The landscape letter of conformance should clearly outline the planned standards and criteria for each of the park types proposed, and when the final design details will be submitted for review. The letter should acknowledge conformance with the applicable master plan and UDO standards that apply for each park type.  
**An Open Space Typology Map has been provided per park designations in the Master Plan. We have also included a landscape conformance letter outlining the standards and criteria for each open space typology. Final landscape design will be submitted with the subdivision plat.**
- 5B. Fencing details and typicals should be provided at the same time as the landscape plan review. They should be in conformance with the UDO and Windler Master Plan requirements.  
**Understood and agreed. Will be submitted with Subdivision Plat.**

## **6. Signage & Lighting Comments**

- 6A. Photometric lighting and light details shall be provided with the landscape plan for private common areas.  
**Acknowledged, we will submit at time of Subdivision Plat.**
- 6B. No signage is proposed within this neighborhood per the Windler Sign Plan. If any additional signage is desired, please provide the location and design details on the neighborhood plan.  
**None planned at this time. If any is desired in the future it will be submitted with Subdivision Plat.**

## **7. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

Sheet 1

- 7A. Should notes 4 and 11 be included in the Neighborhood Plan? Should they be modified?

**Notes revised per coordination with City of Aurora staff.**

General Landscape Plan Comments

- 7B. The Windler Midtown Neighborhood Plan is a residential pilot project and includes a trial submission of the landscape plan at the time of civil drawings. Landscape plans will be submitted with the Plat and shall be prepared in accordance with these notes and comply with the aforementioned documents.  
**We will submit landscape drawings with the Subdivision Plat.**

- 7C. Landscape plans shall be prepared in accordance with WINDLER Master Plan Amendment No.1 currently under review, the City's Unified Development Ordinance (UDO) and the Landscape Reference Manual. The landscape comments provided herein are based upon the following code section 146-4.7 Landscape, Water Conservation, Stormwater Management. Please ensure that the landscape architect





or designer has a copy of these documents as well as our project specific comments.

**Acknowledged.**

#### Landscape Plan Preparation

- 7D. Please label all landscape sheets “Not for Construction”. Landscape construction drawings are not required and therefore do not necessitate the signature, stamp and seal of a licensed landscape architect upon final approval by the City of Aurora. Landscape plans are used by the city to determine compliance with the landscape standards for code enforcement purposes.

**Acknowledged. We assume when Landscape CD’s are submitted with the Subdivision Plat, they will be signed, stamped and sealed. If the COA doesn’t want those plans signed, stamped and sealed please let us know.**

- 7E. Landscape plans must be prepared on 24” x 36” sheets.

**Acknowledged.**

Plans shall have plant symbols, plant labels with quantities, and a plant schedule upon first submission or a complete review will not be possible.

**Acknowledged.**

Landscape plans shall include the necessary landscape tables for each of the required landscape treatments (i.e. standard right-of-way landscaping, street and non-street frontage buffers, building perimeter landscape tables etc.) to demonstrate compliance with code requirements.

**Acknowledged.**

Should any of the above information be missing, it may result in additional submittals and ultimately delays in approval of the plan set.

**Acknowledged.**



### Sight Triangles

- 7F. Include sight distance triangles per the Roadway Design and Construction Specifications document. All landscaping within the designated triangles shall not exceed 26" in height as measured from the roadway surface.

**Site distance triangles to be provided with Landscape Construction Documents with the Subdivision Plat.**

### Windler Master Plan Amendment No. 1

- 7G. The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within the Master Plan. The applicant is responsible for reviewing this document and determining all applicable landscape conditions.

**Acknowledged.**

- 7H. For Multifamily & Single Family attached townhome residential: For projects with detached garages and carports, landscape islands shall be provided along the full width of both ends of the garages and/or carports. Considering the Master Plan Amendment No. 1 12.3.4 Housing Attainability Standards it appears that there are detached garages and carports that may require landscaping.

**Acknowledged.**

- 7I. Medians: Landscape medians shall consist of one shade or ornamental tree for each 35 linear feet of median length. One or more understory treatments providing 100 percent surface coverage, which may include living plant materials consisting of shrubs at a ratio of six shrubs per 36 linear feet. No more than 30% of the total shrub count may be ornamental grasses. Median standards are applicable to Biloxi Street and the east west street traversing the site labeled as Green Road North/South.

**Acknowledged.**

- 7J. Street trees shall be provided at the equivalent of one tree per 40 linear feet on center. Actual spacing may vary from 30' minimum to 50' maximum to allow for utilities, driveways, and streetlights.

**We will follow UDO and Windler Master Plan requirements.**

- 7K. Massing plants of one species is encouraged, especially along fences and walls. Where the alleyways enter the roadway there are expanses of fences and walls.

**Acknowledged.**

- 7L. Upgraded plant sizes for Special Locations: The following plant material size upgrades shall be provided by commercial and industrial uses, as well as multifamily dwellings adjacent to single family detached, two-family and single family attached. Shade trees three-inch minimum caliper, ornamental trees 2-1/2" minimum caliper (for single stem varieties.) Clump forms (multi-stemmed) are acceptable and shall be six to eight feet in height minimum, evergreen Trees shall be a minimum of 10' height and all shrubs shall be five gallon minimum.

**Acknowledged.**

### UDO Section 146-4.7 Landscape, Water Conservation, Stormwater Management

The following bullet points are not necessarily an all-inclusive list of the landscape requirements. The applicant is responsible for reviewing this section and determining all applicable landscape conditions.

**Acknowledged.**

### 7M. Section 146-4.7.5 Required Landscaping (C) Curbside Landscaping 2a.

Street trees are required at a ratio of one street tree per 40 linear feet along all street frontages. Street trees shall be provided in the curbside landscape when a detached walk is provided or 4'-5' from behind the back of walk when an attached walk is provided. Street trees shall be located 50' from the face of a stop sign to maintain regulatory sign visibility. Refer to Figure 4.7-2. City Council passed a non-functional turf ordinance and sod is no longer permitted within the curbside areas. Questions regarding the ordinance should be directed to Tim York, Water Conservation Supervisor, Water Conservation Division, (303) 326-8819. Landscaping for the curbside area should follow this section and include shrubs at a ratio of one shrub per 40sf of curbside area. Curbside landscaping can be included with the residential lot typicals as described below. Any curbside areas that are not adjacent to lots such as parks, open space tracks, detention ponds, buffers etc. should be included on the actual landscape plan.

**Acknowledged.**



7N. Section 146-4.7.5.I. Private Common Open Space/Tract Landscaping.

In all development areas of land that have been disturbed during construction and are required or designated to be preserved and protected from future development for nonpublic active and passive recreation areas and facilities, trails, wildlife habitat or the preservation of view corridors and natural land features, shall be landscaped with one tree and ten shrubs per 4,000 square feet. This excludes areas defined as street buffers, detention and water quality ponds, undisturbed marshes, wetlands, 100-year floodways and lakes are excluded. Please include a plan that clearly delineates the tract areas that doesn't include the landscaping.

**We will meet with staff to make sure we understand. We will provide the requested plan with our Subdivision Plat.**

**Comment: 11 trees and 100 shrubs per acre, for “private - passive recreation areas” is a significant amount of material, would have a huge cost, will require a substantial amount of water, will require significant long term maintenance costs from the HOA or District and is way more than necessary for many such areas.**

**7O. Section 146-4.7.5 P. Residential Yard Landscape**

Building and/or front yard landscaping shall be provided in accordance with Table 4.7-3 Residential Yard Landscape Requirements. Provide an overall residential lot plan identifying each lot type by label A, B, C, hatch or color.

**Acknowledged.**

Include conceptual front yard landscape plans for each lot type with plant quantities.

**We have no problem creating a table showing required quantities. However, as we have mentioned dozens of times in meetings and written responses, these “front yard landscape typicals are a huge waste of time and money:**

**They are not needed to establish required quantities.**

**We will not know driveway locations for front load products**

**We do not know leader walk locations**

**We do not know building/house footprint**

**We do not know front porch size or location**

**The “Typicals” are at best a cartoon which never represent(s) the actual future conditions. They are time consuming, costly and unnecessary.**

Provide a specific front yard plant list if the overall plant list for the development cannot be used for the front yards given the planting space available.

**OK, but again, until home plans are known, the available planting space is not knowable. We can provide a table showing UDO and Master Plan requirements and this would be delivered with the Subdivision Plat.**

Lot typicals should include rear and side yard setback lines dimensioned and labeled, anticipated utilities, utility connection locations and utility easements, fencing, walkways, curbside landscaping for each product type proposed, front yard feature identified, proposed ground plane treatment i.e. native seed, rock and/or wood mulch types, a legend and a scale. **We can do this, at time of Subdivision Plat.**

**But again, we don’t know building footprints.**

For townhomes, include a landscape typical for each townhome type i.e. four plex, five plex etc. An applicant can choose to provide the landscaping on the landscape plan itself for each townhome and not provide a typical as well.

**Again, we will not know building sizes or footprints until after Subdivision Plat is done. We can hand in required quantities in a table format.**

**7P. Section 146-4.7.5.J.3. Multifamily and Single Family Attached (Townhome) Residential Structures**

All new multi-family buildings shall provide building perimeter landscaping. Plant beds shall be an average of six feet wide and shall consist of 1.25 plants per five linear feet of unit perimeter footage. At least five percent should be a mixture of evergreen and deciduous trees, at least 15% shall be tall shrubs with a mature height of six feet and up to 80% shall be a mixture of evergreen and deciduous shrubs chosen to create seasonal interest. An example table demonstrating compliance has been provided below.

Building Perimeter Landscape Table								
Building	Building Perimeter Landscape Description	Length	Trees Required	Trees Provided	Tall Shrubs Required	Tall Shrubs Provided	Regular Shrubs Required	Regular Shrubs Provided
1	Building 1 Elevation	207 LF						
	5% Trees (Mix of Evergreen and Deciduous)		3	3				
	15% Tall Shrubs				8	8		
	80% Other Shrubs						42	42
2	Building 2 Elevation	238 LF						
	5% Trees (Mix of Evergreen and Deciduous)		3	3				
	15% Tall Shrubs				9	9		
	80% Other Shrubs						48	48
3	Building 3 Elevation	208 LF						
	5% Trees (Mix of Evergreen and Deciduous)		3	3				

**Acknowledged.**



7Q. Section 146-4.7.5 D. Street Frontage Landscape Buffers

Street frontage buffers are required where the rear lots of single-family residential homes abut an arterial or collector street. Buffers shall be 20' wide as measured from the back of walk. Buffer reductions are not permitted. All street frontage buffers shall contain one tree and 10 shrubs per 40 linear feet. Fifty percent of the tree species shall be evergreen. Where residential rear lots abut a private common open space tract and the separation between the residential rear lot line and the arterial or collector street is greater than 20', no street buffer is required, but the common open space tract landscape requirements should be met.

**Acknowledged.**

7R. Section 146-4.7.3 M. Detention and Water Quality Ponds.

If not previously provided through an approved Infrastructure Site Plan, the area within the tract surrounding the pond shall contain a minimum of one tree and 10 shrubs or the approved tree and shrub equivalents per 4000 square feet above the 100-year water surface elevation.

**Acknowledged, please see comments on plant densities and water requirements in these passive areas.**

When overlapping landscape standards occur such as when buffers, detention/water quality and parking lot landscape requirements fall within the buffer, they may be counted towards meeting the buffer requirements, however the most restrictive requirements shall be met. No portion of the detention pond may encroach into street and non-street buffers including outlet structures, rip rap, trickle channels, energy dissipaters or overflow areas. Plant material required for buffers or detention pond facilities may count towards meeting both requirements should the two requirements overlap. The more restrictive plant quantities should be met. Staff will determine whether the overlap exists once a formal site plan is submitted.

**Acknowledged, this information will be included in Landscape Construction Documents at time of Subdivision Plat.**



7S. Section 146-4.7.3. C. Irrigation

All developments shall install an automatic irrigation system for landscape areas. To assess irrigation tap fees, Aurora Water will require the applicant to divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the landscape submittal. A table summarizing these areas shall also be provided. Contact Timothy York at (303) 326-8819 regarding irrigation plan requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system.

**Acknowledged, will be provided with Landscape Construction Documents at time of Subdivision Plat.**

**8. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

- 8A. At the time of final plat, 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.

**Acknowledged.**

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**9. Civil Engineering** (Julie Bingham / 303-739-7XXX / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

- 9A. Remove this note. This neighborhood plan and subsequent civil plans will be required to conform to the approved PIP.  
**Acknowledged.**
- 9B. Who is going to be owning/maintaining the 131' wide median? If it is not the City, it should be removed from ROW and put within a tract.  
**It will not be the COA. We will remove from ROW and put in tract.**
- 9C. Revise dimension since the landscape is not 15' wide. (typ)  
**Revised.**
- 9D. Advisory: inlets shall be a minimum of 5' from curb ramps, typical.  
**Acknowledged.**
- 9E. Ensure intersections meet detail 14.3 from the Roadway Manual. Minimum 20' from edge of ramp to curb extensions and minimum 30' transition before the first parking space. (typical)  
**Revised.**
- 9F. Identify centerline radii. Minimum 250' for local type 1, 150' for local type 2, and 375' for local type 3. (typical all horizontal curves)  
**Acknowledged.**
- 9G. Minimum 0.8% slope in the street. Local streets are not permitted to be superelevated.  
**Acknowledged.**
- 9H. Minimum 425' centerline radius for a one-way couplet.  
**Under review with City of Aurora staff – current plan reflects 250' centerline radius. We are happy to reduce speeds in this area to accommodate the reduced centerline radius. We believe the existing sections benefits the neighborhood be reducing speeds, deterring through traffic, and making the streets more pedestrian friendly.**





**10. Traffic Engineering** (Steve Gomez / 303-739-7XXX / [sgomez@auroragov.org](mailto:sgomez@auroragov.org) / Comments in orange)

**Neighborhood Plan Set**

- 10A. This Neighborhood Plan and the traffic conformance letter and will not be approved until the Traffic Study for the Windler Master Plan Amendment is approved.  
**The Master Plan Amendment 1 was submitted 09.20.2024. We hope to submit the Midtown Construction Documents while the Master Plan amendment is being finalized.**
- 10B. Verify the Biloxi and Longview intersection angle is 90 degrees +/- 5 degrees. Move ped ramps closer to the intersection.  
**Acknowledged.**
- 10C. Provide fire truck/truck turning templates at all Connector Blvd intersections  
**Fire truck turning templates to be provided with Civil CDs.**
- 10D. Show sight triangles at ALL intersections that include the public ROW per COA TE-13  
**Site Triangles to be included in Civil CDs.**
- 10E. Verify ALL intersections are perpendicular +/-5 degrees  
**Acknowledged.**
- 10F. Revise ped ramps as redlined.  
**Revised.**
- 10G. Add Green Road ROW and directional arrows for reference  
**Revised.**
- 10H. Add stop sign at Green Road South in redlined location on sheet 11  
**Revised.**
- 10I. Move callout off of the ped ramp in redlined location on sheet 13  
**Revised.**

**Traffic Conformance Letter**

- 10J. This conformance letter will not be approved until the Traffic Study for the Windler Master Plan Amendment is approved  
**Acknowledged. As stated verbally and in writing to the City, Midtown is not changing traffic counts. Should be able to move forward independently of Master Plan matters.**
- 10K. Provide PE stamp and signature  
**OK, but is this really needed for a "Concept"/"Neighborhood Plan"?**
- 10L. See additional comments on redlined letter



**11. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

Sheet 1 of 17 / Cover

11A. See comment to add a note.

**Revised.**

11B. Provide a completed implementation table.

**Implementation Table to be provided with Civil Construction Documents.**

11C. Update the construction and occupancy code years.

**Information to be provided with Civil Construction Documents.**

11D. Provide information for the townhouses in the data block.

**Information to be provided with Civil Construction Documents.**

11E. Update notes 19 and 20.

Sheet 3 of 17 / Street sections

11F. See note for fire lane easement width.

**Revised.**

Sheet 7 of 17 / Site

11G. See note for mail kiosks.

**Mail Kiosk locations to be determined with Landscape Construction Documents / CD Plat.**

11H. See comment to provide a 23' fire lane easement.

**Provided.**

11I. Provide fire lane turning radii, 29' inside and 52' outside. Typical

**Acknowledged.**

Sheet 9 of 17 / Site

11J. See comment to provide a 23' fire lane easement.

**Provided.**

11K. Provide fire lane turning radii, 29' inside and 52' outside. Typical

**Acknowledged.**

11L. Show fire lane sign in legend.

**Acknowledged.**

11M. See fire lane sign details and notes.

**Acknowledged.**

Sheet 17 of 17 / Site

11N. See comment to provide a 23' fire lane easement.

**Acknowledged.**

11O. Provide fire lane turning radii, 29' inside and 52' outside. Typical

**Acknowledged.**

**12. Aurora Water** (Casey Ballard / 303-739- / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

**Neighborhood Plan Set**

General Note: For RED comments that start with "Advisory:" are meant to be a one time note alerting the applicant or engineer of an issue but not requiring immediate action. An example is valve locations which will be further reviewed

12A. Does buildable area shown on the lot typical drawings include roof overhang, window bump outs, or other features?

**Per discussions with City of Aurora staff lot typicals reflect setback requirements only. A note was added "encroachments into building setbacks shall comply with Section 146-4.2.4 (exceptions and encroachment) of the UDO.**

12B. Based on current standards the alleys do not have utility easements. Easements would be named on the utility within them, in this case it would be a Water and Sanitary Sewer Easement.

**This level of information will be provided with Civil Construction Documents.**

12C. Advisory: Water valves are to be at least 2-feet from edge of gutter, curb, cross-pan. All valve locations will be further evaluated during civil plan review.

**Acknowledged.**



- 12D. Advisory: All signs will need to be moved at least 5-feet from these pocket easements to allow water meter placement.  
**Acknowledged.**
- 12E. Advisory: Signs, trees, light poles, etc. are to be a minimum of 5-feet from public i  
**Acknowledged.**
- 12F. Advisory: This portion of storm (see sheet 7) serving only private land is to be private.  
**Acknowledged.**
- 12G. The sanitary sewer located near the roundabout on the south side of 53<sup>rd</sup> Ave (see sheet 7) was removed per email with Chris Fellows on 8/14.  
**Agreed.**
- 12H. Easement is required for the mains and hydrant laterals within the private tracts.  
**Acknowledged.**
- 12I. Remove this segment of water (green road south – sheet 10) if it not providing service connections to these southern homes.  
**Removed.**
- 12J. A private easement is to be granted by owner of tract J to allow owners of lot 5 and 6 to access their private service lines.  
**Easement provided.**
- 12K. A private easement is to be granted by owner of tract R to allow owner of lot 1 to access their private service line.  
**Easement provided.**
- 12L. Change the 90-degree bend in the water line on sheet 11 in to two 45-degree bends.  
**Water line revised.**
- 12M. A private easement is to be granted by owner of tract R to allow owner of lot 2 to access their private service line.  
**Easement provided.**



- 12N. Remove this stub or cap at the main (Denali, Sheet 14)  
**Revised.**
- 12O. Change redlined water line locations to a 45-degree fitting (sheet 15 and 16).  
**Revised.**
- 12P. Easement will be needed for the water and sanitary sewer. The storm is considered private. (sheet 15)  
**Easement provided.**
- 12Q. Light pole is shown in the pedestrian ramp. (sheet 15)  
**Revised.**
- 12R. A private easement is to be granted by owner of tract A to allow owners of lot 3 and 4 to access their private service lines.  
**Private Easement provided.**
- 12S. Include flow arrows or some way of indicating flow direction on all sanitary and storm mains.  
**Flow arrows included.**

**Utility Conformance Letter**

- 12T. Include a section or within an existing section what the total number of units are expected to be, what the approved number of units are per the MUS, and what the difference is.  
**Updated.**

**13. PROS** (Scott Hammons / 303-739-7 / [shammons@auroragov.org](mailto:shammons@auroragov.org) / Comments in mauve)

- 13A. Please include an open space tracking chart and map.  
**Open Space Typology Map provided.**
- 13B. Please include increased detail within the open space or note when those details will be submitted.  
**Updated. Details will be provided with landscape CDs.**

**14. Land Development Services** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

**Cover Sheet**

- 14A. The Title needs to be changes to include “Site” between Neighborhood and Plan.  
**Updated.**
- 14B. The legal description should match the description on the new plat - we will check it when the plat is submitted for review.  
**This legal description is for the entire Windler - Midtown development. The plats will be broken out into a north and south plat and the overall boundary will match this legal description.**
- 14C. Add the standard Site Plan Note as indicated.  
**Note added.**

**Sheet 3**

- 14D. Check the Alley dimensions and easement names  
**Updated.**

**Sheet 4**

- 14E. Advisory Comment: This information should match the plat Lots, Blocks, Tracts, street names, easements, etc. (typ.)  
**Updated.**

**Sheet 5**

- 14F. Add the street names for the roads  
**Street names added.**

**Sheets 6 – 17**

- 14G. Add Plat Boundary information: Bearings, distances, Curve data that should match the plat exactly. (Typ.)  
**Boundary information added.**
- 14H. Change these U.E. to the type of Water feature located within; this data that should match the plat exactly.



(Typ.) (Confirm the naming with Aurora Water Dept.)

**Updated.**

14I. Add Tract name (Typ.)

**Updated.**

14J. In the legend: add other abbreviations here

**Updated.**

14K. There are some rear Lot easements shown: add these 8' distances on each side of the Lot lines (Typ.)

**Updated.**

14L. Add Road name (Typ.)

**Updated.**

**15. Energy and Environment** (Maria Alvarez / 303-739-6824 / [malvarez@auroragov.org](mailto:malvarez@auroragov.org))

15A. There are no existing or planned oil and gas surface facilities on your site or within 2,000' of 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.

**Acknowledged.**

15B. The Colorado Energy & Carbon Management Commission (ECMC) for maps indicate there are plugged and abandoned (P&A) wells within proximity of the proposed development. The applicant is responsible for locating the abandoned wells and to ensure adequate measures are taken to secure/buffer their locations during construction.

**Acknowledged.**



15C. Please note that while wells display on the ECMC map with a latitude and longitude, for older wells, those values have been calculated from the footage references from section lines. They are likely close to the correct spot but may not be exact. The applicant is still responsible to physically locate such abandoned wells. The city will work with you to determine appropriate setbacks from various surface features once the wells have been located. The City recommends a permanent easement of 200 feet by 200 feet surrounding the P&A well, with no permanent structures within this easement.

**Acknowledged.**

15D. Plugged and Abandoned (P&A) wells did produce hydrocarbons during the life of the well. Wells plugged more recently should have clear records with ECMC of the existence of any flowlines connected to the wells, and how those flowlines were handled during final remediation. Some lines are removed, and some are left buried in place. Wells plugged further in the past may not have records at ECMC regarding flowlines. Note that some flowlines were asbestos-wrapped fiberglass instead of steel and may require special precautions if removal is necessary. For more information on the P&A well please visit ECMC facility detail at: Facility Detail (state.co.us).

**Acknowledged.**

15E. Additional information regarding oil and gas development can be found in the data and maps on the Colorado Energy & Carbon Management Commission (ECMC) website at ECMC Home (ecmc.state.co.us/#/home) and ECMC GISOnline ([https://cogccmap.state.co.us/cogcc\\_gis\\_online/](https://cogccmap.state.co.us/cogcc_gis_online/)).

**Acknowledged.**

15F. Should you have any questions about oil and gas development, please reach out to Jeffrey S. Moore, Manager of the Energy & Environment Division.

**Acknowledged.**

**16. E-470 Public Highway Authority (Brandi Kemper / 303-537-3727 / [bkemper@e-470.com](mailto:bkemper@e-470.com))**

16A. 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.

**Acknowledged.**

16B. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.

**Acknowledged.**

16C. Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>

**Acknowledged.**

16D. Clearly identify the E-470 ROW and MUE on all applicable drawings.

**Acknowledged.**

16E. E-470 discourages residential uses adjacent to the roadway.

**Acknowledged.**

16F. E-470 is not responsible for noise mitigation.

**Acknowledged.**





- 16G. The E-470 TBMS (fiber) line running along the east side of E-470, this line shall be protected in place.  
**Acknowledged.**
- 16H. A dig watch shall be required whenever there are construction activities near the TBMS line.  
**Acknowledged.**
- 16I. A minimum 4' of cover is required over the fiber.  
**Acknowledged.**
- 16J. E-470 will be widened to 4 lanes in each direction in the future.  
**Acknowledged.**
- 16K. No structures are allowed in the MUE.  
**Acknowledged.**
- 16L. Developed flows from the site will need to be treated and discharged at or below historic rates.  
**Acknowledged.**
- 16M. The contractor will be responsible for stormwater permitting through the City, County, or E-470 for this project.  
**Acknowledged.**
- 16N. An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE.  
**Acknowledged.**
- 16O. Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.  
**Acknowledged.**
- 16P. Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.  
**Acknowledged.**
- 16Q. Landscaping is only allowed in the outer 25' of the MUE.  
**Acknowledged.**
- 16R. Any fencing disturbed will need to be reset meeting E-470 specifications.  
**Acknowledged.**
- 16S. A comment/response document would be helpful to track the revisions to each submittal.  
**Acknowledged.**
- 16T. Additional comments will be issued as design progresses.  
**Acknowledged.**



**17. Denver International Airport – Planning** (303-342-4105 / [denplanningreferrals@flydenver.com](mailto:denplanningreferrals@flydenver.com))

- 17A. The proposed development is in the “5-Mile ‘Known - Wildlife Attractant Separation Area’” for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologists assigned to DEN (#dia-operations-usdawildlife@flydenver.com) 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). 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 48-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](https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33)

**DIA is not a land use authority for the Windler property. DIA’s policies are not applicable to the Windler property. We refute the validity of DIA’s claims regarding tree species and plant selections correlation with flight safety.**

**We will design and construct the Parks and Open Space at Windler in conformance with all rules and regulations outlined by the City of Aurora.**

**Water quality ponds / detention structures will be designed to meet City of Aurora requirements.**

- 17B. 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>.

**Acknowledged.**

- 17C. This development will be impacted by aircraft noise and overflights, an Avigation Easement is required for this development.

**Acknowledged.**



# W I N D L E R

## Midtown Residential Neighborhood Plan

July 18th, 2024  
City of Aurora  
City of Aurora – 15151 E. Alameda Parkway  
Aurora, CO 80012  
303.739.7346

Re: Windler Midtown Residential – Letter of Introduction

Dear City of Aurora,

GVP Windler LLC is pleased to introduce the Midtown Residential

The proposed site spans Planning Areas 15, 16, 18, and 19 of the Windler Master Plan. Bounded by 53<sup>rd</sup> Avenue to the North, Denali Street to the East, 49<sup>th</sup> Avenue to the South, and Addison Street to the West, the project promises to be a significant addition to the Windler community.

As part of our submittal, the Windler team is concurrently processing a Windler Master Plan Amendment and Rezoning request. These adjustments reflect refined street alignments, rezoning of Midtown planning areas to R-2, commercial property along E-470 to MU-A (as reviewed with City of Aurora staff) and the provision of attainable housing solutions. We have attached the Zoning Amendment 3 Letter of Justification + Exhibits for your reference.

Acknowledging the pivotal role of housing affordability and attainability in fostering a robust, equitable, and diverse community, GVP Windler LLC is collaborating closely with the City of Aurora and leading home builders in the region. Together, we have identified a spectrum of solutions aimed at enhancing housing opportunities for City of Aurora residents. Please find our attainable housing memo outlining our collaborative efforts in this regard.

Additionally, we have included the Neighborhood Plan, which has been discussed and outlined in previous correspondence. We are enthusiastic about the collaborative approach we have embarked upon with the City of Aurora with our Neighborhood Plan, reducing processing timelines and expediting our ability to meet the growing demand for attainable housing in the Windler community.

revise letter to describe the housing types and amounts proposed for this phase of development, as well as a general description of the parks and amenities included within this neighborhood.

This information has been added to the Neighborhood Plan -- refer to FRLO tables and open space tracking sheet .

CONNECTED. CONVENIENT. SUSTAINABLE.



# W I N D L E R

We firmly believe that with continued support, we can offer attainable housing solutions without compromising the integrity of our great streets and excellent community. Our collective vision is to create an outstanding neighborhood in which we can all take pride in.

We eagerly await your review and comments on our submittal and look forward to working together to bring this vision to fruition.

Sincerely,

Chris Fellows

*Attachments:*

- *Zoning Amendment 3 – Letter of Justification + Exhibits*
- *Attainable Housing Memo*
- *Neighborhood Plan*



July 29 – 2024

City of Aurora

**Re: WINDLER – Midtown Land Dedications Conformance Letter**

City of Aurora,

Thank you very much for the opportunity to submit the following Land Dedications and Master Plan Standards Conformance letter as part of the required documentation for the WINDLER Midtown Neighborhood Plan Submittal.

THIS HAS BEEN PROVIDED

The Windler Midtown Neighborhood Plan shall meet all requirements related to PROS, School, Fire, and other agencies, if any, as they are in the Windler Master Plan. Since the Midtown Neighborhood Plan differs from the Windler Master Plan, an Amendment to the Master Plan will be submitted to address any inconsistencies. This will be submitted in conjunction with the Plan application and has been summarized below.

Show the planned locations of these areas with a tract table and map on the neighborhood plan.

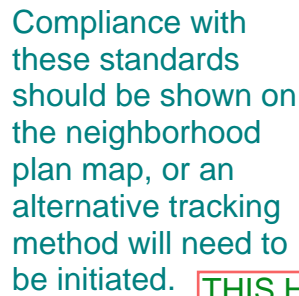
**Land Dedications for the Midtown Neighborhood Plan**

Within the approved Master plan, the Neighborhood Plan for Midtown is composed of parts of Planning Areas 14, 15, 16, 18, 19, 20 and 21. Amendment 1 to the Master Plan will consolidate these planning areas into a single PA-15 for the Midtown neighborhood. The Land Use Matrix in Tab 8 accounts for 697 single-family units (a mix of detached and attached), and up to 90 multi-family units. This equates to a density of about 8 du/ac, which is below the permitted density for R-2 with an FRLO Overlay of 12 du/ac. Within the broader FRLO Area, of which Midtown is a part, (Flexible Residential Area 3), the overall density does not exceed 9 du/ac.

The land use formula for parks and open space dedications states that 2.65 persons per dwelling unit (ppdu) should be used for single-family, and 2.5 ppdu for multi-family. Therefore, Master Plan land dedications for Midtown (PA-15) should be broken down as follows:

1. Required Neighborhood Park Land Dedications: 6.22 acres
2. Required Community Park Land Dedications: 2.28 acres
3. Required Open Space Land Dedications: 16.16 acres

The amended Land Use Matrix anticipates the Neighborhood Park land dedication to be met on site with approximately 62 acres of dedicated Neighborhood Park Land. Community Park dedications are anticipated to be met cash-in-lieu. Open Space land dedications are anticipated to be met by 1.) an overage in Neighborhood Park Land dedications, 2.) Open Space land dedications identified in Tab 8 within Midtown (PA-15), and 3.) Open Space land dedications identified at time of CD's.







add/compare/discuss with Windler Amendment

As noted, the Master Plan Amendment was prepared in August predating this letter. Analysis has been updated to reflect the Master Plan Amendment.

**Table 2. Windler Midtown Neighborhood**

Land Use (Trip Generation Category)	Quantity	Daily Vehicle Trips	August projecting this letter. Analysis has been updated to reflect the Master Plan Amendment.					Hour Trips	
								AM Peak	PM Peak
Current Midtown Neighborhood Proposal									
Single Family Detached (#210)	443 DUs	3,968	72	217	289	254	149	403	
Single Family Attached (#215)	226 DUs	1,672	28	84	112	78	54	132	
Multifamily Low-Rise (#220)	75 DUs	556	11	35	46	33	20	53	
General Office (#710)	160 KSF	1,747	221	30	251	42	203	245	
Subtotal		7,943	332	366	698	407	426	833	
2023 Windler Master TIS									
PA-15 Single Family Detached (#210)	313 DUs	2,883	53	158	211	183	107	290	
PA-16 Single Family Detached (#210)	59 DUs	621	12	35	47	38	23	61	
PA-18 Single Family Detached (#210)	142 DUs	1,393	26	77	103	87	51	138	
PA-19 Single Family Detached (#210)	161 DUs	1,564	29	86	115	98	57	155	
PA-20 General Office (#710)	160 KSF	1,747	221	30	251	42	203	245	
Subtotal		8,208	341	386	727	448	441	889	
Change from Previous Plan		-265	-9	-20	-29	-41	-15	-56	
Percent Change		-3.2%	--	--	-4.0%	--	--	-6.3%	

The comparison of trip generation indicates an decrease of 29 and 56 trips during the AM and PM peak hour respectively. These correspond to percentage decreases of 4.0 and 6.3 in those peak hours.

## Conclusions

The study resulted in the following conclusions:

- The newly proposed Midtown Neighborhood within Windler Homestead generates slightly less traffic as compared to the values analyzed in the master TIS. These decreases are approximately 265 daily trips and 30 and 55 trips in the AM and PM peak hours respectively. This equates to a roughly 3 percent decrease in daily traffic and 4 to 6 percent during the peak hours.
- It is not anticipated that any additional off-site roadway improvements will be needed, and that the Midtown Neighborhood plan is in conformance with the previously assessed land use plan from the July 2023 Master TIS.

Please let me know if you have any questions about this letter

*Philip Dunham*

Philip Dunham, PE, PTOE  
Transportation Engineer

Acknowledged, text has been updated to indicate improvements in the MTIS still remain valid.

reword to indicate the recommendations in the MTIS and Master Plan Amendment traffic study are still applicable and no additional improvements are required



This Neighborhood Plan and the traffic conformance letter and will not be approved until the Traffic Study for the Windler Master Plan Amendment is approved

MM Response: Acknowledged.

MM Response: Planning Areas added.

Include the planning areas for this project.

Do we want this in the description?

MM Response: Keeping for now until we receive direction from City.

This description should match the description on the new plat - we will check it when the plat is submitted for review.

MM Response: This legal description is for the entire Windler - Midtown development. The plats will be broken out into a north and south plat and the overall boundary will match this legal description.

Add this note:  
THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL BUILDING PERMIT THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ICC A117.1 - 2017. OWNER OF PROPERTY FOR THE ABOVE PERMIT:

MM Response: Note added.

MM Response: Updated.

Update to 2021.

MM Response: Note added.

MM Response: Updated.

OWNER/DEVELOPER:  
WINDLER PUBLIC IMPROVEMENT AUTHORITY  
9155 EAST NICHOLS AVENUE, STE. 360  
CENTENNIAL, CO 80112  
CONTACT: CHRIS FELLOWS  
TEL: 303.431.6100

Provide the maximum height of the townhouses in the site data block.

MM Response: Updated.

MM Response: Updated.

Landscape is not being included in site plan or within the Neighborhood Plan. Should this note be revised to remove this language?

MM Response: Note revised and language removed.

MM Response: Note removed.

Remove this note. This neighborhood plan and subsequent civil plans will be required to conform to the approved PIP.

#### PUBLIC IMPROVEMENT PLAN:

THE PROPOSED NEIGHBORHOOD PLAN IS LOCATED WITHIN PORTIONS OF PLANNING GROUPS 2, 4, AND 5 OF THE APPROVED WINDLER MASTER PLAN PUBLIC IMPROVEMENT PLAN (PIP), PREPARED BY OLSSON, DATED NOVEMBER 2022. THE PROPOSED ROADWAY AND PUBLIC INFRASTRUCTURE IMPROVEMENTS TO SUPPORT THE NEIGHBORHOOD PLAN IS RELIANT UPON AND CONFORMS TO THE APPROVED PIP ROADWAY CLASSIFICATIONS, GENERAL ROADWAY ALIGNMENTS, AND SIZING OF THE REQUIRED PUBLIC UTILITY INFRASTRUCTURE. MINOR DEVIATIONS TO THE PIP MAY BE NECESSARY BASED UPON THE FINAL NEIGHBORHOOD PLAN AND SUBSEQUENT CIVIL CONSTRUCTION PLANS BUT SHALL REMAIN IN GENERAL CONFORMANCE WITH THE APPROVED DOCUMENT.

NOTE: NOT ALL ROADWAY AND UTILITY INFRASTRUCTURE OUTLINED FOR PLANNING GROUPS 2, 4, AND 5 MAY BE REQUIRED TO SUPPORT THE NEIGHBORHOOD PLAN AS THE PLANNING AREA LIMITS EXTEND BEYOND THE NEIGHBORHOOD BOUNDARY. ROADWAY AND UTILITY INFRASTRUCTURE IMPROVEMENTS NECESSARY TO SUPPORT THE NEIGHBORHOOD PLAN WILL BE FURTHER EVALUATED WITH CITY OF AURORA PUBLIC WORKS DURING THE CIVIL CONSTRUCTION PLAN APPROVAL PROCESS.

#### LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER CORNER OF SAID SECTION 18, THENCE S88°46'20"W A DISTANCE OF 244.40 FEET TO A POINT ON THE CENTERLINE OF NORTH DENALI BOULEVARD AS RECORDED IN WINDLER SUBDIVISION FILING NO. 2 AT RECEPTION NUMBER 202400006662, SAID POINT BEING THE POINT OF BEGINNING;  
THENCE ALONG SAID CENTERLINE THE FOLLOWING SIX (6) CONSECUTIVE COURSES:

- 1) 1118.91 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1153.00 FEET, A CENTRAL ANGLE OF 55°36'06", AND A CHORD WHICH BEARS S00°35'1"W A DISTANCE OF 1075.52 FEET;
- 2) THENCE S27°12'44"E A DISTANCE OF 141.26 FEET;
- 3) THENCE 121.51 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1337.00 FEET, A CENTRAL ANGLE OF 05°12'27", AND A CHORD WHICH BEARS S24°36'31"E A DISTANCE OF 121.47 FEET;
- 4) THENCE S22°00'17"E A DISTANCE OF 418.31 FEET;
- 5) THENCE 138.67 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 18°41'40", AND A CHORD WHICH BEARS S12°39'28"E A DISTANCE OF 138.05 FEET;
- 6) THENCE S03°18'38"E A DISTANCE OF 83.60 FEET;

THENCE N76°27'59"W A DISTANCE OF 173.47 FEET;  
THENCE 59.97 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1500.00 FEET, A CENTRAL ANGLE OF 02°17'27", AND A CHORD WHICH BEARS N77°36'43"W A DISTANCE OF 59.97 FEET;  
THENCE N78°45'26"W A DISTANCE OF 97.60 FEET;  
THENCE 51.62 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 11°49'48", AND A CHORD WHICH BEARS N84°40'20"W A DISTANCE OF 51.53 FEET;  
THENCE S89°24'46"W A DISTANCE OF 1121.74 FEET;  
THENCE S65°10'34"W A DISTANCE OF 299.25 FEET;  
THENCE N24°33'49"W A DISTANCE OF 878.78 FEET;  
THENCE 558.39 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1299.25 FEET, A CENTRAL ANGLE OF 24°37'29", AND A CHORD WHICH BEARS N12°15'04"W A DISTANCE OF 554.11 FEET;  
THENCE N00°03'40"E A DISTANCE OF 174.57 FEET;  
THENCE 560.17 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1521.25 FEET, A CENTRAL ANGLE OF 21°05'53", AND A CHORD WHICH BEARS N10°36'37"E A DISTANCE OF 557.01 FEET;  
THENCE S264°42'00"E A DISTANCE OF 698.00 FEET, A CENTRAL ANGLE OF 3.34 FEET;

MM Response: Note added.

MM Response: Updated.

Update to 2021.

MM Response: Note added.

SAID PARCEL CONTAINS 111.893 ACRES OR 4,874,046 SQ. FT. MORE OR LESS.

#### NEIGHBORHOOD PLAN NOTES:

##### GENERAL NOTES

- THE DEVELOPER, SUCCESSORS OR ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANT FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER ALL PRIVATE ROADS, WAYS, FIRE LANES EASEMENTS OR FIRE LANE CORRIDORS NOW OR DESCRIBED PROPERTY. WHERE DEDICATED AS A FIRE LANE EASEMENT OR DESIGNATED AS SHALL BE POSTED "NO PARKING - FIRE LANE".
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH IBC CHAPTER 11, AND ICC A117.1.
- THE DEVELOPER, SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. SEPARATE PERMITS FOR STREET LIGHTS WILL BE REQUIRED: ONE FOR PUBLIC IMPROVEMENTS AND ONE FOR A BUILDING PERMIT FOR ELECTRICAL. THE BUILDING PERMIT SUBMITTAL WILL NEED TO INCLUDE AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRIC METER LOCATION, ELECTRICAL ONE LINE AND GROUNDING DETAILS AND ANY ADDITIONAL ELECTRICAL INFORMATION FOR APPROVAL. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.

MM Response: Note updated.

Add, site plan, &

#### SITE PLAN DATA:

LAND AREA WITHIN PROPERTY LINES.....110.29 ACRES (4,804,102 SQ. FT.)  
WINDLER MIDTOWN PLANNING AREAS.....PA-1, PA-2, PA-3, PA-4, PA-18, PA-19  
GROSS FLOOR AREA.....N/A  
NUMBER OF LOTS.....662 (142 DUPLEX AND 82 TOWNHOME)  
MAXIMUM HEIGHT OF BUILDING.....38'  
2015 IBC CONSTRUCTION TYPE.....V-B  
2015 IBC OCCUPANCY TYPE.....R-3  
TOTAL BUILDING COVERAGE.....TBD  
HARD SURFACE AREA.....1,382,910 SQ. FT. (3)  
LANDSCAPE AREA.....848,542 SQ. FT. (19)  
TOTAL LOT AREA.....2,438,780 SQ. FT. (55)  
FUTURE DEVELOPMENT AREA.....133,870 SQ. FT. (3)  
PRESENT ZONING CLASSIFICATION.....MEDIUM DENSITY RESID  
PERMITTED MAXIMUM SIGN AREA.....96 SF  
PROPOSED TOTAL SIGN AREA.....TBD  
PARKING SPACES REQUIRED.....662 (2 PER DWELLING UNIT)  
PARKING SPACES PROVIDED.....1,324 (GARAGE)  
NO SPRINKLER SYSTEM

NOTE:

- THE HARDSCAPE AREA DOES NOT TAKE INTO ACCOUNT DRIVEWAYS IN INTERNAL TREE LAWNS ARE CALCULATED AS ALL LANDSCAPE.

#### GENERAL NOTES (CONTINUED)

- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING OR FINISH GRADE.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. THE CURRENT MINOR OFFICIAL CURRENT PLAN MAY BE OBTAINED THERE. LIKEWISE, SITE PLANS ARE REQUIRED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE OBTAINED PRIOR TO THE PERMITTING PROCESS.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MAY BE CORRECTED BY THE DEVELOPER/OWNER. THE CURRENT MINOR OFFICIAL CURRENT PLAN MAY BE OBTAINED THERE. LIKEWISE, SITE PLANS ARE REQUIRED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE OBTAINED PRIOR TO THE PERMITTING PROCESS.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
- THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.
- FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.
- AT THE TIME OF CIVIL PLAN SUBMITTAL, FIRE HYDRANTS WILL NEED TO BE PLACED IN CONFORMANCE WITH THE CURRENTLY ADOPTED FIRE CODE.
- BASED ON THE REQUIREMENTS OF THE CURRENTLY ADOPTED FIRE CODE, TWO POINTS OF ACCESS MUST BE ASSESSED WITH EACH PHASE OF THE CIVIL PLANS. THIS REQUIREMENT MAY INCLUDE ADDITIONAL OFFSITE INFRASTRUCTURE.

#### OWNER/DEVELOPER:

WINDLER PUBLIC IMPROVEMENT AUTHORITY  
9155 EAST NICHOLS AVENUE, STE. 360  
CENTENNIAL, CO 80112  
CONTACT: CHRIS FELLOWS  
TEL: 303.431.6100

Provide the maximum height of the townhouses in the site data block.

MM Response: Updated.

#### LANDSCAPE/PLANNER:

PCS GROUP CO  
200 KALAMATH ST.  
DENVER, CO 80223  
CONTACT: JEFF NORBERG  
TEL: 303.720.443-6222

MM Response: Note revised and language removed.

#### CITY OF AURORA APPROVALS:

CITY ATTORNEY: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_

ATTEST: \_\_\_\_\_ (CITY CLERK)

PLANNING COMMISSION: \_\_\_\_\_

CITY COUNCIL: \_\_\_\_\_ (MAYOR)

1st Submittal  
Casey Ballard  
Aurora Water  
cballard@auroragov.org

General Note: For RED comments that start with "Advisory:" are meant to be a one time note alerting the applicant or engineer of an issue but not requiring immediate action. An example is valve locations which will be further reviewed in the civil plans.

RECORDER'S CERTIFICATE:  
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, COLORADO AT \_\_\_\_\_ AD, O'CLOCK \_\_\_\_\_ M,  
CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_

#### SIGNATURE BLOCK:

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, \_\_\_\_\_ HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. \_\_\_\_\_

BY: \_\_\_\_\_ (PRINCIPALS OR OWNERS)

STATE OF COLORADO } SS  
COUNTY OF \_\_\_\_\_ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_

BY: \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
(NOTARY PUBLIC)

MY COMMISSION EXPIRES \_\_\_\_\_

MM Response: Note removed.

Remove this note. This neighborhood plan and subsequent civil plans will be required to conform to the approved PIP.

#### PUBLIC IMPROVEMENT PLAN:

THE PROPOSED NEIGHBORHOOD PLAN IS LOCATED WITHIN PORTIONS OF PLANNING GROUPS 2, 4, AND 5 OF THE APPROVED WINDLER MASTER PLAN PUBLIC IMPROVEMENT PLAN (PIP), PREPARED BY OLSSON, DATED NOVEMBER 2022. THE PROPOSED ROADWAY AND PUBLIC INFRASTRUCTURE IMPROVEMENTS TO SUPPORT THE NEIGHBORHOOD PLAN IS RELIANT UPON AND CONFORMS TO THE APPROVED PIP ROADWAY CLASSIFICATIONS, GENERAL ROADWAY ALIGNMENTS, AND SIZING OF THE REQUIRED PUBLIC UTILITY INFRASTRUCTURE. MINOR DEVIATIONS TO THE PIP MAY BE NECESSARY BASED UPON THE FINAL NEIGHBORHOOD PLAN AND SUBSEQUENT CIVIL CONSTRUCTION PLANS BUT SHALL REMAIN IN GENERAL CONFORMANCE WITH THE APPROVED DOCUMENT.

NOTE: NOT ALL ROADWAY AND UTILITY INFRASTRUCTURE OUTLINED FOR PLANNING GROUPS 2, 4, AND 5 MAY BE REQUIRED TO SUPPORT THE NEIGHBORHOOD PLAN AS THE PLANNING AREA LIMITS EXTEND BEYOND THE NEIGHBORHOOD BOUNDARY. ROADWAY AND UTILITY INFRASTRUCTURE IMPROVEMENTS NECESSARY TO SUPPORT THE NEIGHBORHOOD PLAN WILL BE FURTHER EVALUATED WITH CITY OF AURORA PUBLIC WORKS DURING THE CIVIL CONSTRUCTION PLAN APPROVAL PROCESS.

#### COMMENTS:

Add the standard Note from the Site Plan Checklist: All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.

MM Response: Note added.

Provide a completed implementation plan table for the townhouses.

IMPLEMENTATION PLAN	
2021 - IBC, Section 1108.6.2.3 and Table 1108.6.1.1.	COLORADO STATE HOUSE BILL 03-1221
TOTAL ACCESSIBLE DWELLING UNITS:	TOTAL ACCESSIBLE DWELLING UNITS:
TYPE A AND B UNITS REQUIRED:	POINTS REQUIRED:
TYPE A AND B UNITS PROVIDED:	POINTS PROVIDED:

Will this project be phased? If so provide the phasing plan to include the 2 points of access and looped water supply for each phase.

MM Response: The CDs for this development will be split into a North/South half and will show access points and looped water mains. The Green Road South will be the dividing line.

PROJECT TEAM:

MARTIN/MARTIN  
CONSULTING ENGINEERS  
12499 WEST COLfax AVENUE, LAKEWOOD, COLORADO 80235  
303.431.6100 MARTINMARTIN.COM

pcs group

WINDLER MIDTOWN  
NEIGHBORHOOD PLAN

COVER

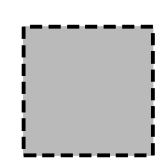
Date	07-29-24
Issue / Revisions	
No.	1
1ST SUBMITTAL	
Sheet Number:	



# WINDLER MIDTOWN NEIGHBORHOOD PLAN

A RESUBDIVISION OF TRACT A OF WINDLER SUBDIVISION FILING NO. 4,  
THE WEST HALF OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS,  
STATE OF COLORADO

## LEGEND



BUILDABLE AREA

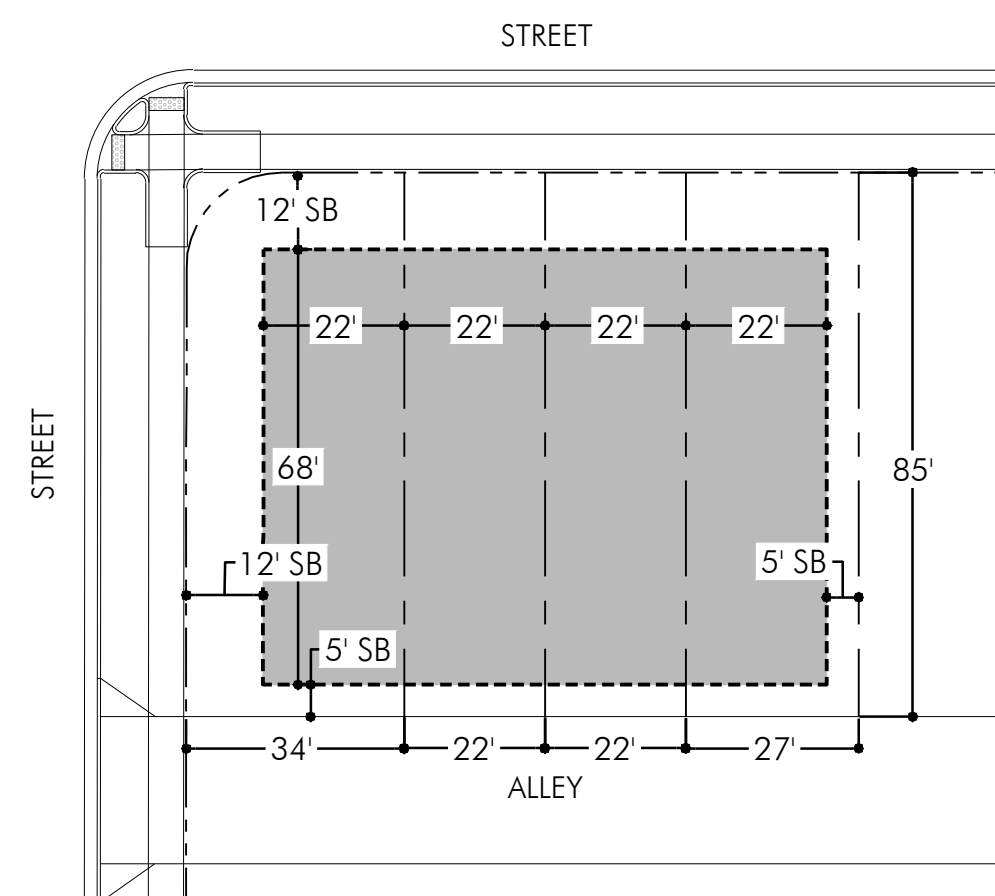
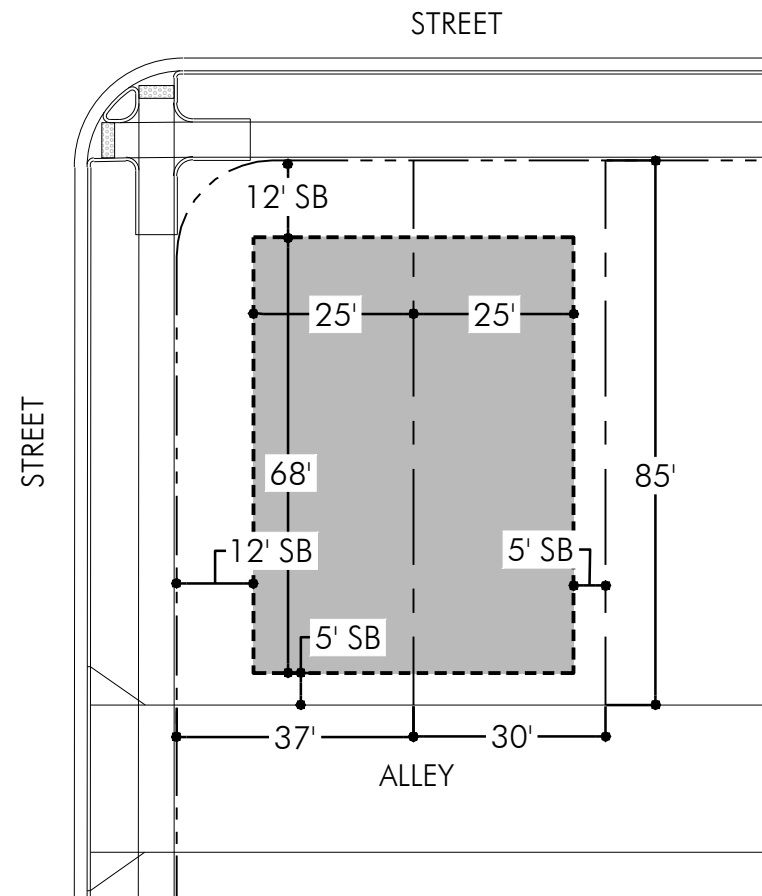
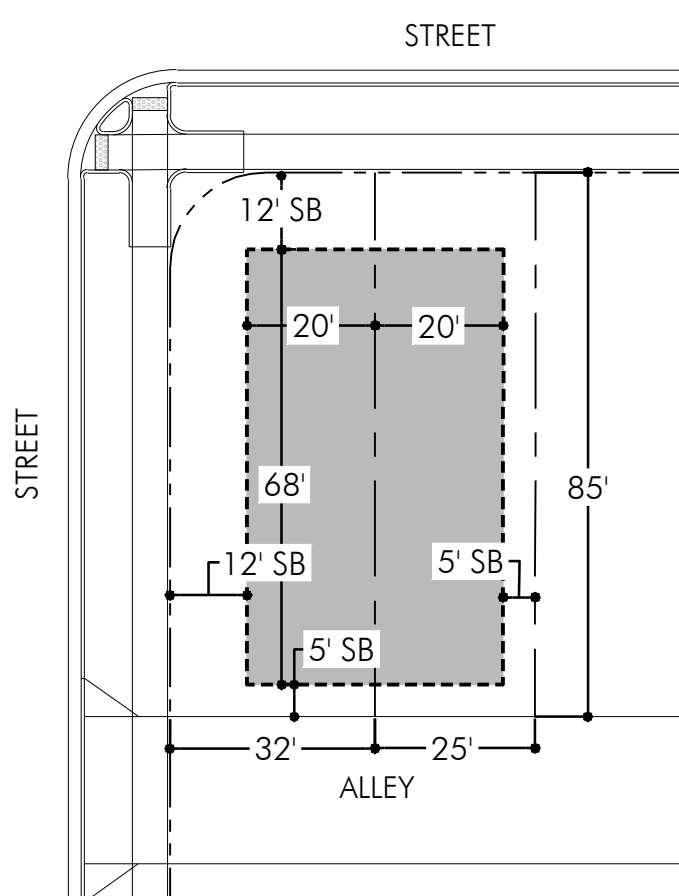
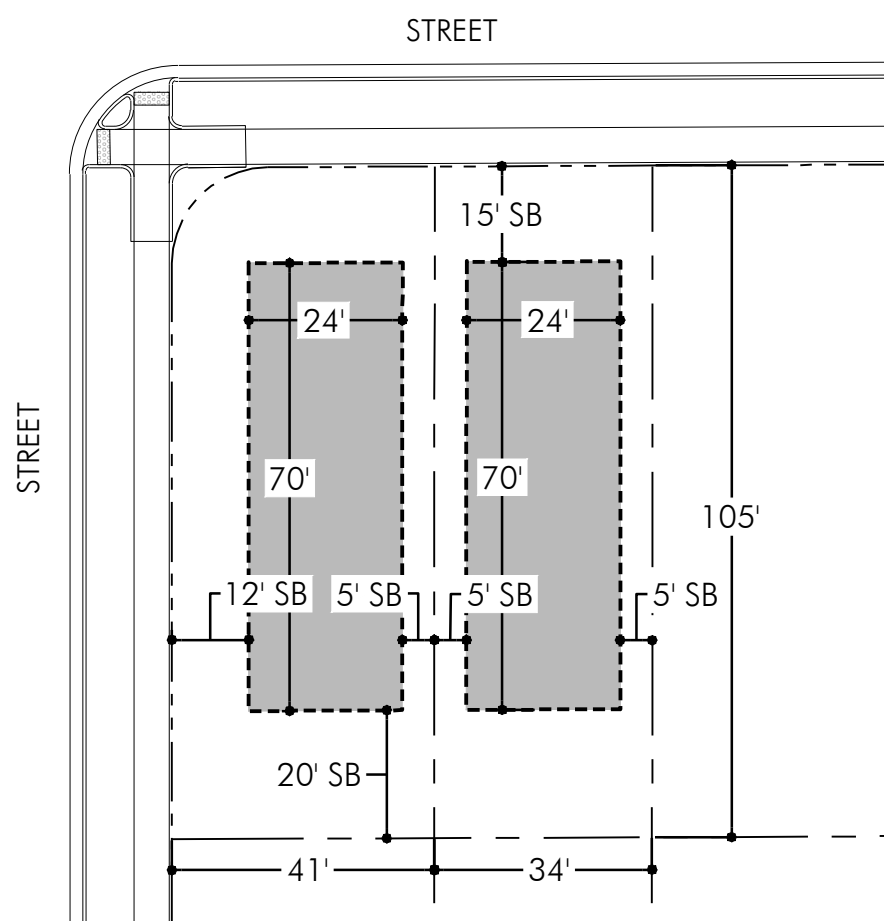
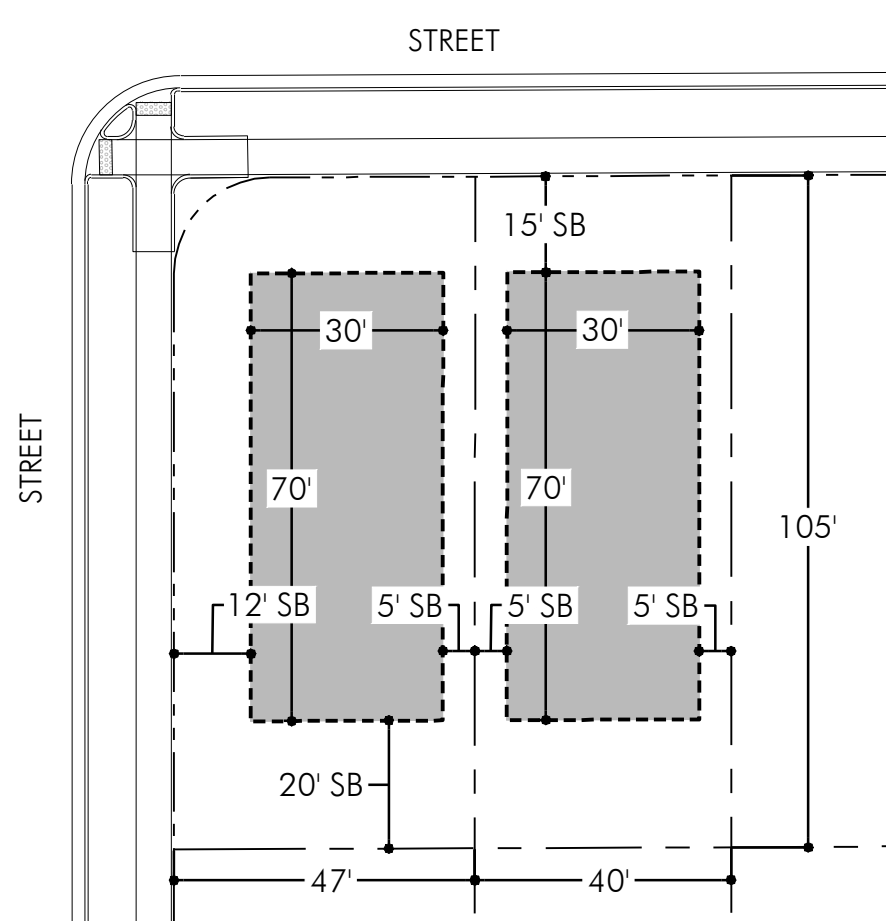
----- LOT SETBACKS

- - - - LOT LINE

----- ROW

Does buildable area  
include roof  
overhang, window  
bump outs, or other  
features?

BUILDABLE AREA DOES NOT  
INCLUDE ENCROACHMENTS. A  
NOTE HAS BEEN ADDED FOR  
ADDITIONAL CLARITY



PRODUCT		BUILDING SETBACKS (SB)		
LOT TYPE	SQ FT	FRONT	SIDE	REAR
INTERIOR	4,200	15'-0"	5'-0"	20'-0"
CORNER	4,886	15'-0"	12'-0"/5'-0"	20'-0"

PRODUCT		BUILDING SETBACKS (SB)		
LOT TYPE	SQ FT	FRONT	SIDE	REAR
INTERIOR	3,570	15'-0"	5'-0"	20'-0"
CORNER	4,257	15'-0"	12'-0"/5'-0"	20'-0"

PRODUCT		BUILDING SETBACKS (SB)		
LOT TYPE	SQ FT	FRONT	SIDE	REAR
INTERIOR	2,125	12'-0"	5'-0"/0'	5'-0"
CORNER	2,671	12'-0"	12'-0"/0'	5'-0"

PRODUCT		BUILDING SETBACKS (SB)		
LOT TYPE	SQ FT	FRONT	SIDE	REAR
INTERIOR	2,550	12'-0"	5'-0"/0'	5'-0"
CORNER	3,096	12'-0"	12'-0"/0'	5'-0"

PRODUCT		BUILDING SETBACKS (SB)		
LOT TYPE	SQ FT	FRONT	SIDE	REAR
INTERIOR	1,870	12'-0"	0'/0'	5'-0"
CORNER	2,841	12'-0"	12'-0"/0'	5'-0"
END LOT	2,295	12'-0"	0'/5'-0"	5'-0"

**A** FRONT LOAD  
SINGLE-FAMILY DETACHED  
(40' X 105')

**B** FRONT LOAD  
SINGLE-FAMILY DETACHED  
(34' X 105')

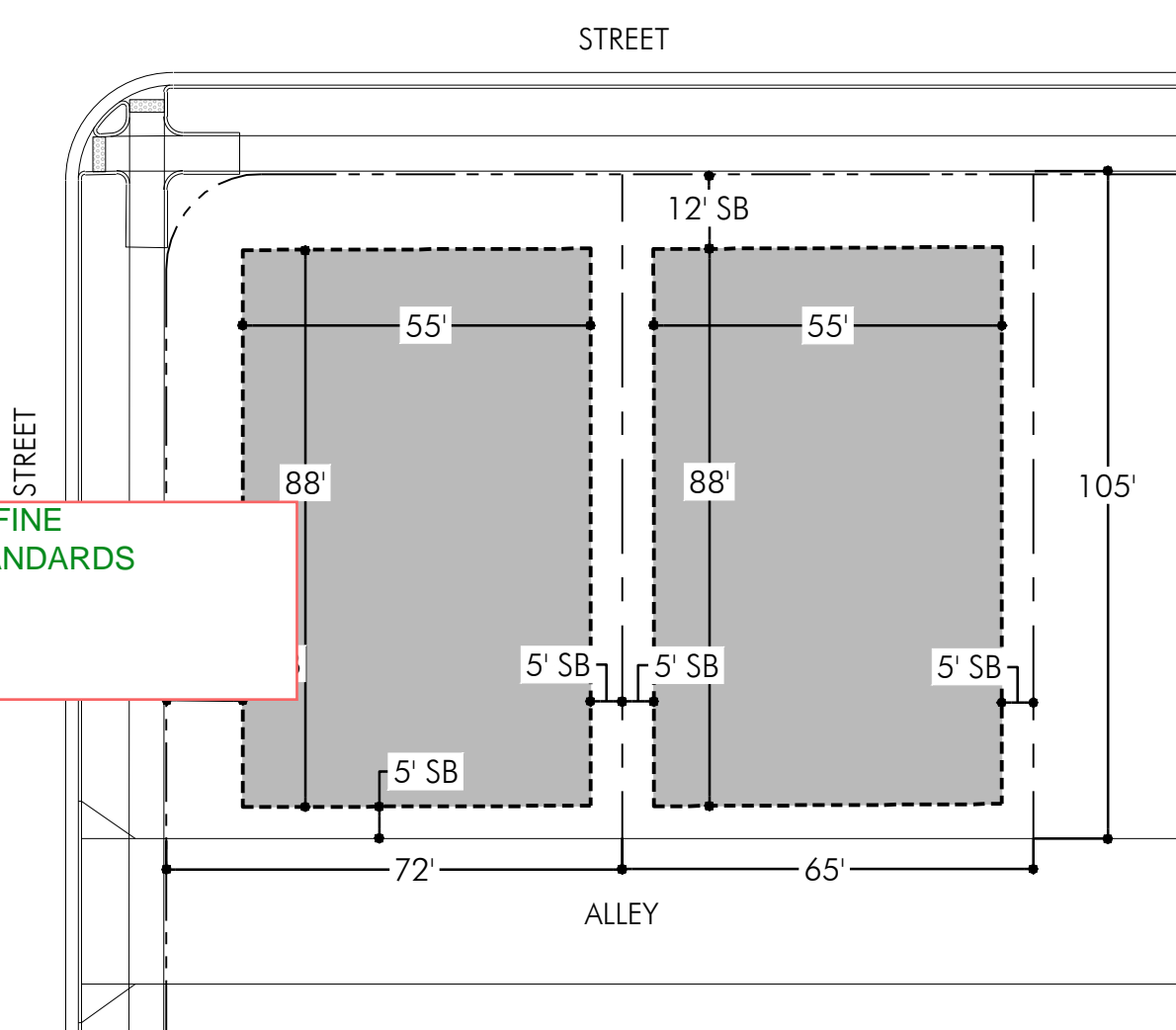
**A** ALLEY LOAD  
PAIRED HOME  
(25' X 85')

**B** ALLEY LOAD  
PAIRED HOME  
(30' X 85')

**A** 2-STORY TOWNHOME  
SINGLE FAMILY ATTACHED  
(22' X 85')

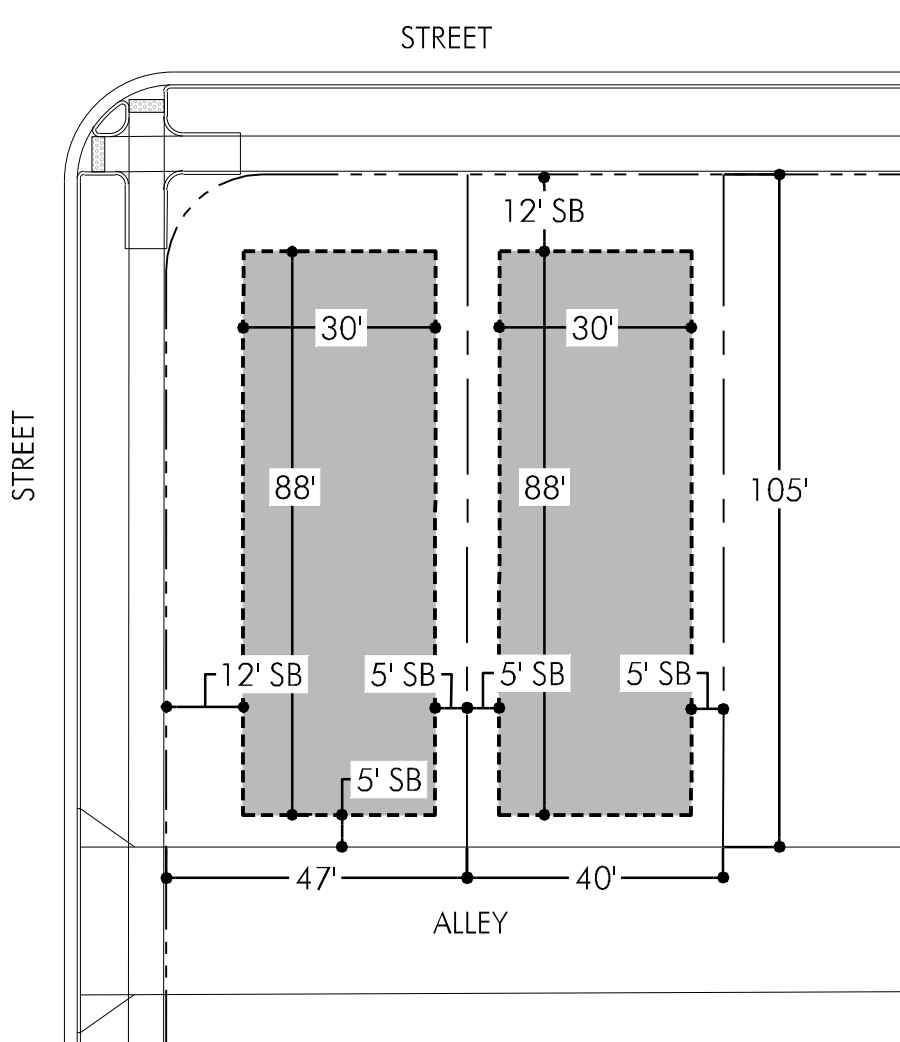
There are several lots fronting landscape tracts (Biloxi, Addison, Longview, 49th and Denali). How will the lot typical be modified for these areas? Note: A typical of a general front setback, or just a note may suffice - I'm not looking for a green court lot typical for every lot type within this condition. Looking to verify if the front setback will remain the same as street fronting lots.

A NOTE HAS BEEN ADDED TO DEFINE GREENCOURT DIMENSIONAL STANDARDS



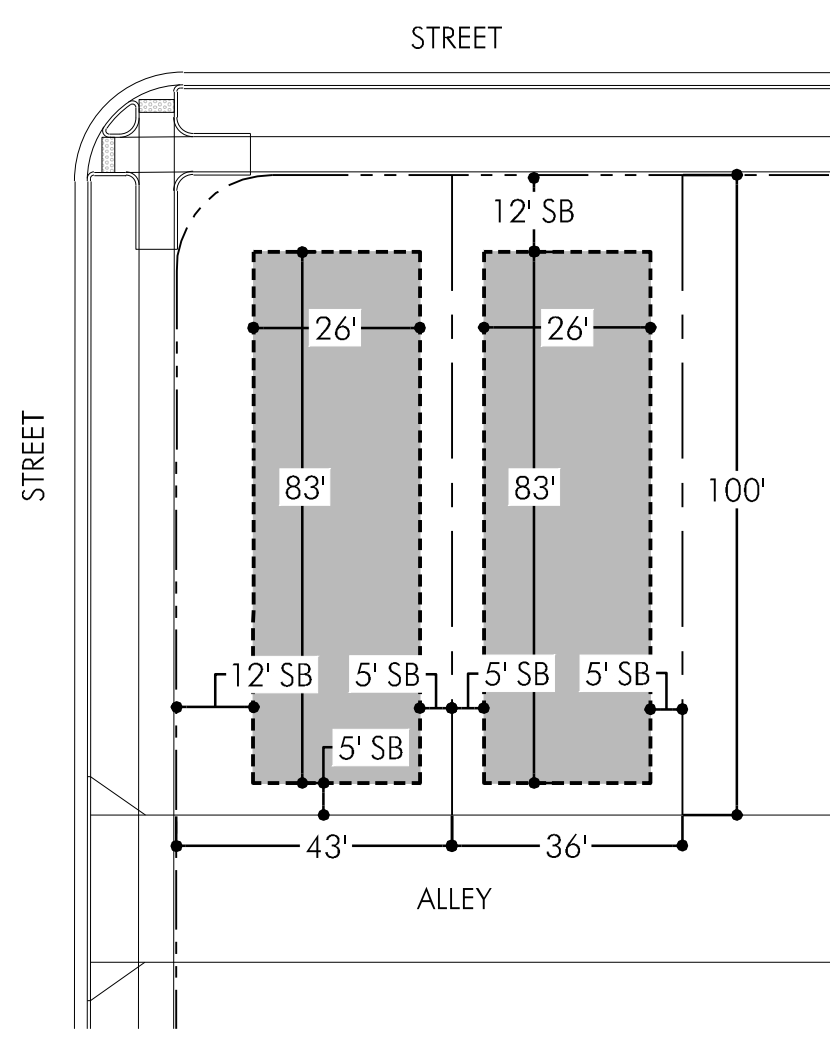
PRODUCT		BUILDING SETBACKS (SB)		
LOT TYPE	SQ FT	FRONT	SIDE	REAR
INTERIOR	6,825	12'-0"	5'-0"	5'-0"
CORNER	7,511	12'-0"	12'-0"/5'-0"	5'-0"

**A** ALLEY LOAD  
SINGLE-FAMILY DETACHED  
(65' X 105')



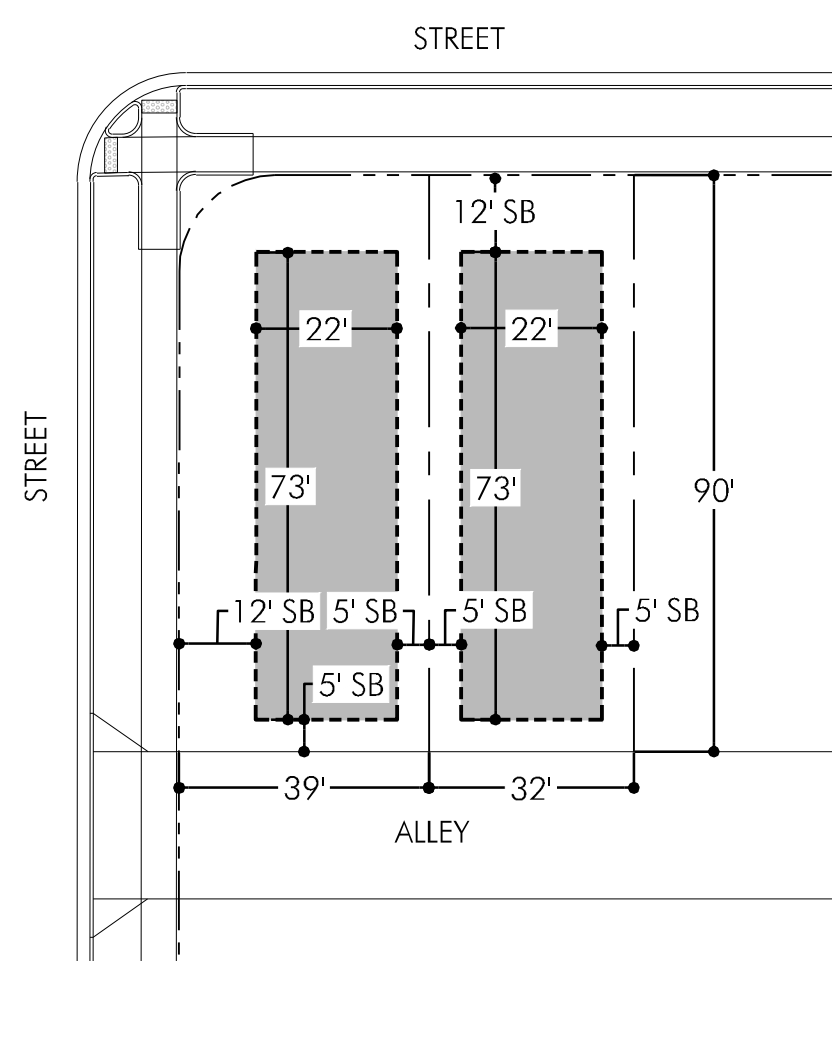
PRODUCT		BUILDING SETBACKS (SB)		
LOT TYPE	SQ FT	FRONT	SIDE	REAR
INTERIOR	4,200	12'-0"	5'-0"	5'-0"
CORNER	4,886	12'-0"	12'-0"/5'-0"	5'-0"

**B** ALLEY LOAD  
SINGLE-FAMILY DETACHED  
(40' X 105')



PRODUCT		BUILDING SETBACKS (SB)		
LOT TYPE	SQ FT	FRONT	SIDE	REAR
INTERIOR	3,600	12'-0"	5'-0"	5'-0"
CORNER	4,251	12'-0"	12'-0"/5'-0"	5'-0"

**C** ALLEY LOAD  
SINGLE-FAMILY DETACHED  
(36' X 100')



PRODUCT		BUILDING SETBACKS (SB)		
LOT TYPE	SQ FT	FRONT	SIDE	REAR
INTERIOR	2,880	12'-0"	5'-0"	5'-0"
CORNER	3,461	12'-0"	12'-0"/5'-0"	5'-0"

**D** ALLEY LOAD  
SINGLE-FAMILY DETACHED  
(32' X 90')

PROJECT TEAM:

**MARTIN/MARTIN**  
CONSULTING ENGINEERS  
2340 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80225  
303.481.6100 MARTINMARTIN.COM

**pcs group**

WINDLER MIDTOWN  
NEIGHBORHOOD PLAN

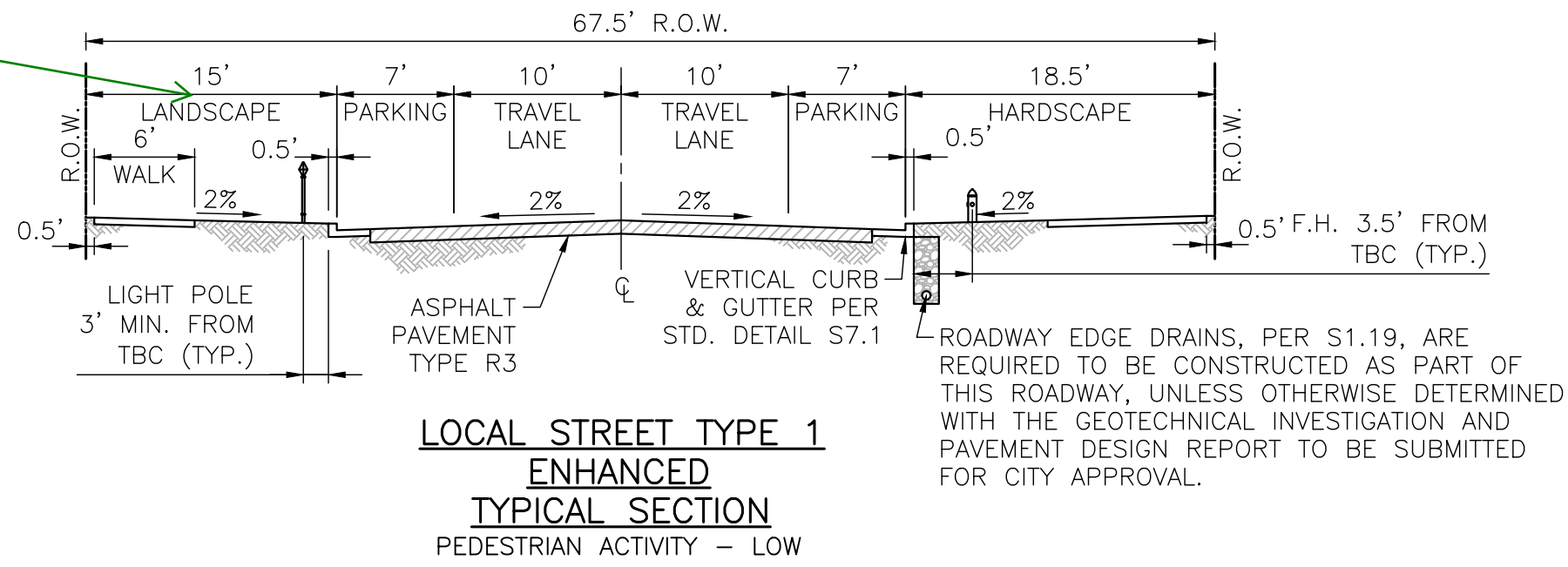
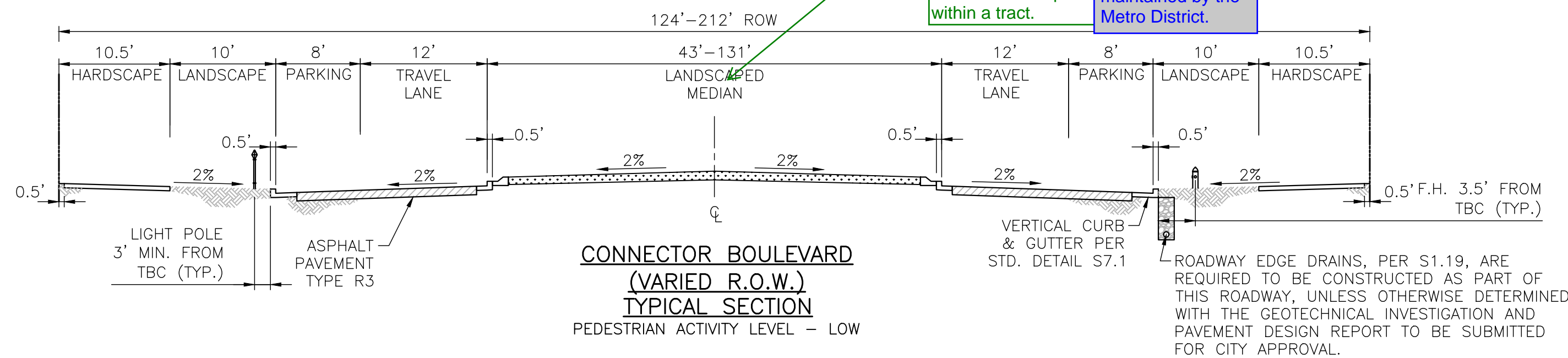
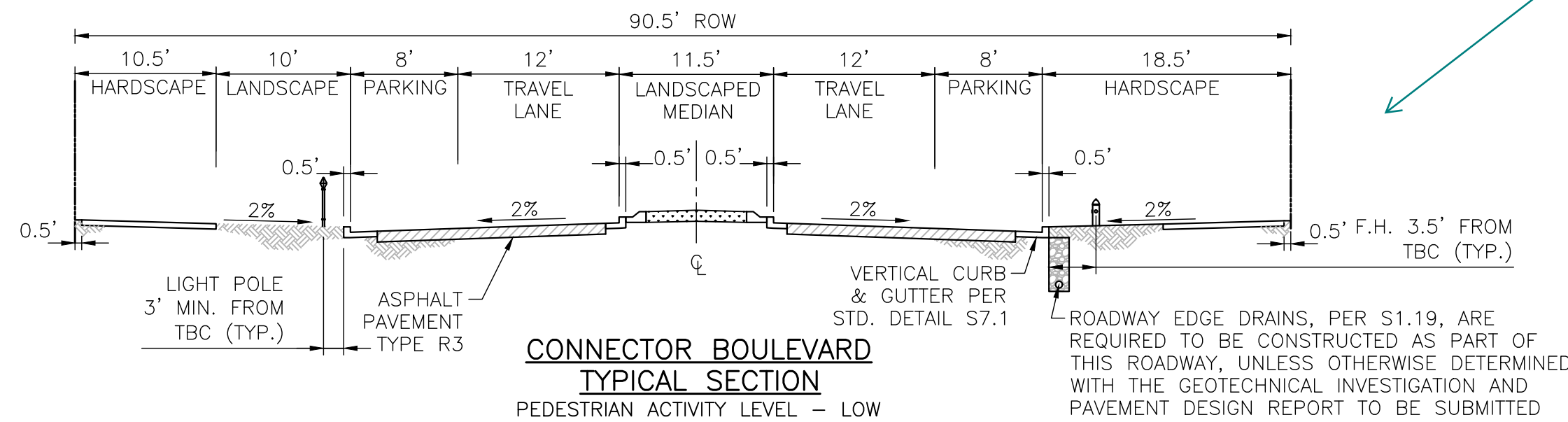
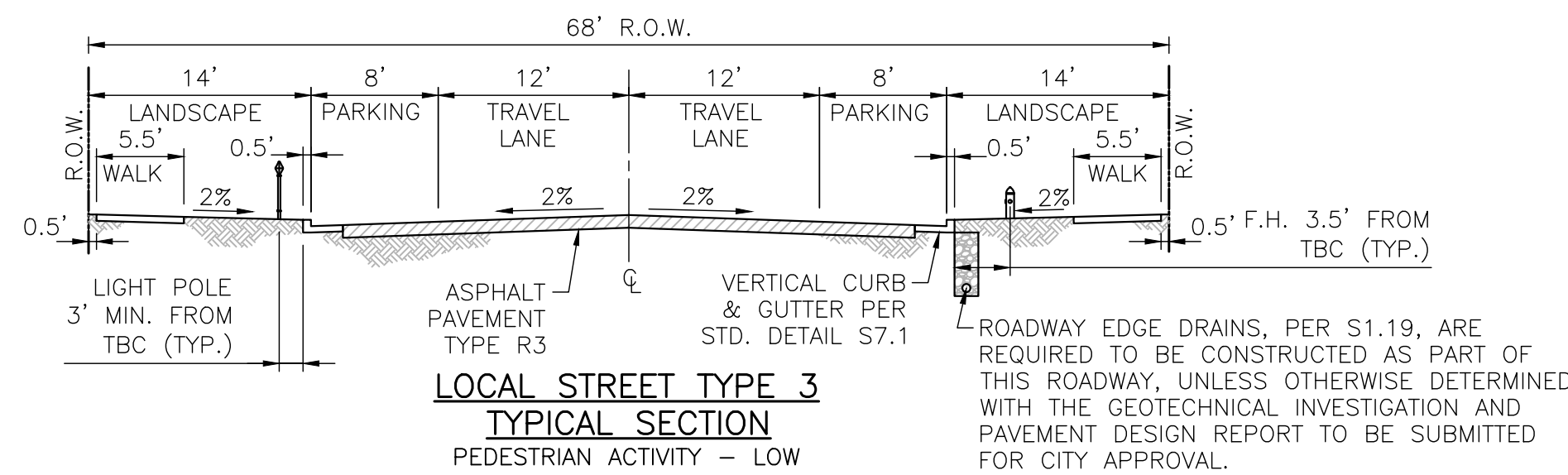
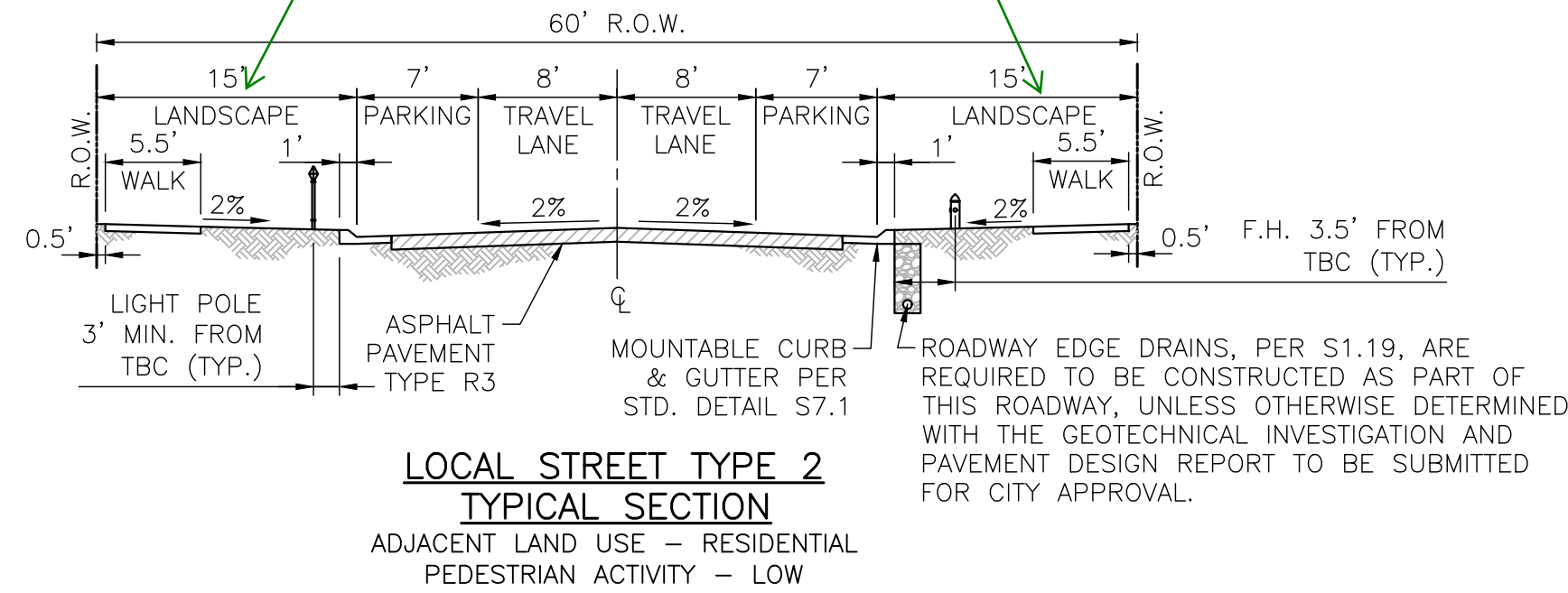
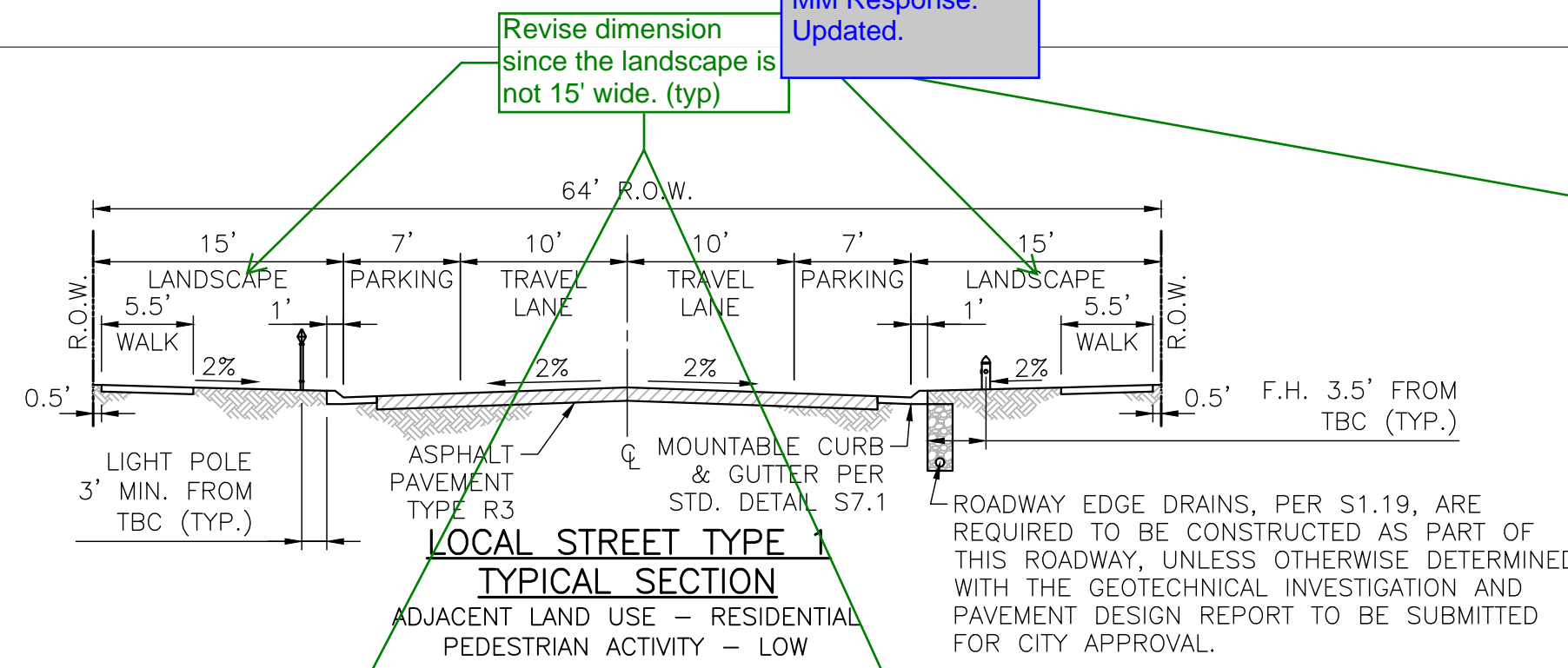
TYPICAL LOT DETAILS

Issue / Revisions		Date
1ST SUBMITTAL		07-29-24
No.	Issue / Revisions	Date
1		

Sheet Number:

2

PLOT DATE: Monday, July 29, 2024 2:44 PM LAST SAVED BY: SHUDGENS  
DRAWING LOCATION: G:\LE\24-0493-Windler - Midtown Residential Single-Family Subdivision\PLANS\SITE PLAN\NORTH\01\_COVER.dwg



Clarify, by name, which street will be constructed to which section shown on this sheet.

MM Response: Street names added.

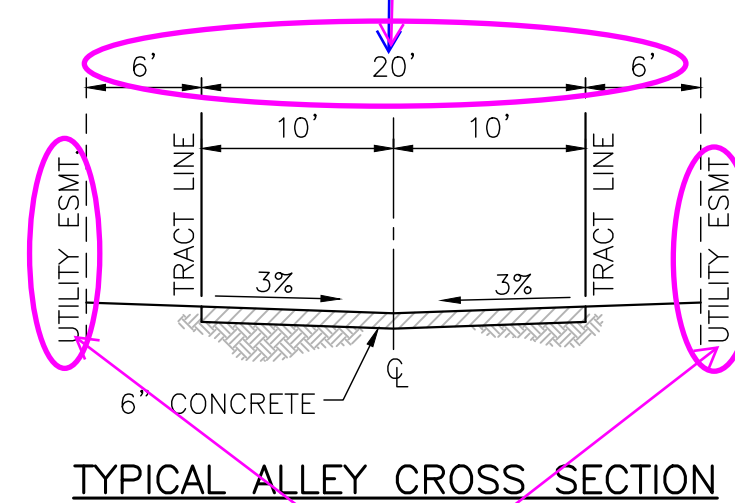
Why are sections identified as primary pedestrian connections and using urban street sections identified as "low pedestrian activity levels"?

MM Response: Pedestrian activity levels removed. Previous projects have asked for this to be added per COA Roadway Standards 4.10.4.04.01

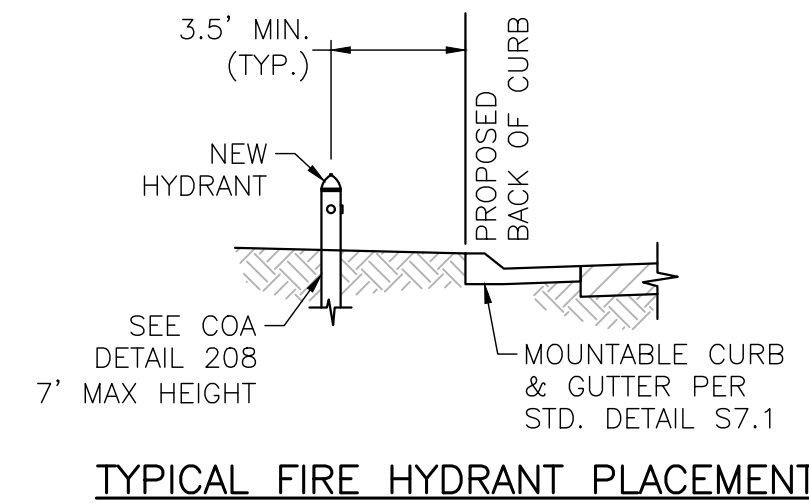
Alleys with fire lane easements will need to be a minimum of 23'.

these total 32' where the graphic total is 26'

MM Response: Updated



These easement names may change with the facilities in the easements



PROJECT TEAM:



WINDLER MIDTOWN  
NEIGHBORHOOD PLAN

TYPICAL SECTIONS

No.	Issue / Revisions	Date
1	1ST SUBMITTAL	07-29-24

Sheet Number:





WINDLER MIDTOWN LOTTING PLAN			
	PRODUCT	LOT DIMENSION	TOTAL
	SF FRONT LOAD - A	40' x 105'	56
	SF FRONT LOAD - B	34' x 105'	90
	SF ALLEY LOAD - A	65' x 105'	8
	SF ALLEY LOAD - B	40' x 105'	47
	SF ALLEY LOAD - C	36' x 100'	113
	SF ALLEY LOAD - D	32' x 90'	124
	SF PAIRED HOME - A	25' x 85'	72
	SF PAIRED HOME - B	30' x 85'	70
	2-STORY TOWNHOME	22' x 85'	82
	110.29 AC	6.0 DU / AC	662

FRLO PRODUCT TYPES = 6 TYPES

Include a greater level of detail with the open space lot or leave a comment stating when that will be submitted.

DETAILED DESIGN TO BE PROVIDED WITH FINAL PLAT

Include chart and map showing what tracts are seeking parks credit.

OPEN SPACE TRACKING SHEET HAS BEEN ADDED

Label Green Road North and South on this map.

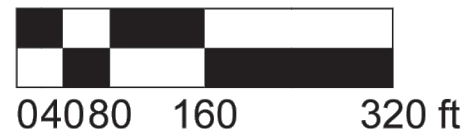
STREETS HAVE BEEN LABELED

Add a sheet which identifies the general location and type (per the master plan) of all open space and park areas. Also clarify if these spaces will come in through a future site plan review (such as the park spaces), or through a landscape plan during the time of civil plat and final plat review.

OPEN SPACE TRACKING SHEET HAS BEEN ADDED

These numbers do not match the symbology of the type shown on the map. Update this map to demonstrate the housing types as identified in the master plan. For example, there are no green court lots shown on this plan, but previous site plan reviews have indicated that any single family detached or attached dwelling fronting an open space of 30' or more is considered a green court (paired homes excepted).

FRLO LOT TRACKING HAS BEEN PROVIDED



PROJECT TEAM:

MARTIN/MARTIN  
CONSULTING ENGINEERS  
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80235  
303.431.6100 MARTINMARTIN.COM

pcs group

WINDLER MIDTOWN  
NEIGHBORHOOD PLAN

OVERALL NEIGHBORHOOD PLAN

No.	Issue / Revisions	Date
1	1ST SUBMITTAL	07-29-24

Sheet Number:



# WINDLER MIDTOWN NEIGHBORHOOD PLAN

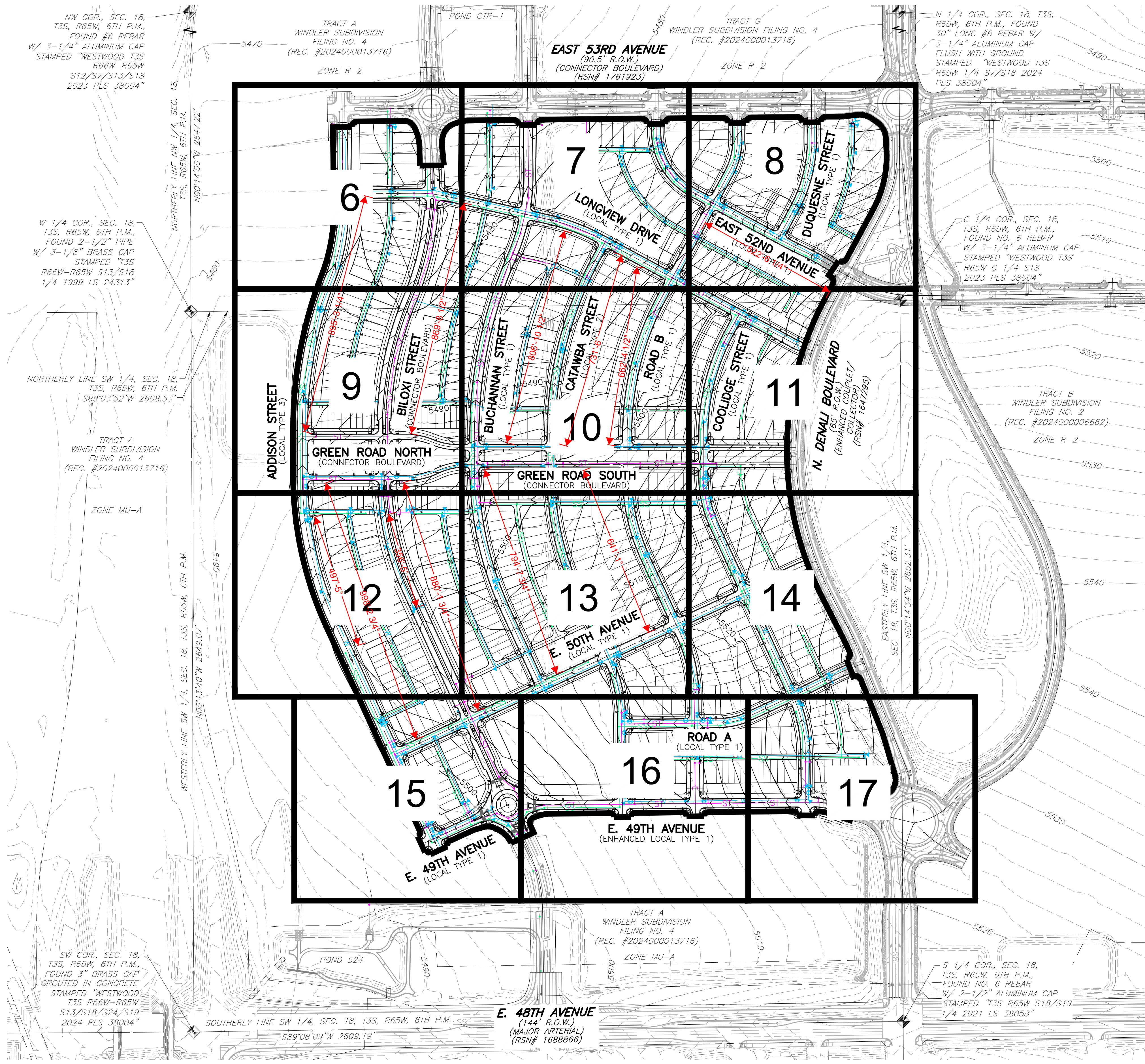
A RESUBDIVISION OF TRACT A OF WINDLER SUBDIVISION FILING NO. 4,  
SITUATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS,  
STATE OF COLORADO

PROJECT TEAM:

MARTIN/MARTIN  
CONSULTING ENGINEERS  
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80235  
303.431.6100 MARTINMARTIN.COM

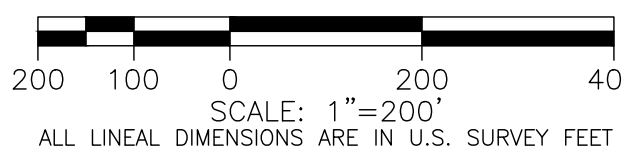
pcs group

PLOT DATE: Monday, July 29, 2024 2:45 PM LAST SAVED BY: CCRAMER  
DRAWING LOCATION: G:\LE\24-0493-Windler - Midtown Residential Single-Family Subdivision\PLANS\SITE PLAN\NORTH\05\_NEIGHBORHOOD PLAN KEYMAP.dwg



## LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	LOT LINE	---
---	EASEMENT	---
---	CURB & GUTTER	---
---	CURB & GUTTER (SPILL)	---
---	CURB & GUTTER (CATCH)	---
---	CONCRETE/ SIDEWALK	---
---	ADA RAMP	---
---	LIGHT POLE	---
---	SIGN	---
---	DRIVE	---
---	DESCRIPTIONS	---
---	STORM SEWER (SIZES: 18"-72")	---
---	8" SANITARY SEWER	---
---	8" WATER LINE	---
---	FIRE HYDRANT	---
---	CONTOURS	---



MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. UNLESS OTHERWISE NOTED, THE UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED BY OTHERS AND DEPICTED AS ASCE (38) QUALITY LEVEL D. IN ACCORDANCE WITH THE PROVISIONS OF COLORADO REVISED STATUTE, TITLE 9, IT IS THE CONTRACTORS RESPONSIBILITY TO CALL COLORADO 811 UTILITY LOCATE SERVICE FOR UTILITY LOCATES BEFORE DIGGING, AND FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

WINDLER MIDTOWN  
NEIGHBORHOOD PLAN

NEIGHBORHOOD PLAN KEYMAP

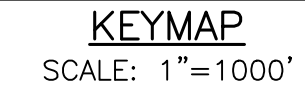
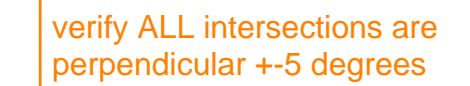
No.	Issue / Revisions	Date
1	1ST SUBMITTAL	07-29-24

Sheet Number:

5



A RESUBDIVISION OF TRACT A OF WINDLER SUBDIVISION FILING NO. 4,  
SITUATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS,  
STATE OF COLORADO



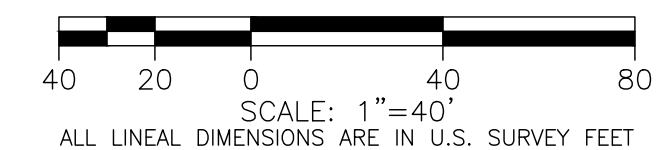
NOTES:

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EASEMENT LEGEND:

EASEMENT LEGEND:  
UE - UTILITY EASEMENT

MM Response:  
Abbreviations



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## SITE PLAN

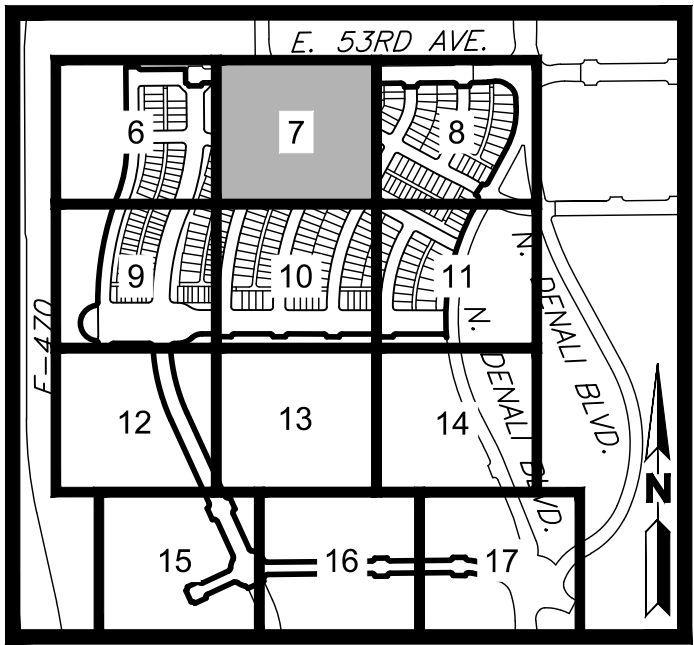
Sheet Number:

6



# WINDLER MIDTOWN NEIGHBORHOOD PLAN

A RESUBDIVISION OF TRACT A OF WINDLER SUBDIVISION FILING NO. 4,  
SITUATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS,  
STATE OF COLORADO



PROJECT TEAM:



## LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	LOT LINE	---
---	EASEMENT	---
---	CURB & GUTTER	---
---	CURB & GUTTER (SPILL)	---
---	CURB & GUTTER (CATCH)	---
---	CONCRETE/ SIDEWALK	---
---	ADA RAMP	---
---	LIGHT POLE	---
---	SIGN	---
---	DESCRIPTIONS	---
---	STORM SEWER (SIZES: 18"-72")	---
---	8" SANITARY SEWER	---
---	8" WATER LINE	---
---	FIRE HYDRANT	---
---	CONTOURS	---

## NOTES:

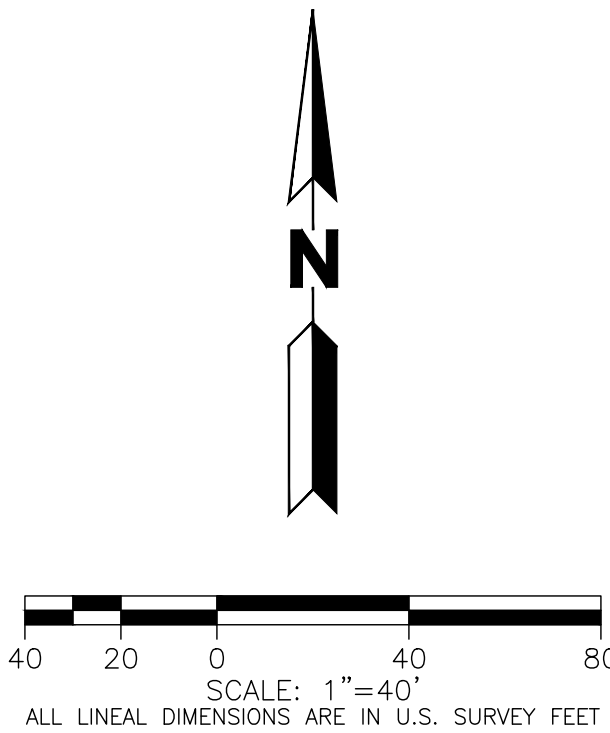
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## EASEMENT LEGEND:

UE = UTILITY EASEMENT

add other abbreviations here

MM Response: Abbreviations added.



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WINDLER MIDTOWN  
NEIGHBORHOOD PLAN

SITE PLAN

No.	Issue / Revisions	Date
1	1ST SUBMITTAL	07-29-24

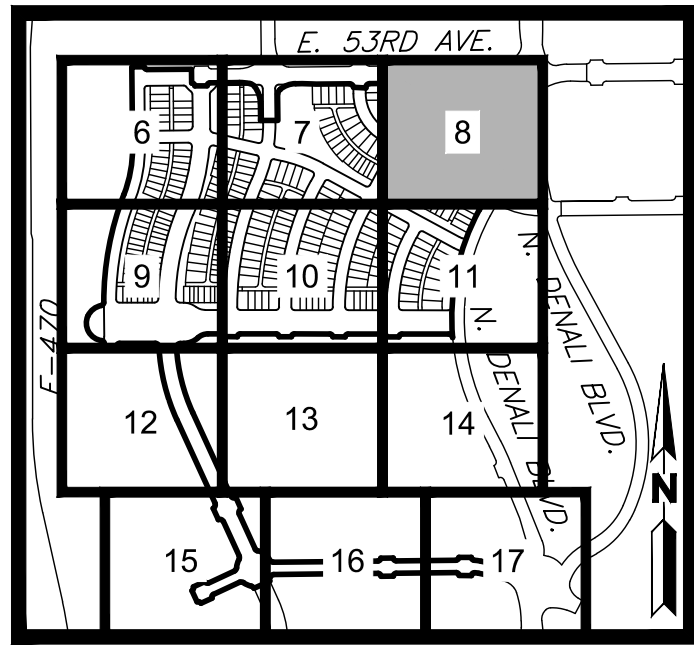
Sheet Number:

7



# WINDLER MIDTOWN NEIGHBORHOOD PLAN

A RESUBDIVISION OF TRACT A OF WINDLER SUBDIVISION FILING NO. 4,  
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STATE OF COLORADO



PROJECT TEAM:

MARTIN/MARTIN  
CONSULTING ENGINEERS  
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80232  
303.431.6100 MARTINMARTIN.COM

pcs group

## LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	LOT LINE	---
---	EASEMENT	---
---	CURB & GUTTER	---
---	CURB & GUTTER (SPILL)	---
---	CURB & GUTTER (CATCH)	---
---	CONCRETE/ SIDEWALK	---
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## NOTES:

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## EASEMENT LEGEND:

UE - UTILITY EASEMENT

add other abbreviations here

MM Response: Abbreviations added.

40 20 0 40 80  
SCALE: 1"=40'  
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

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WINDLER MIDTOWN  
NEIGHBORHOOD PLAN

SITE PLAN

No.	Issue / Revisions	Date
1	1ST SUBMITTAL	07-29-24

Sheet Number:

8

Advisory Comment:  
This information should match the plat Lots, Blocks, Tracts, street names, easements, etc. (typ.)

MM Response:  
Noted.

EAST 53RD AVENUE  
(90.5' R.O.W.)  
(CONNECTOR BOULEVARD)  
(RSN# 1761923)

TRACT G  
WINDLER SUBDIVISION FILING NO. 4  
(REC. #2024000013716)

N 1/4 COR. SEC. 18, T3S,  
R65W, 6TH P.M., FOUND  
30" LONG #6 REBAR W/  
3-1/4" ALUMINUM CAP  
FLUSH WITH GROUND  
STAMPED "WESTWOOD T3S  
R65W 1/4 S7/S18 2024  
PLS 38004"

This sanitary sewer  
was removed per  
email with Chris  
Fellows on 8/14.

MM Response:  
Utilities updated.

add Tract  
name (Typ.)

MM Response:  
Added.

add Plat Boundary information: Bearings, distances,  
Curve data that should match the plat exactly. (Typ.)

MM Response: This legal  
description is for the entire Windler  
- Midtown development. The plats  
will be broken into a north and  
south plat and the overall boundary  
will match this legal description.

change these U.E. to the type of Water feature  
located within; this data that should match the plat  
exactly. (Typ.) (Confirm the naming with Aurora  
Water Dept.)

MM Response:  
Updated.

MM Response: All  
streets have min.  
0.8% longitudinal  
slope.  
Minimum 0.8% slope  
in the street. Local  
streets are not  
permitted to be  
superelevated.

add these 8' distances on each side of the Lot lines (Typ.)

MM Response:  
Label added.

delete ped ramp

MM Response:  
Ramp removed.

change these U.E. to the type of Water feature  
located within; this data that should match the plat  
exactly. (Typ.) (Confirm the naming with Aurora  
Water Dept.)

MM Response:  
Updated.

PLOT DATE: Monday, July 29, 2024 2:46 PM LAST SAVED BY: CCRAMER  
DRAWING LOCATION: G:\LE\24-0493-Windler - Midtown Residential Single-Family Subdivision\PLANS\SITE PLAN\NORTH\06-SITE PLAN.dwg

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 11



# WINDLER MIDTOWN NEIGHBORHOOD PLAN

A RESUBDIVISION OF TRACT A OF WINDLER SUBDIVISION  
SITUATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6<sup>TH</sup>  
CITY OF AURORA, COUNTY OF ADAMS,  
STATE OF COLORADO

Fire lane sign details  
and notes.

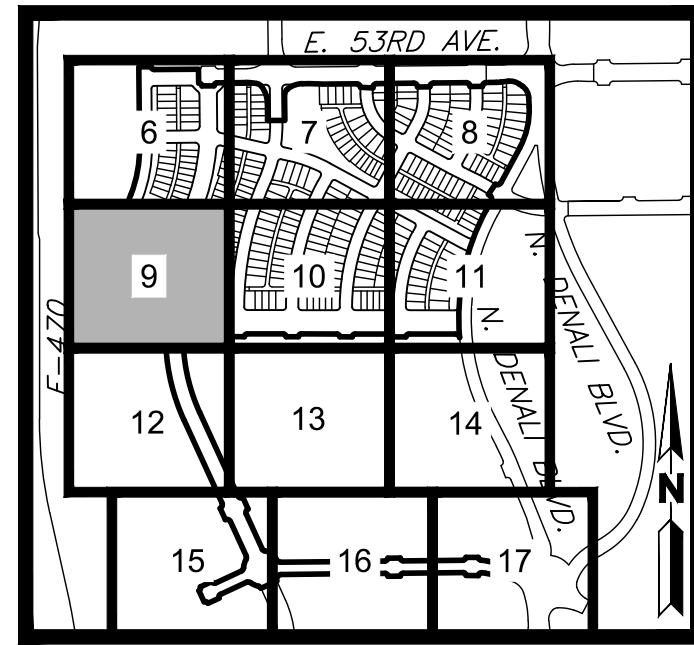
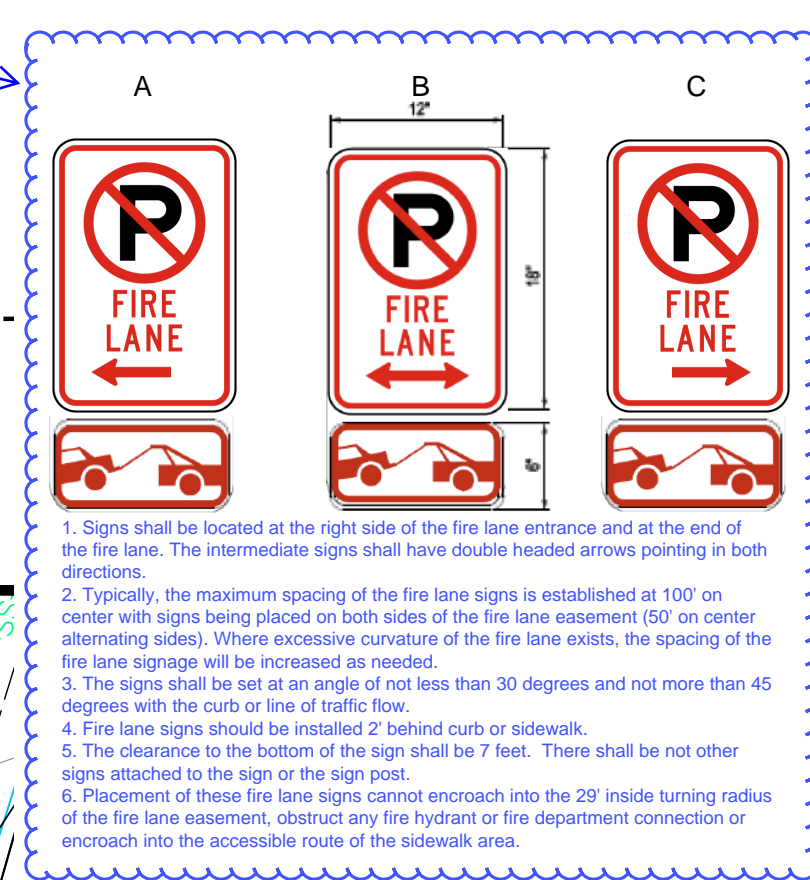
Show fire lane sign in the legend.

MM Response:  
Added.

change these U.E. to the type of Water feature  
located within; this data that should match the plat  
exactly. (Typ.) (Confirm the naming with Aurora  
Water Dept.)

MM Response:  
Updated.

MATCHLINE SEE SHEET 6



KEYMAP  
SCALE: 1"=1000'

## LEGEND

EXISTING	PROPOSED
PROPERTY LINE	---
RIGHT-OF-WAY LINE	---
SECTION LINE	---
LOT LINE	---
EASEMENT	---
CURB & GUTTER	---
CURB & GUTTER (SPILL)	---
CURB & GUTTER (CATCH)	---
CONCRETE/ SIDEWALK	---
ADA RAMP	---
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SIGN	---
DRIVE	---
STORM SEWER (SIZES: 18"-72")	---
8" SANITARY SEWER	---
8" WATER LINE	---
FIRE HYDRANT	---
CONTOURS	---

## NOTES:

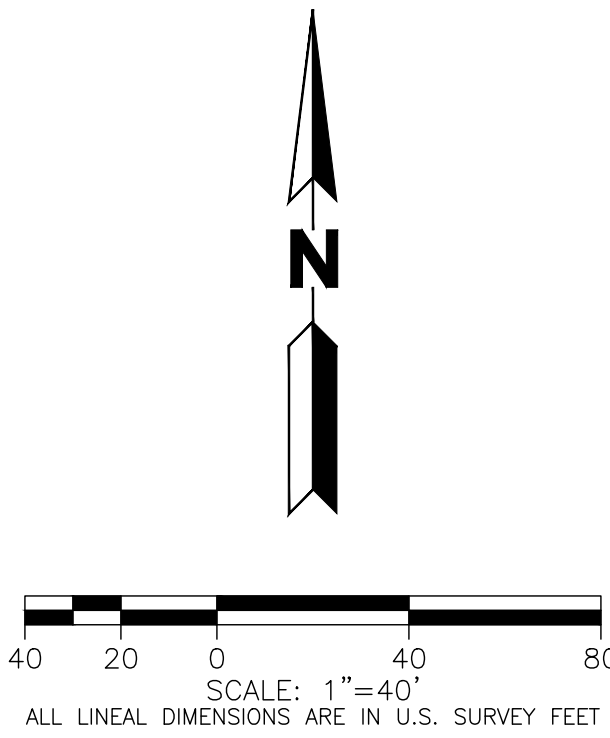
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## EASEMENT LEGEND:

UE = UTILITY EASEMENT

add other abbreviations here

MM Response:  
Abbreviations added.



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WINDLER MIDTOWN  
NEIGHBORHOOD PLAN

SITE PLAN

No.	Issue / Revisions	Date
1	1ST SUBMITTAL	07-29-24

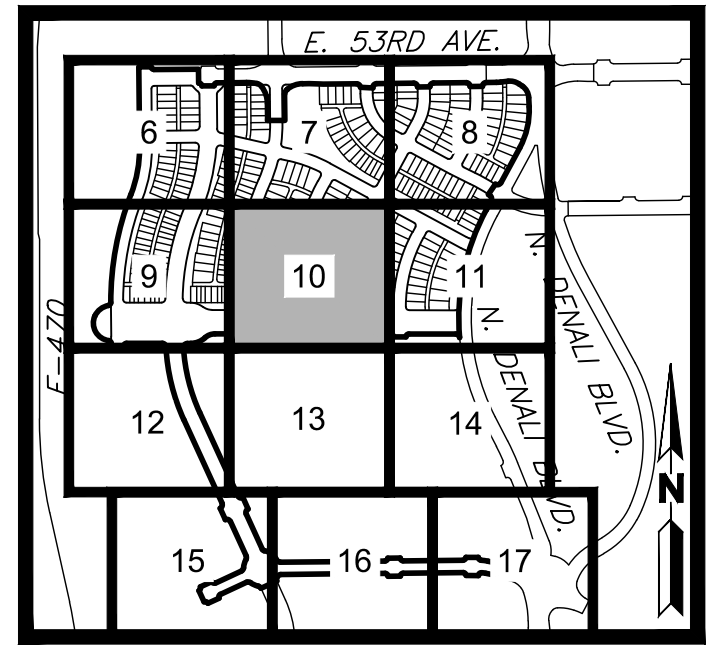
Sheet Number:

9



# WINDLER MIDTOWN NEIGHBORHOOD PLAN

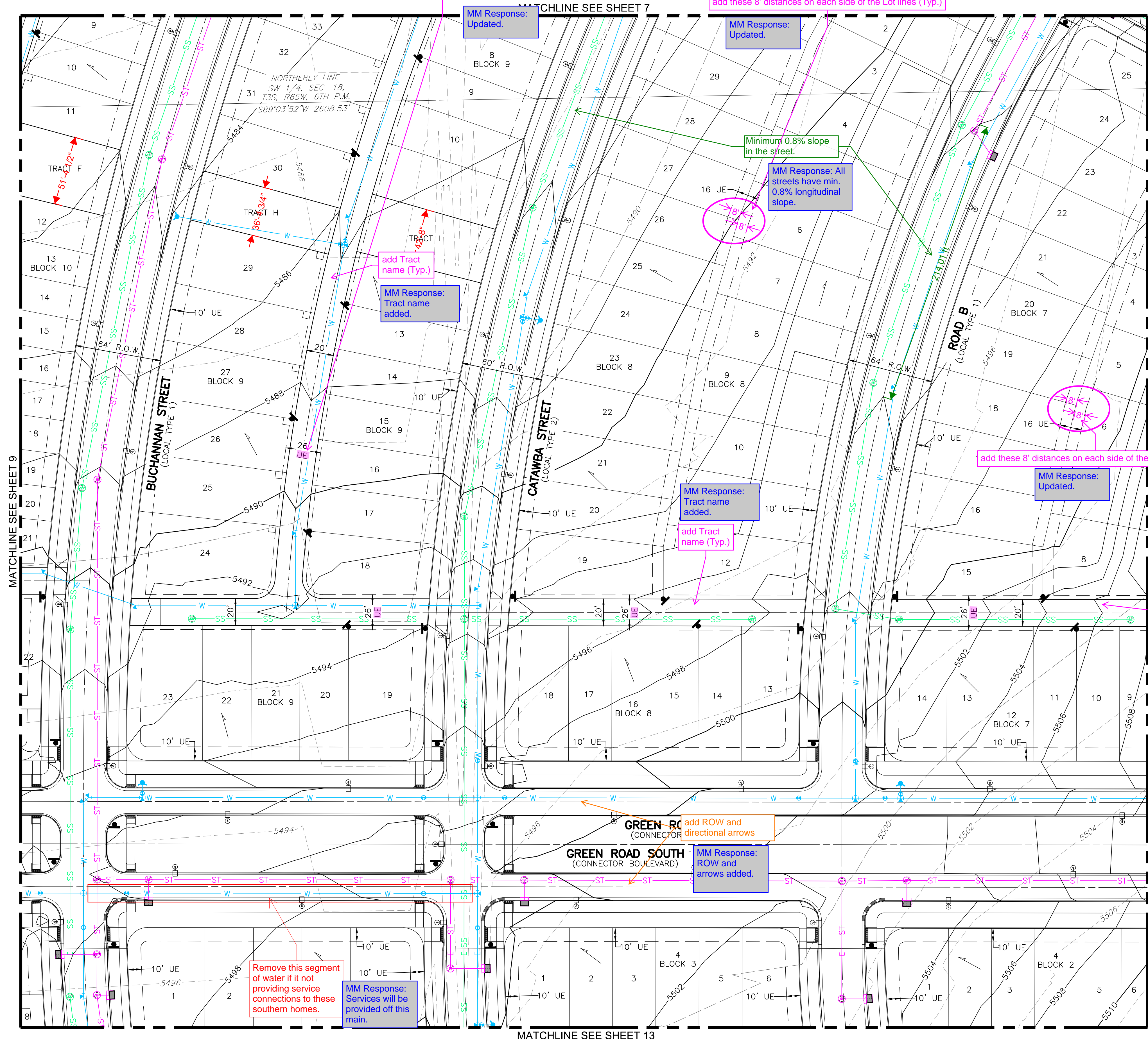
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PROJECT TEAM:

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CONSULTING ENGINEERS  
13499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80233  
303.431.6100 MARTINMARTIN.COM

pcs group



change these U.E. to the type of Water feature located within; this data that should match the plat exactly. (Typ.) (Confirm the naming with Aurora Water Dept.)

MM Response: Updated.

add these 8' distances on each side of the Lot lines (Typ.)

MM Response: Updated.

Minimum 0.8% slope in the street.

MM Response: All streets have min. 0.8% longitudinal slope.

add Tract name (Typ.)

MM Response: Tract name added.

move ped ramps closer to intersections

MM Response: Ped ramps per COA standard.

add these 8' distances on each side of the Lot lines (Typ.)

MM Response: Updated.

MM Response: Tract name added.

add Tract name (Typ.)

add Tract name (Typ.)

MM Response: Tract name added.

add ROW and directional arrows

MM Response: ROW and arrows added.

Remove this segment of water if it not providing service connections to these southern homes.

MM Response: Services will be provided off this main.

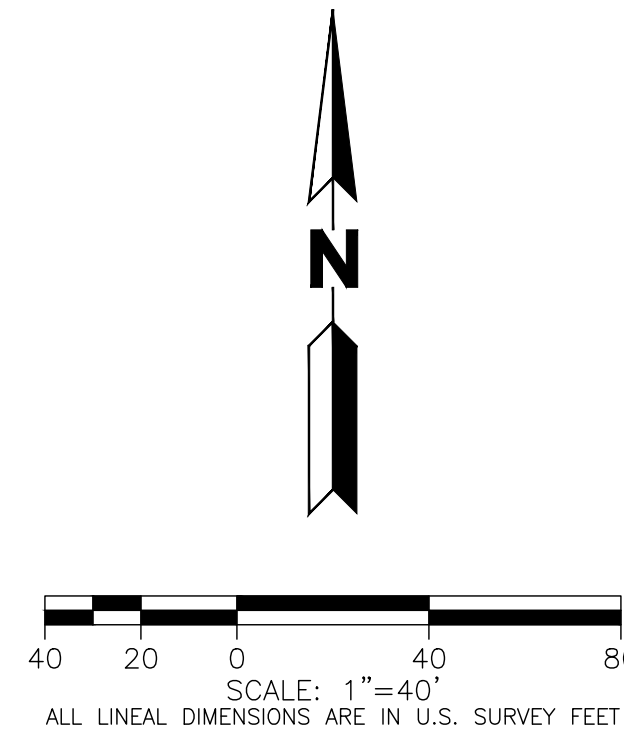
LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
SECTION LINE	SECTION LINE
LOT LINE	LOT LINE
EASEMENT	EASEMENT
CURB & GUTTER	CURB & GUTTER
CURB & GUTTER (SPILL)	CURB & GUTTER (SPILL)
CURB & GUTTER (CATCH)	CURB & GUTTER (CATCH)
CONCRETE/ SIDEWALK	CONCRETE/ SIDEWALK
ADA RAMP	ADA RAMP
LIGHT POLE	LIGHT POLE
SIGN	SIGN
DRIVE	DRIVE
STORM SEWER (SIZES: 18"-72")	STORM SEWER (SIZES: 18"-72")
8" SANITARY SEWER	8" SANITARY SEWER
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FIRE HYDRANT	FIRE HYDRANT
CONTOURS	CONTOURS

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**EASEMENT LEGEND:**  
UE — UTILITY EASEMENT

add other abbreviations here

MM Response: Abbreviations added.



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WINDLER MIDTOWN  
NEIGHBORHOOD PLAN

SITE PLAN

No.	Issue / Revisions	Date
1	1ST SUBMITTAL	07-29-24

Sheet Number:

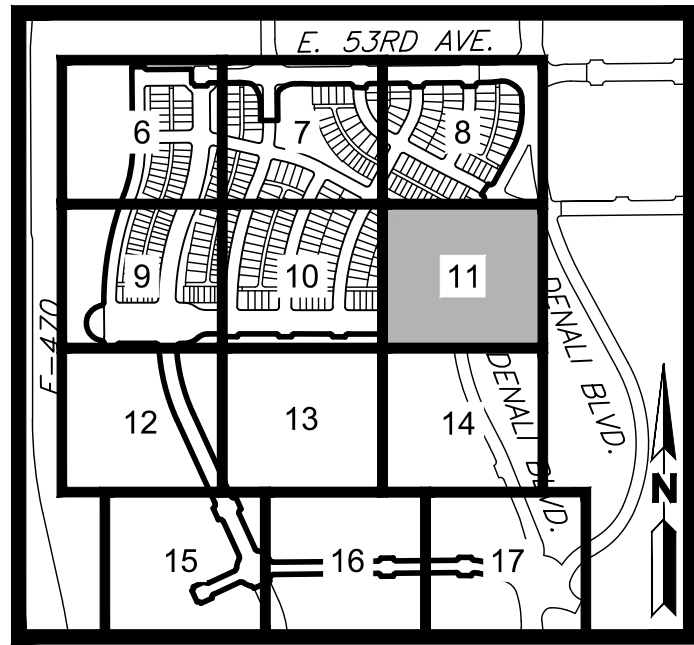
10

PLOT DATE: Monday, July 29, 2024 2:46 PM LAST SAVED BY: CCRAMER  
DRAWING LOCATION: G:\E\24-0493-Windler - Midtown Residential Single-Family Subdivision\PLANS\SITE PLAN\NORTH\06\_SITE\_PLAN.dwg



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12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80233  
303.431.6100 MARTINMARTIN.COM

**pcs group**

LEGEND	
EXISTING	PROPOSED
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	SECTION LINE
---	LOT LINE
---	EASEMENT
---	CURB & GUTTER
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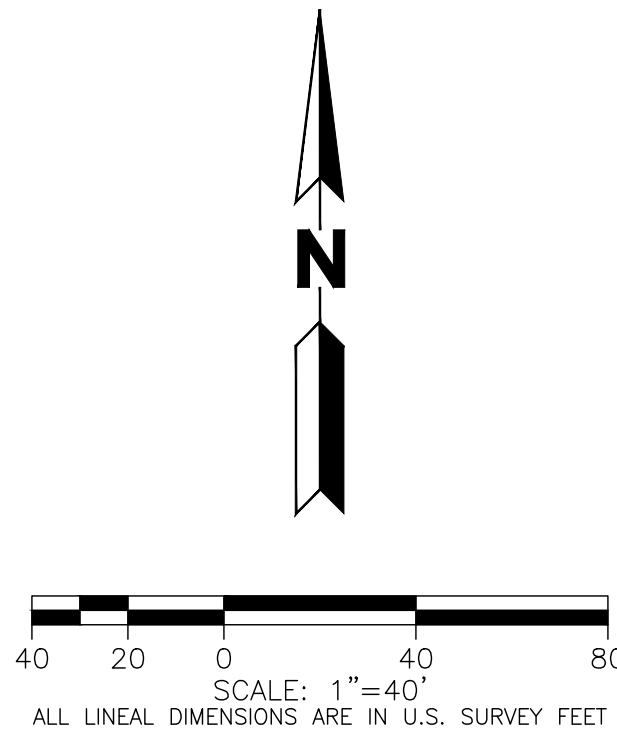
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add other abbreviations here

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NEIGHBORHOOD PLAN

SITE PLAN

No.	Issue / Revisions	Date
1	1ST SUBMITTAL	07-29-24

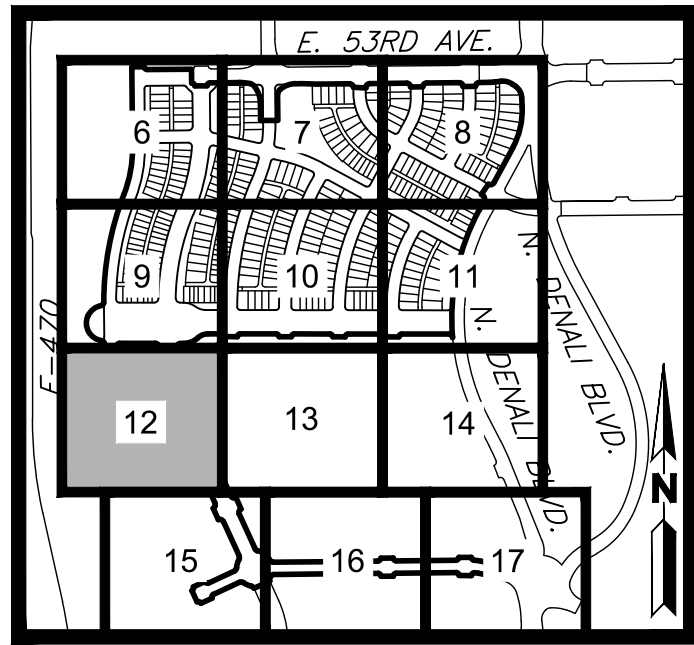
Sheet Number:

11



# WINDLER MIDTOWN NEIGHBORHOOD PLAN

A RESUBDIVISION OF TRACT A OF WINDLER SUBDIVISION FILING NO. 4,  
SITUATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS,  
STATE OF COLORADO



PROJECT TEAM:

MARTIN/MARTIN  
CONSULTING & ENGINEERS  
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80233  
303.431.6100 MARTINMARTIN.COM

pcs group

LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
SECTION LINE	SECTION LINE
LOT LINE	LOT LINE
EASEMENT	EASEMENT
CURB & GUTTER	CURB & GUTTER
CURB & GUTTER (SPILL)	CURB & GUTTER (SPILL)
CURB & GUTTER (CATCH)	CURB & GUTTER (CATCH)
CONCRETE/ SIDEWALK	CONCRETE/ SIDEWALK
ADA RAMP	ADA RAMP
LIGHT POLE	LIGHT POLE
SIGN	SIGN
DESCRIPTIONS	DESCRIPTIONS
STORM SEWER (SIZES: 18"-72")	STORM SEWER (SIZES: 18"-72")
8" SANITARY SEWER	8" SANITARY SEWER
8" WATER LINE	8" WATER LINE
FIRE HYDRANT	FIRE HYDRANT
CONTOURS	CONTOURS

## NOTES:

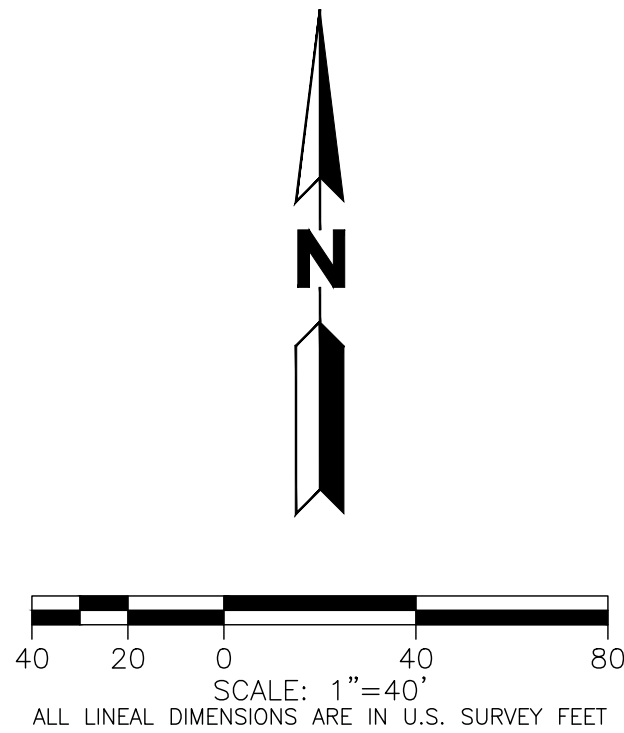
- MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
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- THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.

## EASEMENT LEGEND:

UE = UTILITY EASEMENT

add other abbreviations here

MM Response: Abbreviations added.



MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. UNLESS OTHERWISE NOTED, THE UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED BY OTHERS AND DEPICTED AS ASCE (38) QUALITY LEVEL D. IN ACCORDANCE WITH THE PROVISIONS OF COLORADO REVISED STATUTE, TITLE 9, IT IS THE CONTRACTORS RESPONSIBILITY TO CALL COLORADO 811 UTILITY LOCATE SERVICE FOR UTILITY LOCATES BEFORE DIGGING, AND FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

WINDLER MIDTOWN  
NEIGHBORHOOD PLAN

SITE PLAN

No.	Issue / Revisions	Date
1	1ST SUBMITTAL	07-29-24

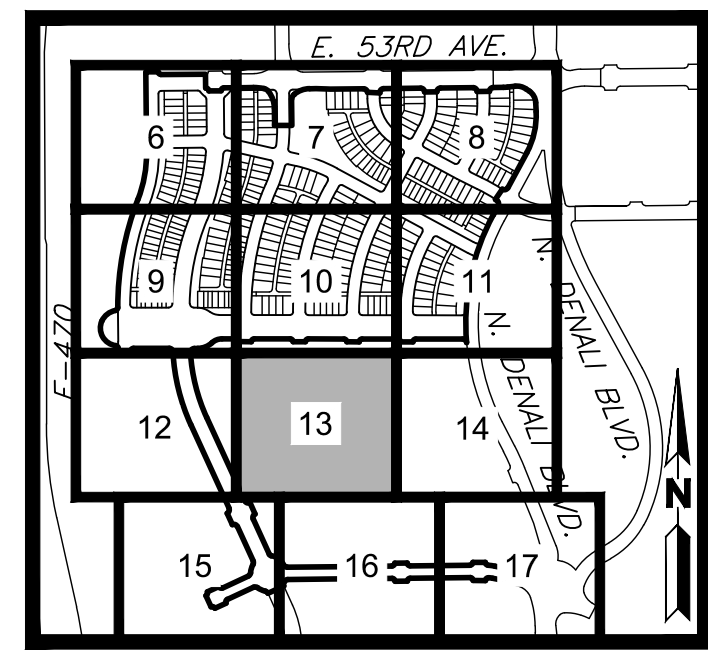
Sheet Number:

12



# WINDLER MIDTOWN NEIGHBORHOOD PLAN

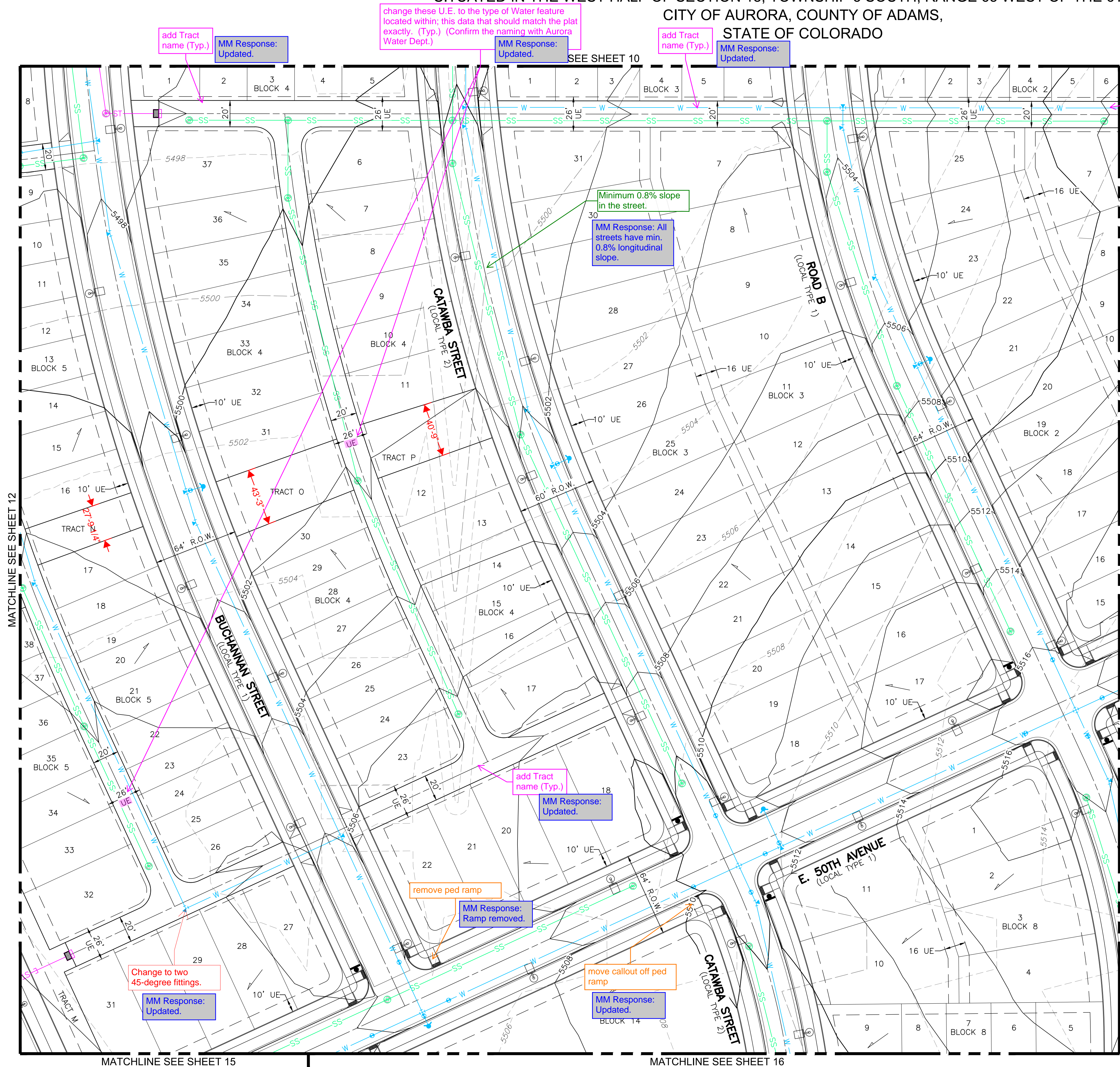
A RESUBDIVISION OF TRACT A OF WINDLER SUBDIVISION FILING NO. 4,  
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12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80232  
303.431.6100 MARTINMARTIN.COM

pcs group



add Tract  
name (Typ.)  
MM Response:  
Updated.

change these U.E. to the type of Water feature  
located within; this data that should match the plat  
exactly. (Typ.) (Confirm the naming with Aurora  
Water Dept.)  
MM Response:  
Updated.

add Tract  
name (Typ.)  
MM Response:  
Updated.

add Tract  
name (Typ.)  
MM Response:  
Updated.

Minimum 0.8% slope  
in the street.  
MM Response: All  
streets have min.  
0.8% longitudinal  
slope.

add Tract  
name (Typ.)  
MM Response:  
Updated.

remove ped ramp  
MM Response:  
Ramp removed.

move callout off ped  
ramp  
MM Response:  
Updated.

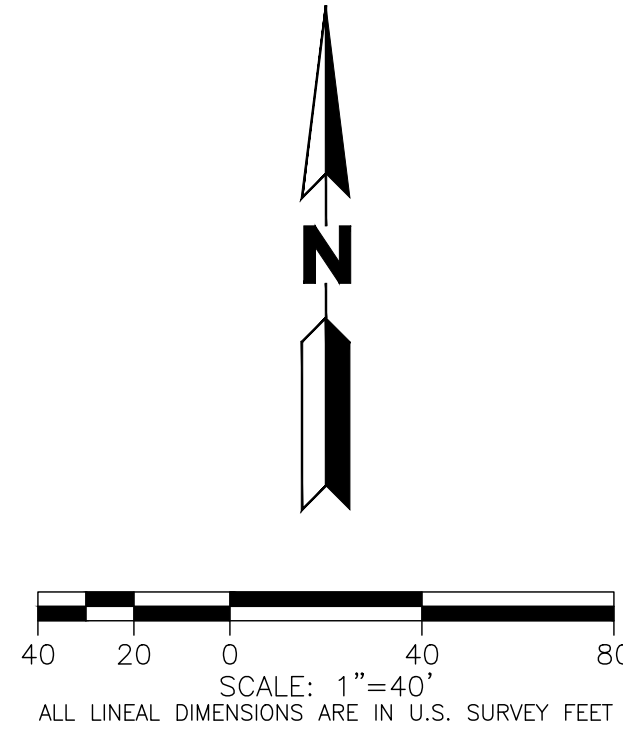
Change to two  
45-degree fittings.  
MM Response:  
Updated.

EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	LOT LINE	---
---	EASEMENT	---
---	CURB & GUTTER	---
---	CURB & GUTTER (SPILL)	---
---	CURB & GUTTER (CATCH)	---
---	CONCRETE/ SIDEWALK	---
---	ADA RAMP	---
---	LIGHT POLE	---
---	SIGN	---
---	DESCRIPTIONS	---
---	STORM SEWER (SIZES: 18"-72")	---
---	8" SANITARY SEWER	---
---	8" WATER LINE	---
---	FIRE HYDRANT	---
---	CONTOURS	---

- NOTES:**
1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
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**EASEMENT LEGEND:**  
UE - UTILITY EASEMENT

add other  
abbreviations here  
MM Response:  
Abbreviations  
added.



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PLOT DATE: Monday, July 29, 2024 2:46 PM LAST SAVED BY: CCRAMER  
DRAWING LOCATION: G:\LE\24-0493-Windler - Midtown Residential Single-Family Subdivision\PLANS\SITE PLAN\NORTH\06\_SITE\_PLAN.dwg

WINDLER MIDTOWN  
NEIGHBORHOOD PLAN

SITE PLAN

No.	Issue / Revisions	Date
1	1ST SUBMITTAL	07-29-24

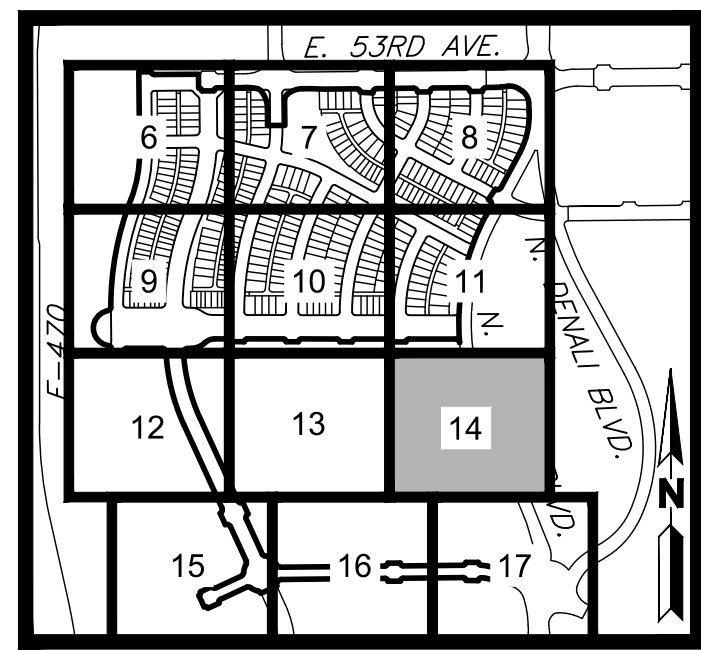
Sheet Number:

13



# WINDLER MIDTOWN NEIGHBORHOOD PLAN

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PROJECT TEAM:

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CONSULTING ENGINEERS  
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80232  
303.431.6100 MARTINMARTIN.COM

**pcs group**

LEGEND	
EXISTING	PROPOSED
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	SECTION LINE
---	LOT LINE
---	EASEMENT
---	CURB & GUTTER
---	CURB & GUTTER (SPILL)
---	CURB & GUTTER (CATCH)
---	CONCRETE/ SIDEWALK
---	ADA RAMP
---	LIGHT POLE
---	SIGN
---	DRIVE
---	DESCRIPTIONS
---	STORM SEWER (SIZES: 18"-72")
---	8" SANITARY SEWER
---	8" WATER LINE
---	FIRE HYDRANT
---	CONTOURS

## NOTES:

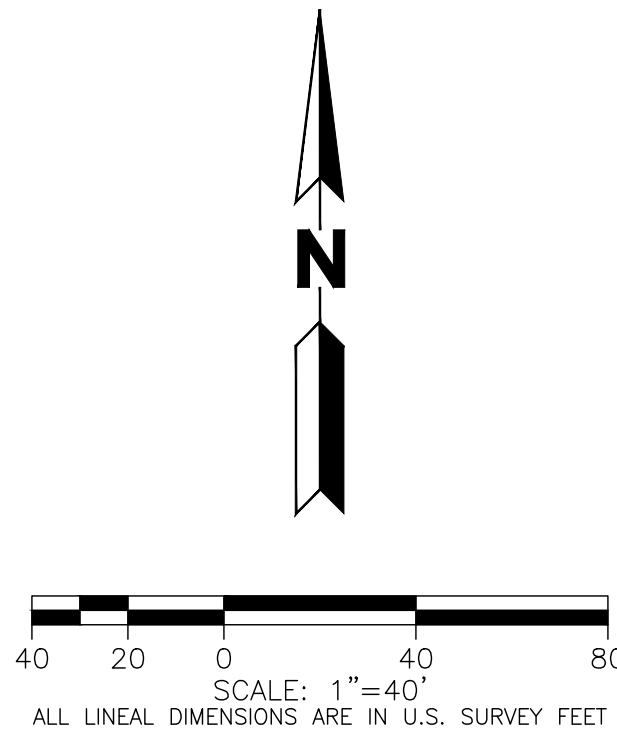
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## EASEMENT LEGEND:

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add other abbreviations here

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WINDLER MIDTOWN  
NEIGHBORHOOD PLAN

SITE PLAN

No.	Issue / Revisions	Date
1	1ST SUBMITTAL	07-29-24

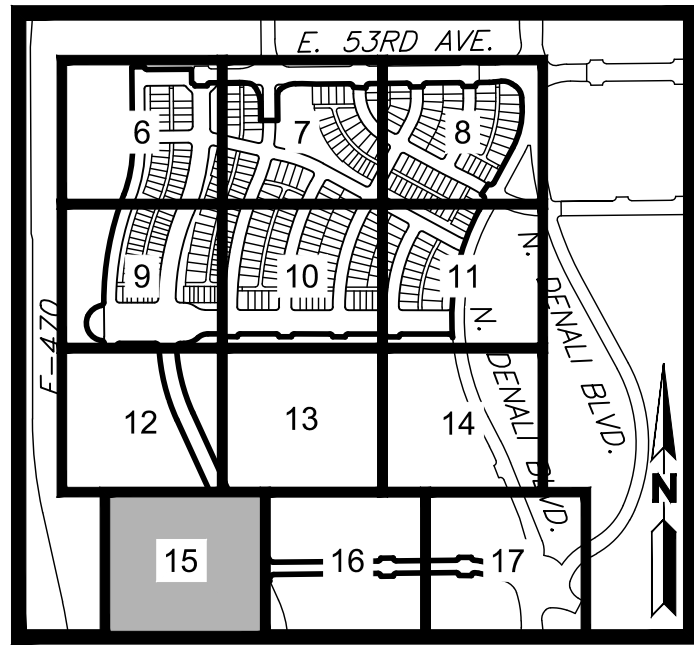
Sheet Number:

14



# WINDLER MIDTOWN NEIGHBORHOOD PLAN

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12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80235  
303.431.6100 MARTINMARTIN.COM

**pcs group**

LEGEND	
EXISTING	PROPOSED
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	SECTION LINE
	LOT LINE
	EASEMENT
	CURB & GUTTER
	CURB & GUTTER (SPILL)
	CURB & GUTTER (CATCH)
	CONCRETE/ SIDEWALK
	ADA RAMP
	LIGHT POLE
	SIGN
	DRIVE
	DESCRIPTIONS
	STORM SEWER (SIZES: 18"-72")
	8" SANITARY SEWER
	8" WATER LINE
	FIRE HYDRANT
	CONTOURS

## NOTES:

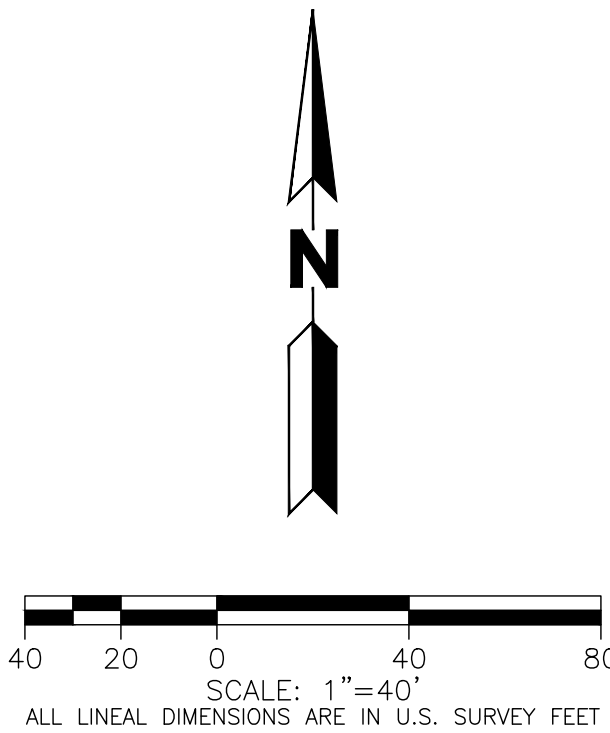
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## EASEMENT LEGEND:

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add other abbreviations here

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WINDLER MIDTOWN  
NEIGHBORHOOD PLAN

SITE PLAN

No.	Issue / Revisions	Date
1	1ST SUBMITTAL	07-29-24

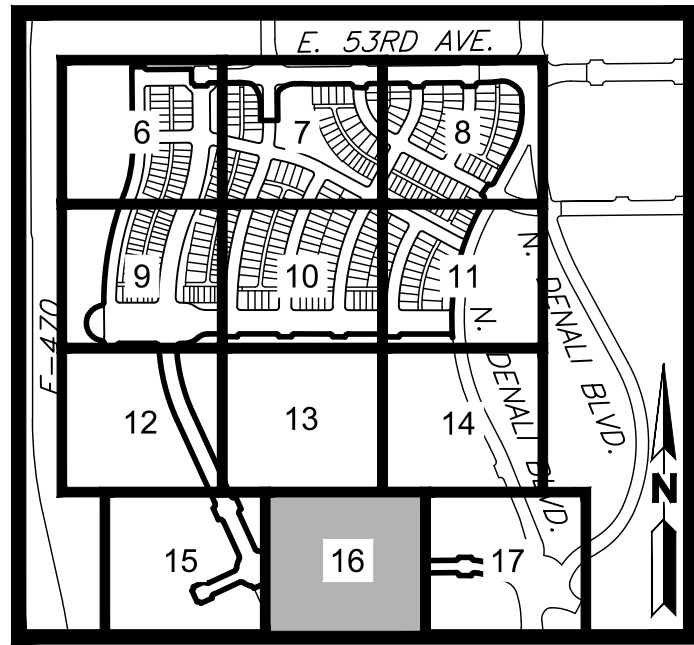
Sheet Number:

15



# WINDLER MIDTOWN NEIGHBORHOOD PLAN

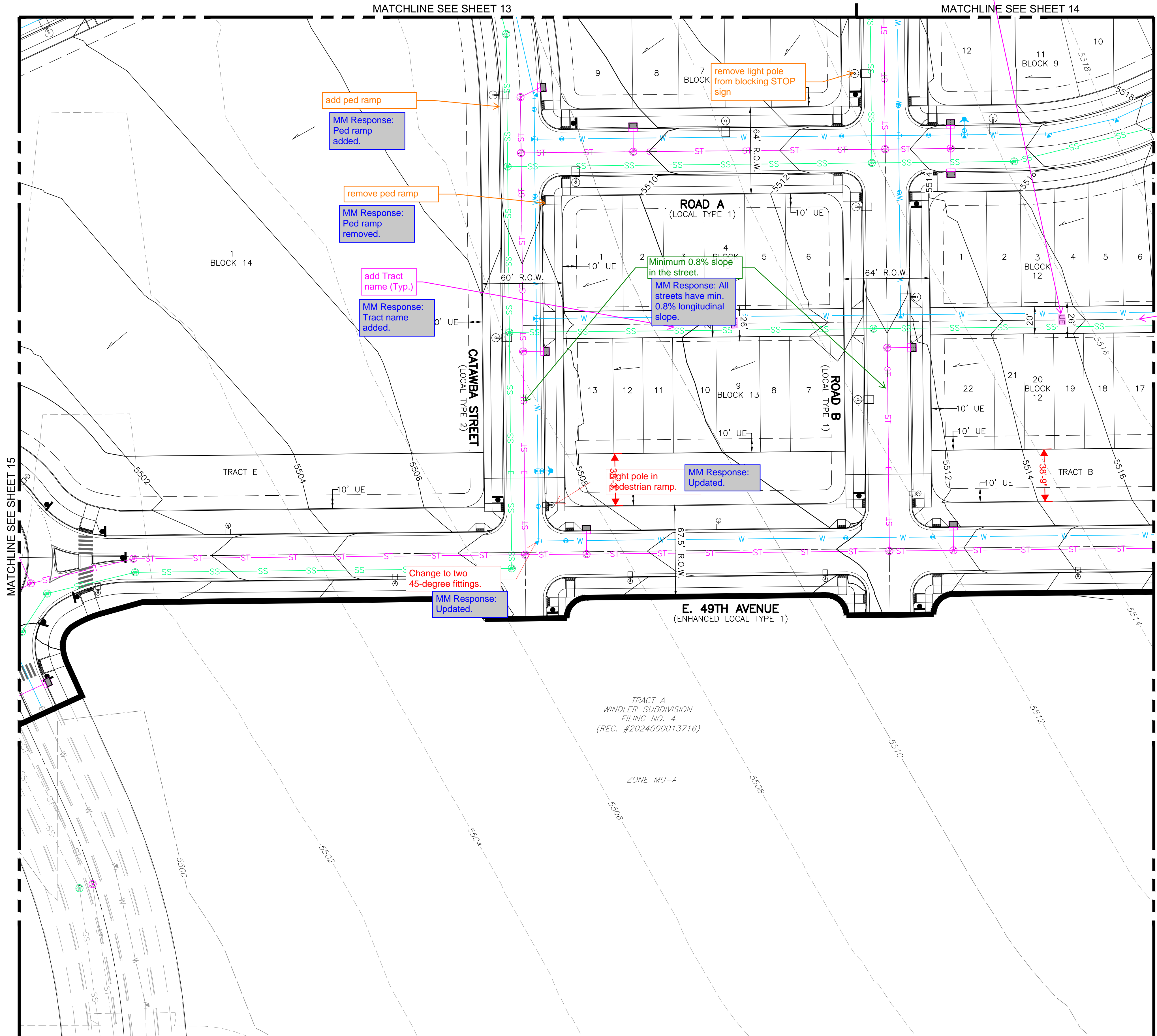
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12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80233  
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**pcs group**



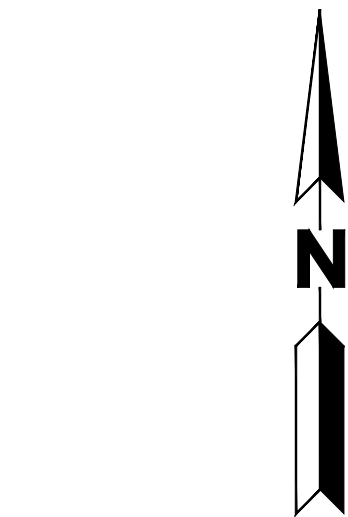
EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	LOT LINE	---
---	EASEMENT	---
---	CURB & GUTTER	---
---	CURB & GUTTER (SPILL)	---
---	CURB & GUTTER (CATCH)	---
---	CONCRETE/ SIDEWALK	---
---	ADA RAMP	---
---	LIGHT POLE	---
---	SIGN	---
---	DESCRIPTIONS	---
---	STORM SEWER (SIZES: 18"-72")	---
---	8" SANITARY SEWER	---
---	8" WATER LINE	---
---	FIRE HYDRANT	---
---	CONTOURS	---

## NOTES:

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## EASEMENT LEGEND:

UE - UTILITY EASEMENT



SCALE: 1"=40'  
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

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WINDLER MIDTOWN  
NEIGHBORHOOD PLAN

SITE PLAN

No.	Issue / Revisions	Date
1	1ST SUBMITTAL	07-29-24

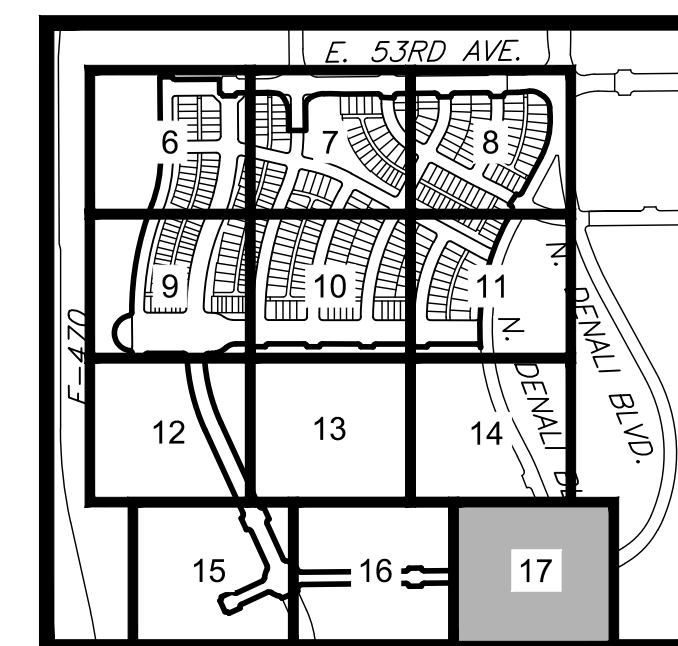
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# WINDLER MIDTOWN NEIGHBORHOOD PLAN

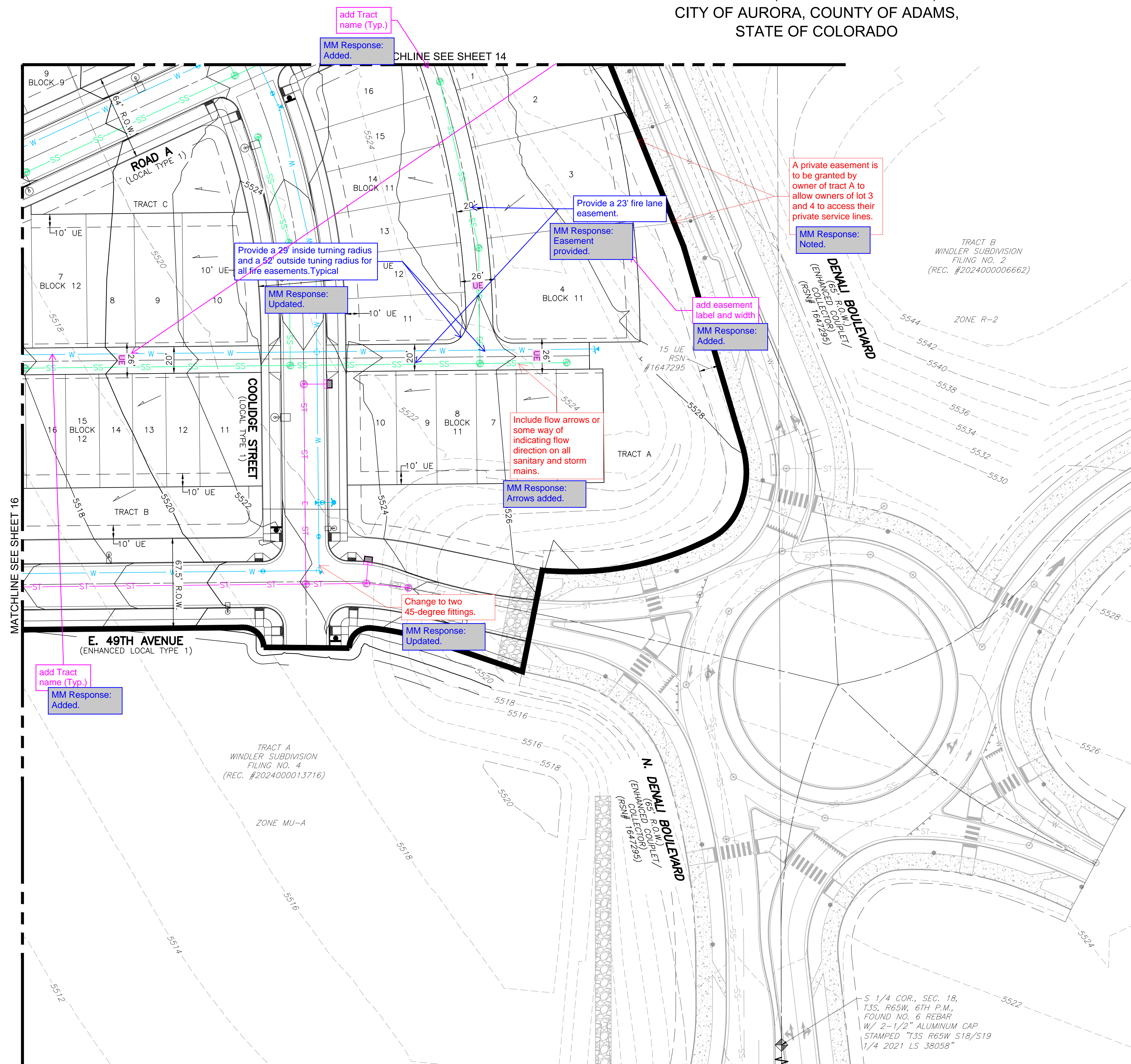
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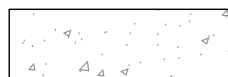
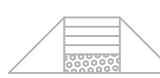
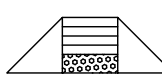






PROJECT TEAM:



MARTIN/MARTIN  
CONSULTING ENGINEERS  
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM



LEGEND

EXISTING		PROPOSED
_____	PROPERTY LINE	<b>_____</b>
_____	RIGHT-OF-WAY LINE	_____
_____	SECTION LINE	_____
_____	LOT LINE	_____
_____	EASEMENT	- - - - -
=====	CURB & GUTTER	=====
=====	CURB & GUTTER (SPILL)	<b>=====</b>
=====	CURB & GUTTER (CATCH)	=====
	CONCRETE/ SIDEWALK	
	ADA RAMPs	
	LIGHT POLE	
	SIGN	
<i>DRIVE</i>	DESCRIPTIONS	<i>DRIVE</i>
- - - - -ST- - - - -	STORM SEWER (SIZES: 18"-72")	<b>-----ST-----</b>
- - - - -SS- - - - -	8" SANITARY SEWER	<b>-----SS-----</b>
- - - - -W- - - - -	8" WATER LINE	<b>-----W-----</b>
	FIRE HYDRANT	
- - - - -5750- - - - -	CONTOURS	<b>-----5750-----</b>

NOTES:

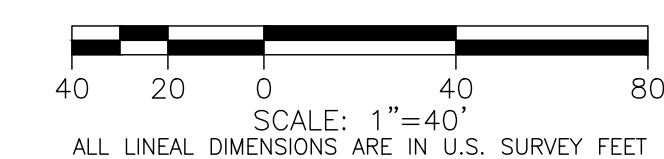
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EASEMENT LEGEND:

EASEMENT LEGEND:  
UE - UTILITY EASEMENT

add other  
abbreviations here

MM Response:  
Added.



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**WINDLER MIDTOWN  
NEIGHBORHOOD PLAN**

## SITE PLAN

Date \_\_\_\_\_

isions

No.

Sheet Number:

17