



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

AuroraGov.org

January 7, 2025

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

Re: Initial Submission Review: Windler Midtown Phase One – Landscape Plan and Plat
Application Number: DA-1707-39
Case Numbers: 2024-4027-00; 2024-3055-00

Dear Chris Fellows:

Thank you for your initial submission, which we started to process on November 14, 2024. The review timeline for this application has been modified to allow for concurrent review between this application and the civil review plans processed as RSN 1849739. When ready, please resubmit these plans for review concurrent with the civil review plans.

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.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7227 or atibbs@auroragov.org.

Sincerely,

Aja Tibbs, Planning Supervisor
City of Aurora Planning Department

cc: Rachell Schall, Martin Martin, 12499 W Colfax Ave, Lakewood, CO 80215
Jazmine Marte, ODA
Filed: K:\\$DA\1700-1799\1707-39rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Required landscape tables are missing from the landscape plan.
- Ensure that all street tree planting requirements are being met and confirm an adjustment is not needed.
- Public Service Company of Colorado's (PSCO) Right of Way & Permits Referral Desk has reviewed the documentation for Windler Midtown Phase One and has several conflicts.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No public comments were received with this application submission. A neighborhood meeting will not be required.

2. Completeness and Clarity of the Application

- 2A. On a separate document, submit a lot and/housing type and open space dedication tracking table. Since we are shifting away from this on the site plan, we will need a document tracking that items at the time of final plat. The table should indicate the number of lots for each housing type within this FRLO area, as well as the tracts and land areas being dedicated/qualifying towards PROS credits. Since there appears to be little change between the neighborhood plan and the plat, I would anticipate this information to be similar to what was shown in the neighborhood plan. With each subsequent filing in this FRLO area, another column can be added.

3. Subdivision Comments

- 3A. Remove numbers from tract names.

4. Streets and Pedestrian Comments

- 4A. Label the directional prefix for all street names.
- 4B. Road B should be named with this plat document. Contact addressing for a street name assignment.
- 4C. There is an addressing conflict for the western couplet of Denali Parkway that will impact addresses for this proposed plat. Please work with addressing to confirm the street names and addresses that will apply to this application.

5. Signage & Lighting Comments

- 5A. Advisory Comment – to increase security and deter vandalism you may want to add another light fixture to the west end of the playground.

6. Landscaping Issues (Kelly Bish / 303.739.7189 / kbish@auroragov.org / Comments in bright teal)

Landscape Plan

Sheet L0.0

- 6A. Update the sheet numbers to reflect just consecutive numbering 1, 2, 3,
- 6B. These are not construction drawings. This aspect of the review process has not changed. Remove the 100% construction drawings from the title.
- 6C. Add "Not for Construction" to all landscape plan sheets.

Sheet L0.1

- 6D. Include the plant symbols in the Plant Schedule
- 6E. It appears that there is a plant schedule for the tracts and a plant schedule for the curbside areas later in this plan set. If those are going to be kept separate, then the title of this plant schedule should reflect Tract Landscaping.
- 6F. Please update the Plant Schedule to reflect what the specimen tree will be.



- 6G. The note regarding curbside grasses is not sufficient. Either show the five-gallon designated grasses as a different plant symbol from the non-curbside ones or use a different abbreviation in the plant list and on the landscape plan.
- 6H. Adjust the wood mulch label or adjust the hatch provided in the legend so that they align.
- 6I. Only include the landscape notes typically required on landscape plans that can be found in the Landscape Reference Manual available on line as well as any other required notes by other departments like Life Safety and Public Works concerning site distance and fire hydrants etc. All construction notes should be removed. The Planning Department still does not review landscape construction drawings. Only include one set of notes. This should be treated as it if were still part of a Development Application.
- 6J. Include a table documenting the tract landscaping. The required and provided.
- 6K. Include a table documenting the curbside landscaping. The required and provided.
- 6L. Include a table documenting the required and provided street trees.
- 6M. Provide a lot typical plan and lot typicals for each of the lot types demonstrating compliance with the front yard landscape requirements. This requirement has not changed as a result of the landscape plans being submitted with the Plat. The lot typical plan should be similar to the snippet taken from the Neighborhood Plan.
- 6N. Please note for future reference. Curbside landscaping when adjacent to proposed residential lots may be included with the lot typical for the specified lot type and therefore a separate curbside landscape plan is not necessary other for the street trees. Those should never be included in the lot typical. The overall plan should include the street trees.
- 6O. Make sure these plans include all easements labeled and dimensioned to ensure that the plant material is outside of any proposed easements. Include the easements around the fire hydrants.
- 6P. Include the stop sign locations so that the proposed street trees are shown 50' from the face of a stop sign.
- 6Q. Include the sight triangles to ensure that plant material within the curbside areas does not exceed the maximum plant height of 26".

Sheet L1.0

- 6R. Perhaps this sheet should just be identified as the tract landscape exhibit.
- 6S. Provide the identified missing street names.

Sheet L1.1

- 6T. Include the curbside landscape mulch treatment on the landscape plan and not these plans sheets.
- 6U. Any mulch, seed, sod etc. treatments should only be included on the landscape plan sheets.
- 6V. The title on this sheet should be updated to better reflect what is being shown on these sheets. There is no landscaping proposed. Much of this has nothing to do with the curbside area, but the amenities and paving.
- 6W. Enlarge the Key Map and include the street names as well as label the actual sheet on the Key Map.

Sheet L2.1

- 6X. Mulch is part of the landscape for the curbside area and shrub beds and should always be included on the landscape plan. Please indicate what the mulch treatment is expected to be and do not include that on the earlier sheets with essentially the amenities or the hardscape items.
- 6Y. Add a note to the plan referencing the Case Number and title where the curbside landscaping can be found for ALL the curbside areas that were previously included with an earlier site plans.
- 6Z. The Plant Schedule font is too small.

Sheets L2.2, L2.4 & L2.6

- 6AA. Check with Tim York in Aurora Water if these areas designated for sod will be permitted. This should be confirmed before irrigation plans are submitted for review or these areas may be denied and then a mylar change to these plans will be necessary to remove the sod and replace with other landscaping.

Sheet E1.0

- 6BB. This sheet appears to be all construction notes. Please remove this sheet.

Sheet LC0.0

- 6CC. Remove this sheet. This is all one plan set. Do not separate out the tract landscaping sheets from the curbside landscape sheets.



Sheet LC0.1

- 6DD. Remove this sheet and only have one set of notes for the entirety of the plan set. See comment on Sheet L0.1.
- 6EE. The curbside landscape plans should come before the lighting and detail sheets. Integrate these into the overall plan set with the tract landscaping.
- 6FF. Boxwoods do not perform well here. Please select a different plant.

Sheet LC1.0

- 6GG. Do not submit a plan with segments of streets for future submittals. Break the site up into sheets with matchlines as demonstrated below. Having little street segments makes the review process of the curbside landscaping and street trees difficult and not efficient for planning staff.

Sheet LC1.1

- 6HH. Add notes to all of these areas referring to the correct sheet in the plan set where the street trees and curbside landscaping are found.
- 6II. Are there easements associated with the fire hydrants?
- 6JJ. Where feasible, provide utilities from the alleys so that there are less conflicts with providing the required street and front yard trees.

Sheet LC1.4 & LC1.5 & LC1.7

- 6KK. Why are there no street trees within the identified areas? It looks like some streets will be deficient street trees otherwise. If that is the case, then an adjustment will be required.

Sheet LC1.10

- 6LL. Refer to the sheet within this plan set for the park planting

7. Addressing (Phil Turner / 303.739.7357 / pcturner@auroragov.org)

- 7A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering (Julie Bingham / 303.739.77403 / jbingham@auroragov.org / Comments in green)

- 8A. Typical all sheets: identify the ROW widths and the limits of the ROW.
- 8B. Typical all sheets: Identify the internal walks as privately owned and maintained.
- 8C. Advisory: the centerline radius of this street has not been approved on the civil plans and as such this sheet may change if the variance is not approved.
- 8D. Remove all copyrights, typical. (pg 32)

9. Fire / Life Safety (Mark Apodaca / 303.739.7656 / mapodaca@auroragov.org / Comments in blue)

Sheet 40 of 48 / Curbside Landscape

- 9A. See note to relocate the tree, conflict with hydrant.

Sheet 41 of 48 / Curbside Landscape

- 9B. See note to relocate the tree, conflict with hydrant.

Plat sheet 15 of 24 / Plat

- 9C. Please show the 52' outside turning radius.

10. Traffic (Jason Igo / 303.739.1792 / jigo@auroragov.org / Comments in gold)

- 10A. Mail kiosk locations shall be specified in the Landscape Plan. In coordination with any Postal Service requirements, mail kiosks shall be located:
- Outside of sight triangles as defined by COA Roadway Manual, standard TE-13
 - Outside of the influence area (including traffic queues) for a controlled intersection (stop-controlled, signal controlled, or otherwise)



- A minimum of 30' away from stop signs (for stop sign visibility)
- A maximum of 50' away from curb ramp crossings (curb ramps to be located on both sides of roadway)
- Preferred location for mail kiosks is on side lots or other common areas for a neighborhood, and while meeting the above criteria, to avoid conflicts with mail kiosk traffic and specific homeowner ingress/egress.

11. PROS (Scott Hammons / 303.739.7147 / shammons@auroragov.org / Comments in mauve)

- 11A. Please include more amenities in open space areas.
- 11B. Please call out grades on pathways within open spaces.

12. Land Development Services (Roger Nelson / ronelson@auroragov.org / Comments in magenta)

- 12A. (Advisory Comment) Provide statement of authority for person signing on behalf of the entity named in the title commitment.
- 12B. (Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.
- 12C. (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.
- 12D. Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e.
- 12E. Send in a closure report to include the arc lengths for curve data for the plat exterior boundary per COA 2024 Subdivision Plat Checklist Item #19.d.

Subdivision Plat:

Sheet 1:

- 12F. Vicinity Map – Add missing publicly dedicated streets.
- 12G. Dedication – Insert “and” between “Streets, Easements”
- 12H. Covenants – Insert (collectively hereafter “Owner”) after “assigns” and insert (“City”) after “Aurora”
- 12I. Covenants – Add Drainage and Utility covenants.
- 12J. Covenants – Insert “Use” between “and” and “Facilities”
- 12K. Covenants – Revise Water and Sanitary Sewer to reflect Adams County pertinent information only.
- 12L. Surveyors Certificate – Add last date in the field.
- 12M. City of Aurora Approvals – Remove “the” following “conveyance of” and insert “and” between “Streets,” and “Easements”

Sheet 2:

- 12N. General Notes - #4 Revise Tract names to be alphabetical only.
- 12O. General Notes - #5 Revise “Road B” to reflect the approved road name.
- 12P. General Notes - #8 Revise title commitment date to be within 30 days of plat approval date.
- 12Q. Legal Description – Insert “in the Adams County Clerk and Recorder’s official records” after the reception number in the preamble, insert “Quarter” after “Center”, insert “Whence ...” after Section 18, insert “in said records” after the reception number, call out “non-tangent” or “tangent, “compound”, “reverse” for all curves, confirm the number of courses that are along the southerly right-of-way,

Sheet 3:

- 12R. Legal Description – Course #35 states departing from southerly right-of-way?, confirm placement of “said”, call out “non-tangent” or “tangent, “compound”, “reverse” for all curves.
- 12S. Tract Use Table – Rename tracts to be alphabetical only, revise the tract use abbreviations as redlined.

Sheet 4:

- 12T. Rename “Road B” to approved road name, Remove the length of monument for the N ¼ Corner.



Sheet 5:

12U. Revise the line and curve tables to reflect the written description bearing directions.

Sheets 6 - 22:

12V. Rename tracts to alphabetical only, Use “WE” to replace “Water Esmt” per legend, dimension easements that are shown on both sides of parcel lines, Revise tract purpose abbreviations, Add tic marks on easements, Be consistent with ROW labels “Varies” versus dimensioned, Confirm easement labels, define what road center line monuments are being set with this plat, accurate state the Colorado Revised Statute being called out, Legend – only call the length of set monuments and not found monuments, Add AE to the Easement legend, determine if EA is required with Fire/Life Safety.

Sheet 9, 13, 14, 20 , & 21:

12W. Remove the Quarter Section line and labels.

Sheet 10, 11, 12, & 22:

12X. Add road center line monuments along the southerly center line intersects with the southerly boundary.

13. Xcel Energy (Donna George / 303.571.3306 / donna.l.george@xcelenergy.com)

13A. Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for Windler Midtown Phase One and has several conflicts.

13B. There are no apparent utility easements for natural gas distribution within the lots that abut tracts. Additionally, the pocket water easements on the alley side of the lots prevent dry utilities from being located here, primarily natural gas. Please note that natural gas distribution facilities require minimum 6-foot-wide utility easements within each lot on the side of the lot that is drivable pavement (minimum 8-foot wide, 6-inches thick) with space for service truck access and plowing in snowy conditions with a minimum 5-foot clearance from any structure.

13C. Lots abutting tracts (i.e. Lots 6-11 abutting Tract X1) where the 10-foot utility easement is split between the lot and tract require that the 10-foot utility easement is (re)located entirely to within the lots in order to accommodate transformers - this assumes fencing will be placed along the lot line.

13D. PSCo requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

13E. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

13F. Upon recordation of the final version of the plat, PSCo requests that a copy is provided via email:

ReferralsXcelDistribution@xcelenergy.com.

13G. In addition, 31-23-214 (3), C.R.S., requires the subdivider, at the time of subdivision platting, to provide for major utility facilities such as electric substation sites, gas or electric transmission line easements and gas regulator/meter station sites as deemed necessary by PSCo. While this provision will not be required on every plat, when necessary, PSCo will work with the subdivider to identify appropriate locations. This statute also requires the subdivider to submit a letter of agreement to the municipal/county commission that adequate provision of electrical and/or gas service has been provided to the subdivisions.

13H. The property owner/developer/contractor must complete the application process for any new natural gas or electric service via www.xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

13I. For additional easements that may need to be acquired by separate PSCo document (i.e. transformers), the Designer must contact a Right-of-Way Agent.

13J. As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

November 21, 2024

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Aja Tibbs

Re: Windler Midtown Phase One, Case # DA-1707-39

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Windler Midtown Phase One** and has **several conflicts**.

There are no apparent utility easements for natural gas distribution within the lots that abut tracts. Additionally, the pocket water easements on the alley side of the lots prevent dry utilities from being located here, primarily natural gas. Please note that natural gas distribution facilities require minimum 6-foot-wide utility easements *within each lot* on the side of the lot that is drivable pavement (minimum 8-foot wide, 6-inches thick) with space for service truck access and plowing in snowy conditions with a minimum 5-foot clearance from any structure.

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Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: Donna.L.George@xcelenergy.com