

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



November 28, 2022

Colin Kemberlin  
Kemberlin Arch  
8200 S Quebec St, Suite A3 143  
Centennial, CO 80112

**Re: Second Submission Review – Westlake Vista Zoning Map Amendment, Site Plan with Adjustments and Plat**  
Application Number: **DA-2317-00**  
Case Numbers: **2022 4016 00; 2022 3045 00; 2022 2002 00**

Dear Mr. Kemberlin:

Thank you for your second submission, which we started to process on Wednesday, November 2, 2022. 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 Friday, December 16, 2022. 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.

Your estimated Planning and Zoning Commission public hearing date is tentatively set for Wednesday, January 25, 2023. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing 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) 739-7259 or [amuca@auroragov.org](mailto:amuca@auroragov.org).

Sincerely,

Ariana Muca, P.L.A.  
Planner I

cc: Jay Peters WSB 5660 Greenwood Plaza Blvd Ste 111 Greenwood Village, CO  
Ariana Muca, Case Manager  
Scott Campbell, Neighborhood Services  
Brit Vigil, ODA  
Filed: K:\\$DA\2317 00rev2.rtf



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Landscape and Planning have potential adjustments. Planning urges the applicant to reduce the number of adjustments requested.
- Easement dedication is required for meters. Please provide an enlarged view showing: Easement for meters Dimensions of 5 ft offset from lot line (per 17.02) and 5 ft from meter to back of easement (per 5.04) (Utility).
- Show lighting on abutting streets, access to detention ponds, and max 4' walls in residential areas (Public Works).
- Several comments regarding sidewalk easements (Real Property).
- Include tree mitigation table (Forestry).
- Please submit a preliminary digital addressing . S.H.P. or a . D.W.G. file as soon as possible (Addressing).
- Storm Water and Development Fees are due ahead of recordation.
- Traffic comments are delayed and will be coming from the Traffic Engineer.

### PLANNING DEPARTMENT COMMENTS

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

- 1A. Xcel, Mile High, and Aurora Schools have commented at the end of this letter.

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

- 2A. Thank you for updating the cover sheet. It meets all the necessary standards. The comments remaining are minor and for clarity.
- 2B. There are several instances where staff slashed unnecessary information. Please remove all areas with a teal line. Hopefully, this will clear some room to add the required Amendment Block.
- 2C. Please use the proposed zone R-2, not R-R.
- 2D. Include percentages as well as the S.F. for building coverage, landscape area etc.
- 2E. Page 5 of 18 has two scaled, which is very confusing; please move or update.
- 2F. Lot dimensions, boundaries, and lot block numbers need to be included in the site plan.

#### 3. Adjustments

- 3A. Section 146-5.4.4 details the definitions, applicability, procedures, and criteria of approval for all adjustments to development standards. If any adjustments are requested, they must clearly be listed and justified in the Letter of Introduction. They must also be listed on the cover sheet of the Site Plan and any other sheets on which they are applicable. Approvals of adjustment requests are not guaranteed. Adjustment requests should identify the reason for the adjustment, efforts to minimize the adjustment, and design elements proposed to mitigate the standards proposed for reduction. Typically, mitigation techniques should go above and beyond requirements from other code sections. If an adjustment does not meet the limits for administrative approval under Section 146-5.4.4.F, then the adjustment will require approval from the Planning and Zoning Commission.
- 3B. Currently, the site has one dwelling unit per 2.72 acres and will be increasing to 18 dwelling units per acre. This large-scale change has triggered several adjustments. Staff supports density and code, especially greencourt have smaller lot sizing. Code intent is when there is an increase in density to have shared amenity spaces. Currently, the greencourts are not meeting size or usability standards. Drainage cannot be included in the greencourts area. Staff would like to see the greencourts meet the usability and size standards. Some ideas include reducing the internal path—less meandering and creating large turf areas. Include hardscape common gathering patios with benches, grills, or picnic tables.
- 3C. The application has many adjustments as well as a rezoning. The adjustment language, justification, and mitigation will be discussed at the city council. The mitigation for all of the adjustments should be improved ahead of the hearings. Staff urges the applicant to see if any of these areas can meet the code.
- 3D. As per the first review As per section 4.2.3.C.ii.a *A standard Green Court open space must have a minimum width of 30 feet or the height of the tallest residential building facing the Green Court open space, whichever is greater*; The green courts on the eastern side do not have lot lines, and the green court needs to be dimensioned



to the property line. This could be a potential adjustment for Green Court 1. Dimensions of these greencourts need to be provided – detention ponds cannot be part of the green court.

- 3E. There is a potential adjustment for parking space size that staff would not recommend pursuing. Please update the site plan to meet code standards from Table 4.6-4 of the UDO.

**Table 4.6-4**

**Off-Street Parking Layout Dimensions**

	0° (parallel)	45°	60°	90° (head-in)
<b>Standard Spaces</b>				
Curb length perspace	23 ft.	12.7 ft.	10.4 ft.	9 ft.
Space depth	23 ft.	19.8 ft.	21 ft.	19 ft.
Space width	8 ft.	9 ft.	9 ft.	9 ft.
Access aisle width (1 way / 2 way)	12/22 ft. <sup>(1)</sup>	13/22 ft. <sup>(1)</sup>	18/22 ft. <sup>(1)</sup>	23 ft.

#### **4. Urban Design Issues**

- 4A. There are trash enclosures in the streetscape; please look at different locations. A detail needs to be provided showing access, screening, and height. The current location for the trash enclosures is not permitted.
- 4B. The lot typical should include the overall square footage of a unit.
- 4C. On the Photometric Plan please show illumination levels 10 feet beyond all property lines. Staff is looking for this, especially to the north and east with the surrounding rural residential. The lighting should not spill into these properties. This is required per the site plan manual. The 10' pole light does not look like a full cut-off. Please provide a cut sheet as well.

#### **5. Architectural**

- 5A. As per Table 4.8-9 All Green Court Dwellings shall have front entry features (porches or stoops) fronting on a Green Court open space or a street. Each home meets this front entry feature on the site plan, but a typical dimension needs to be provided. Porches or stoops shall be a minimum of 45 square feet in area and a minimum of five feet wide in the narrowest porch dimension. Porches and stoops facing the Green Court open space may extend up to five feet beyond the building façade, provided that no roof or associated structure exceeds one story in height.

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

##### *Landscape Plans*

##### *General*

- 6A. In general, the plans don't read well. Everything appears to have the same line weight and or color. Please do not hatch the buildings. Provide a darker, heavier building outline. The pond hatches are helpful. Label the buildings as 1, 2, 3, etc. especially as it relates to the information required for the building perimeter landscaping. Have the curb lines read darker. Gray back the contours. Label and dimension all the easements. The easement line work is there but is lost within all the other site information.
- 6B. Verify that some of the linework can be turned off on the landscape plan sheets.
- 6C. Make the street name fonts larger on all landscape plan sheets.
- 6D. Turn the accessible route information off on all landscape plan sheets.
- 6E. Update the matchline text information as it is not correct on all the sheets.
- 6F. Label the detention ponds. Make sure each one is identified as A, B, C, or 1, 2, 3, etc.
- 6G. Update the name of the plan sheet in the title block. See sheets.
- 6H. Turf is not permitted in the curbside landscape along either street. Rock mulch, native seed, wood mulch additional shrubs, etc. Refer to Section 146-4.7.5.C Curbside Landscaping.

##### *Landscape Plan*

##### *Sheet 5 of 18*

- 6I. Provide a plan view with section lines indicating where the cross sections are taken.

##### *Landscape Plan*

##### *Sheet 7 of 18*



- 6J. There should be match lines on the landscape sheets. Do not just use enlargements. Include a Key Map on each sheet identifying what sheet is being represented.
- 6K. Turn the building hatch off.
- 6L. Turn the accessible route information off.

*Landscape Plan*

*Sheet 8 of 18*

- 6M. Only have the outline of the buildings within the key map. Do not turn on the hatch. Label the streets, and add the sheet number represented by the sheet on the key map.
- 6N. The city no longer allows turf in areas that are considered nonfunctional. Tree lawns aka curbside landscape areas and random small patches of sod/turf are not permitted for water conservation reasons. Larger expanses of sod in parks and green courts are acceptable. A copy of the nonfunctional turf ordinance is attached to this review letter.
- 6O. Turf is not permitted in the curbside landscape. Rock mulch, native seed, wood mulch additional shrubs etc. Refer to Section 146-4.7.5.C Curbside Landscaping.
- 6P. Label the boulder wall and the retaining wall.
- 6Q. Provide cross sections where indicated to help explain the relationship of the landscaping to the site constraints and grades.
- 6R. Add labels/callouts to the items identified.
- 6S. There appears to be a transformer. Can this be located elsewhere off the main drive? Label this if it can't be and remove the tree.
- 6T. The private drive E 21st Court should be designed to be like a street with street trees on both sides of the street.

*Landscape Plan*

*Sheet 9 of 18*

- 6U. Provide cross-sections where indicated to help explain the relationship of the landscaping to the site constraints and grades.
- 6V. Add labels/call outs to the items identified.
- 6W. Is there a monument sign being proposed at the corner? If so, label and adjust plant material accordingly.

*Landscape Plan*

*Sheet 10 of 18*

- 6X. Provide a cross-section where indicated to help explain the relationship of the landscaping to the site constraints and grades.
- 6Y. Add labels/call outs to the items identified.
- 6Z. The small turf areas in front of the units are no longer permitted in accordance with the new turf ordinance.

*Landscape Plan*

*Sheet 11 of 18*

- 6AA. Provide a cross-section where indicated to help explain the relationship of the landscaping to the site constraints and grades.
- 6BB. The small turf areas in front of the units are no longer permitted in accordance with the new turf ordinance. Refer to the review letter provided as the ordinance is attached for reference.

*Landscape Plan*

*Sheet 12 of 18*

- 6CC. The street tree table needs to be broken down by the street. List the requirements of Sable Boulevard and E. 21st Avenue separately. While Dawson Court is likely a private street, it should be treated no differently than Sable Boulevard and E. 21st Avenue. It requires street trees at a ratio of 1 per 40 lf.
- 6DD. Please revise these notes to ONLY include those required by other city departments, a note concerning mulch treatments, note 22 may remain and the required Landscape Notes as found in the Landscape Reference Manual.
- 6EE. Provide a table for the detention pond landscaping. Landscaping is required for detention ponds at a ratio of 1 tree and 10 shrubs per 4,000 sf above the 100-year water surface elevation. Even if this requirement cannot be met, the table should be provided, and an adjustment should be requested. The detention ponds should be listed



separately and identified as separate ponds in the table.

6FF. This is the incorrect landscape requirement for the townhome buildings. Refer to Section 146-4.7.5 J. Building Perimeter Landscaping, 3.a. Multifamily and Townhome buildings.

6GG. Update the landscape notes accordingly.

*Landscape Plan*

*Sheet 14 of 18*

6HH. Turn the hatch off where indicated.

*Landscape Plan*

*Sheet 17 of 18*

6II. Where is this wall being proposed as opposed to the Concrete Site Wall along the eastern property boundary?  
The site wall is only 3'-4' tall this one is 8'-11'.

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

### **7. Addressing (Phil Turner / 303-739-7271 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))**

7A. Please submit a preliminary digital addressing . S.H.P. or a . D.W.G. file as soon as possible. This digital file is used for street naming, addressing and preliminary G.I.S. analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a N.A.D. 83 feet, State plane, Central Colorado projection so it will display correctly within our G.I.S. system. Please provide a CAD .dwg file that is a 2013 CAD version.

Please eliminate any line work outside of the target area. More information can be found at:

<http://tinyurl.com/AuroraCAD> or by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org)

### **8. Civil Engineering (Julie Bingham/ 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org))**

8A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

*Cover*

*1 of 19*

8B. Add the following notes: In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above-ground utilities within a drainage easement requires prior written approval by the City Engineer. 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. Streetlight 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. An electrical plan showing the site location of lights, electrical one line and grounding details shall be submitted to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the streetlights are required. Certificates of Occupancy will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.

*Site Plan*

*4 of 19*

8C. New streetlights are required on the adjacent public streets. Show the locations of the streetlights on all sheets.

8D. Clearly show the location of all easements, including the fire lane easement on the site plan sheets. Label the inside and outside radii of the fire lane easements.

8E. If this is for the detention pond, it should be labeled as a drainage easement, typical.

8F. Inlets should be located five feet from the point of curb returns tangent points.



- 8G. Show/label the required access easements for the maintenance access paths into the ponds. The easement should connect the ponds to the R.O.W. from internal to the site.
- 8H. Label this as private – see street section.
- 8I. Remove this ramp if there is no receiving ramp on the other side.
- 8J. Label the R.O.W. width, sidewalk easement, curbside landscaping, and sidewalk widths. Clearly indicate which improvements will be provided by this development.
- 8K. Show the new R.O.W. width.
- 8L. Show/label the drainage easement for the pond.
- 8M. Dimension the pavement width.
- 8N. The offsite transition back to existing is required for the roadway improvements.
- 8O. A 20' lot corner radius is required. To clarify, this should be provided for the R.O.W.
- 8P. Show/label the required curb ramps. Show the detectable warnings.
- 8Q. Show the new R.O.W. width.

*Grading and Drainage Plan*

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- 8R. Show/label all easements on this sheet.
- 8S. Provide the max height or height range of the wall. Max 4' walls in residential areas.
- 8T. Add a slope label or spot elevations indicating that the max slope in any direction is 2%.
- 8U. Show/label the drainage easements for all of the detention ponds.
- 8V. Access is required to the bottom of all of the ponds and to the outlet structures. Please see section 6.39 in the Drainage Manual for additional maintenance access requirements.
- 8W. Typical all ponds: - show/label the 100-year WSEL in the ponds- provide slope labels at the bottom of the ponds, minimum 2%.
- 8X. Provide the max height or height range of the wall. Max 4' walls in residential areas.
- 8Y. Max 3:1 slopes.

*Typical Site Section*

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- 8Z. Show railing on the walls over 30". Include the material of the walls. Include the max heights for the walls as a label on all sections.

*Landscape Plan*

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- 8AA. Indicate who will maintain it under the legend.

*Photometric Plan*

17 of 18

- 8BB. Ensure lighting on public streets meets draft standards. Identify the proposed fixtures and pole heights for the streetlights. Sable should meet collector requirements and 21st should meet local street requirements.

*Phasing Plan*

18 of 19

- 8CC. Ensure all trees are a minimum of 10' from the storm sewer.
- 8DD. Show the 100-year WSEL in the ponds. Removing plantings and rocks from below the 100-year WSEL in the ponds.

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- 8EE. Show the required streetlights for Sable and 21st. Include a fixture and pole height. There is a draft list of pre-approved light fixtures available. Please email me directly for a copy: [jbingham@auroragov.org](mailto:jbingham@auroragov.org)

8FF.

*Plat*

2 of 2

- 8GG. Dedicate a 20' R.O.W. radius.
- 8HH. Reflect all easements from the site plan on the plat.





**9. Traffic Engineering** (Carl Harline / 303-739-7646 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)

- 9A. Traffic comments will be forwarded to you upon receipt from our Traffic Engineer. When you resubmit, please incorporate your revisions into the revised plans and include comment responses in the "comment response letter" required.

**10. Utilities** (Daniel Pershing / 303-739-7490/ [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)

*Utility Plan*

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- 10A. There are no public utilities in this corridor. Please revise to drainage and access easement.

*Utility Plan*

5 of 19

- 10B. How is access being provided to the bottom of the pond? Access is required to this area.

*Utility Plan*

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- 10C. Easement dedication is required for meters. Please provide an enlarged view showing: Easement for meters, dimensions of 5 ft offset from the lot line (per 17.02) and 5 ft from the meter to the back of the easement (per 5.04).\
- 10D. Show and label the location of the double cleanout for each unit. This can be included in an enlarged view for the meter placement.
- 10E. See comment on the site plan regarding labeling of this easement.
- 10F. Provide access to the top and bottom of these outlet structures via the maintenance path. Ensure the path is 10% max slope and 12 ft wide per section 30 of A.W. standards.

*Plat*

2 of 2

- 10G. Include/label utility easement for meter placement. T.Y.P.

**11. Aurora Water Revenue** (Diana Porter / [dsporter@auroragov.org](mailto:dsporter@auroragov.org))

- 11A. Storm Drain Development fees due 2.73 acres x \$1,242.00 = \$3,390.66
- 11B. Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

**12. Fire / Life Safety** (Mike Dean / 303-739-7447 / [mdean@auroragov.org](mailto:mdean@auroragov.org) / Comments in blue)

*Cover*

1 of 18

- 12A. Show and label the fire lane easement within the site plan.
- 12B. Provide two data tables adjacent to the implementation plan below that separately reflect the number I.B.C. and HB-1221 required accessible units. The site plan must reflect the locations of the units and includes an accessible route. The accessible route must be shown on the photometric plan with a minimum of 1-foot candela of light within the exterior accessible route.
- 12C. 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 VALUES 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/ANSI A117.1 - 2009. OWNER OF PROPERTY FOR THE ABOVE PERMIT:



12D. \_\_\_\_\_.  
Number is missing in private garages.

*Survey*

3 of 18

12E. Please provide a note stating that a Demolition Permit through the Aurora Building Division will be obtained prior to the removal of this existing structure.

12F.

*Site Plan*

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12G. Dimension the road (s).

12H. Provide a dashed line delineation to separate the pocket utility easement from the adjacent roadway.

12I. There appears to be adequate space between the fire hydrant and the edge of the sidewalk for A.D.A. accessibility. Please check with the Water. Engineer Daniel Pershing to determine if this fire will need to be relocated to a position 1 foot back of the sidewalk.

12J. Show and label the proposed fire lane easement.

12K. Show and label the location of all handicap-accessible living units (Type A or B) required by Chapter 11 of the 2015 I.B.C. Per the 2003 HB 1221 show the location of stater required accessible units.

*Utility Plan*

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12L. Show accessible routes to all accessible units.

12M. Stairs appear to be provided to each front main entry door. Please review the 2003 HB 1221 requirements for accessible units and adjust the site plan accordingly.

12N. Provide a dashed line separation between the pocket utility easement and fire lane easement.

12O. Provide a dashed line delineation and label of the proposed fire lane easement within this site.

*Landscape Plan*

7 of 18

12P. Show and label the existing fire hydrant in this area. T.Y.P.

*Landscape Notes*

12 of 18

12Q. Add this additional landscape note – see site plan set.

*Details*

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12R. Provide a fire lane street detail on this sheet.

*Photometric Plan*

17 of 18

12S. Show the accessible units per HB1221 and I.B.C. Chapter 11 on this sheet. Provide an accessible route to these units. The accessible route must reflect a minimum of 1-foot candela of light within this accessible route.

**13.Real Property (Roger Nelson/ (720) 587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)**

*General Comments*

13A. See redline comments on Subdivision Plat and Site Plan.

13B. Provide A.E.S. Board most recent monument records for all section monuments shown on this subdivision plat.

13C. Provide certificate of taxes due.

13D. Provide title commitment dated within 120 days of the plat acceptance date.

13E. Provide a closure report for the subdivision exterior.

*Site Plan*

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13F. Label exterior Bearings & Distances (Typical).

13G. Overhangs or structures cannot extend into the setback limits? (Typical).

13H. Label Lots and Tracts & include areas (Typical).

13I. Label all lots.





- 13J. ALTURA FARMS TRACT No. 2 A PORTION OF TRACT 33?
- 13K. Retaining Wall within the proposed Access and Utility or Drainage and Sidewalk Easement will require a license agreement. Contact Grace Grey at [ggray@auroragov.org](mailto:ggray@auroragov.org) for the License Agreement concerns.
- 13L. Does the plat call for drainage and sidewalk easement?
- 13M. Retaining Wall within the proposed Access and Utility or Drainage and Sidewalk Easement will require a license agreement. Contact Grace Grey [ggray@auroragov.org](mailto:ggray@auroragov.org) for the License Agreement concerns.
- 13N. Provide Recording Information that creates this R.O.W.
- 13O. Lot 1. The Wagon Wheel Subdivision. Rec. No. 391777.
- 13P. Retaining Wall within the proposed Access and Utility or Drainage and Sidewalk Easement will require a license agreement. Contact Grace Grey [ggray@auroragov.org](mailto:ggray@auroragov.org) for the License Agreement concerns.
- 13Q. Provide Recording Information that creates this R.O.W.
- Plat*  
*1 of 2*
- 13R. Switch the order of covenants with certification.
- 13S. Remove this paragraph as it will be covered above once revised.
- 13T. Provide A.E.S. Board most recent monument records for all section monuments shown on this subdivision plat.
- 13U. Provide a certificate of taxes due.
- 13V. Provide title commitment dated within 120 days of the plat acceptance date.
- 13W. Provide a closure report for the subdivision exterior.
- 13X. (See C.O.A. 2022 Subdivision Plat Checklist Item #4 for all dedication comments).
- 13Y. Provide R.O.W. Recording Information.
- 13Z. Add word instrument, people, parcel of land, dedicated to where highlighted.
- 13AA. Insert "," where highlighted on the plat.
- 13BB. Remove parenthesis where highlighted on the plat.
- 13CC. Include date.
- 13DD. Minor text edits throughout the cover see plat for detail.
- 13EE. WEST LAKE SUBDIVISION FILING No. 1 A RESUBDIVISION OF A PORTION OF TRACTS 27 AND 28, ALTURA FARMS TRACT No. 2 SUBDIVISION SITUATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 31, T 3 S, R 66 W, 6TH P.M. CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO (See C.O.A. 2022 Subdivision Plat Checklist Item #2 - Centered at top of each sheet).
- 13FF. A PORTION OF TRACTS 27 AND 28, ALTURA FARMS TRACT No. 2 SUBDIVISION LYING WITHIN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
- 13GG. Add CONVEYANCE where highlighted on the plat.
- 13HH. Show and label all publicly dedicated streets within 1/2 mile of the site in all directions [Typical] (See C.O.A. 2022 Subdivision Plat Checklist Item #3).
- 13II. The exterior boundary is determined by the survey process and not by the title commitment.
- 13JJ. (See A.E.S. Board Rule 1.6.J. Depiction of Easements and Rights-of-Way on Subdivision Plats).
- 13KK. Update title commitment to be within 120 days of the plat acceptance date.
- Plat*  
*2 of 2*
- 13LL. Show 2nd tie to subdivision per C.O.A. 2022 Subdivision Plat Checklist Item #13(6).
- 13MM. Show the other side of R.O.W. per C.O.A. 2022 Subdivision Plat Checklist Item #14.
- 13NN. IN RANGE BOX?
- 13OO. Does the site plan call for a Utility and Access Easement?
- 13PP. Check tracts and be sure they are labeled appropriately.
- 13QQ. Make sure street names are correct.
- 13RR. ALTURA FARMS TRACT No. 2. A PORTION OF TRACT 33?
- 13SS. Label Block 1?
- 13TT. Where is the access, fire lane, and utility easements that are called for on the Site Plan? (can address in a note regarding Tract C and/or other Tracts as required).



- 13UU. Add tic marks for P.C.'s & P.T.'s (Typical).
- 13VV. Does the site plan call for a Utility Easement? Does site plan call for U.E. & A.E. & F.L.E.?
- 13WW. Rec. No. 2009000089782?
- 13XX. Show the other side of R.O.W. per C.O.A. 2022 Subdivision Plat Checklist Item #14 and provide Rec. No. for existing R.O.W.
- 13YY. 10' Utility Easement Rec. No. 934152?
- 13ZZ. Show controlling monuments to establish this line. 1.6.E. Standards for Land Surveys 3. Procedural Techniques  
a. Professional Land Surveyor Responsibility. The licensed professional land surveyor shall, under his personal direction, cause a survey to be executed, connecting all available monuments necessary for the boundary location as well as physical and parol evidence and coordinate the facts of such survey.  
Provide length and cap material and diameter of set monument per A.E.S. Board Rule 1.6.M. & details within 1.6.H (length of set monuments).
- 13AAA. Does the site plan call for Utility and Access Easement?

**14. Forestry** (Rebecca Lamphear / 303-739-7139 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

- 14A. There will be trees affected by development. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.
- 14B. Please show the mitigation table listed below. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation on the landscape plan.
- 14C. The caliper inches that will be lost are 61", but only 18" would be required for planting back onto the site. The mitigation value is \$2,240.00.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Honeylocust	6	\$268.46		2
2	Green Ash	8	\$368.79		3
3	Green Ash	8	\$184.39		2
4	Honeylocust	10	\$707.58		4
5	Green Ash	7	\$286.37		3
6	Tatarian Maple	5	\$0.00	No mitigation dead	0
7	Tatarian Maple	5	\$0.00	No mitigation dead	0
8	Colorado Spruce	6	\$182.57		2
9	Silver Maple	6	\$238.25		2
<b>Total</b>		<b>61</b>	<b>\$2,236.40</b>		<b>18</b>

NOTE: Mitigation values based on the International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

**15.Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

- 15A. See below for comments.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3284  
[donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)

November 14, 2022

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

Attn: Ariana Muca

**RE: Westlake Vista - 2nd referral, Case # DA-2317-00**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a conflict** with the above captioned project. There are no utility easements dedicated for natural gas and electric distribution facilities. Please note that PSCo requests the following utility easements *within each single-family residential lot*:

- 6-feet wide for natural gas facilities with a minimum 5-foot clearance from any structure and where there is drivable pavement with space for service truck access (8-feet wide, 6-inches thick) with plowing in snowy conditions
- 8-feet wide for electric facilities including space for transformers, pedestals, and cabling
- if natural gas and electric are within the same easement, 10-feet is required, not to overlap any wet utility easement
- bear in mind that these utility easements must have 5-feet of separation from gravity-fed wet utilities and 10-feet of separation from forced-fed water utilities

The property owner/developer/contractor is reminded to complete the application process for any new natural gas or electric service, or modification to the existing electric distribution facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect).

For additional easements that may need to be acquired by separate document for new facilities, the Designer must contact a Right-of-Way and Permits Agent.

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

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](mailto:donna.l.george@xcelenergy.com)



16.Mile High (Derek Clark / 3034556277)

**MAINTENANCE ELIGIBILITY PROGRAM (M.E.P.)**

**MHFD Referral Review Comments**

For Internal MHFD Use Only.	
MEP ID:	106325
Submittal ID:	10009957
Partner ID:	1621110
MEP Phase:	Referral

**Date:** November 9, 2022  
**To:** Ariana Muca  
*Via Aurora Website*  
**RE:** MHFD Referral Review Comments

<b>Project Name:</b>	WESTLAKE VISTA
<b>Location:</b>	Aurora
<b>Drainageway:</b>	Sable Ditch

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Not applicable

We have no comments on the referenced project as it is not eligible for maintenance. The site is not adjacent to a major drainageway or mapped floodplain and does not include any proposed MHFD master plan improvements.

**MHFD will review future submittals and reassess this determination as the design progresses or changes.**

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Sincerely,

Derek Clark, PE  
Project Manager  
Mile High Flood District



# 17. Aurora Public Schools (Josh Hensley/ jdhensley@aurorak12.org / (303) 365-7812)

17A. In accordance with Section 4.3.18 of the Unified Development Ordinance, the school land dedication obligation for the 48 residential units is .3156 acres. Since the proposed development will replace the single family unit located in the development area, the difference between the school land obligation for the proposed development and what would be required for the single unit the project it is replacing is .2993 acres. Aurora Public Schools will accept cash-in-lieu of land for the obligation valued at market value of zoned land with infrastructure in place. Cash-in-lieu is due prior to plat approval.

## AURORA PUBLIC SCHOOLS - STUDENT YIELD

6/15/2022

### Westlake Vista - (DA-2317-00) - 1st Submittal

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW	48	0.3	14
MF-HIGH		0.145	0
TOTAL	48		14

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12 TOTAL
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	0	0.16	0	0	0.2	0	0
MF-LOW	0.17	8	0.08	4	12	0.05	2	14
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		8		4	12		2	14

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	8	0.0175	0.1428
MIDDLE	4	0.025	0.0960
HIGH	2	0.032	0.0768
TOTAL	14		0.3156

### Existing Structure

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	1	0.7	1
MF-LOW		0.3	0
MF-HIGH		0.145	0
TOTAL	1		1

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12 TOTAL
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	0	0.16	0	1	0.2	0	1
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		0		0	1		0	1

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	0	0.0175	0.0060
MIDDLE	0	0.025	0.0040
HIGH	0	0.032	0.0064
TOTAL	1		0.0164

School Dedication Requirement Difference = 0.2993