



Planning Division  
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June 15, 2022

Don Provost  
GVP Windler LLC  
5750 DTC Parkway Ste 210  
Greenwood Village, CO 80111

**Re: Second Submission Review – Windler at Denali Street ISP**  
Application Number: **DA-1707-09**  
Case Numbers: **2022 6012 00**

Dear Mr. Provost:

Thank you for your second submission, which we started to process on Monday, May 27, 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 Thursday, July 7, 2022. Please notify the case manager following the submittal. 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 Administrative Decision date will be set upon the full completion of the Master Plan. 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 Administration Decision 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, PLA  
Planner I

cc: Chris Rolling Olsson 1880 Fall River Dr Loveland CO 80538  
Ariana Muca, Case Manager  
Scott Campbell, Neighborhood Services  
Cesarina Dancy, ODA  
Filed: K:\SDA\1707-09rev2.rtf



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The sections for the site plan and the master should match (Planning).
- Sidewalk improvements need to be included (Public Works).
- Begin the easement process and major changes and edits to the Plat (Real Property).
- Clarification on the Road classification and conflicts with the roundabouts (Traffic).
- Road widths need to be expanded for Fire Department.
- Comments to follow the third review (Transportation).

### PLANNING DEPARTMENT COMMENTS

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

- 1A. Adams County, Denver Planning and Design, Mile High and Xcel have included comments in the previous review letter. There are no new comments.

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

- 2A. No further comments.

#### 3. Architectural and Urban Design Issues

- 3A. Thank you for including the park connection. It is reading as an intersection sidewalk can this be extended?
- 3B. Please lighten the future roadway hatch on the site plans to be lighter.
- 3C. There are notes on both Denali Street Collector sections. These items need to be updated per the master.
- 3D. In general, a higher level of design for how the bike lanes are entering the intersections needs to be depicted or described. Pedestrian, cyclist, and vehicular safety is a large concern for staff.
- 3E. Sheet 26 of 32 needs to include full landscape. The interior parcel is not part of discovery park.
- 3F. Planning agrees with Public Works that all sidewalk improvements in relation to this application need to be included.

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

- 4A. Check the height of the plant material within the sight distance triangles. There appear to be several conflicts with plant heights.
- 4B. Add street trees where indicated on the sheets.  
22 of 32
- 4C. Darken the hatches here and on the actual plan sheets as they do not read well. Too light.  
24 of 32
- 4D. There are plant beds that are missing the outlines.

#### 5. Transportation Planning (Tom Worker-Braddock / 303-739-7340 / [tworker@auroragov.org](mailto:tworker@auroragov.org) / Comments in teal)

- 5A. There will not be comments for the second review but for the third review.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 6. Civil Engineering (Julie Bingham / 303-739-7306 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

- 6A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.  
Sections  
2 of 32
- 6B. Which section is this meant to match from the PIP – Denali Street Collector?
- 6C. The 2' of recovery occurs outside of the ROW. The 0.5' is the required spacing between the sidewalk and the ROW. Typical.
- 6D. Which section is this meant to match from the PIP?



*Sections*

3 of 32

- 6E. Sidewalk improvements should be provided by this development.
- 6F. This does not meet any section within the PIP (52<sup>nd</sup> Ave) nor the standard section for a Collector.
- 6G. Is super elevation required for this road? Please ensure the cross slope meets the requirements in Section 4.05.6 of the Roadway Manual.

*Roadway Plan*

7 of 32

- 6H. Verify with traffic if this intersection is permitted to be at an angle other than 90 degrees.

*Site Plan*

12 of 32

- 6I. Add the following note to all grading sheets: Grading improvements may not take place until over lot grading improvements (RSNs) are completed and accepted by the City.
- 6J. Include this note on all grading plan sheets: PRIVATE TEMPORARY SWALE SHALL BE MAINTAINED BY THE DISTRICT AND THE SLOPE LESS THAN 2% PERMITTED FOR UP TO 36 MONTHS OR THE CERTIFICATE OF OCCUPANCY, OTHERWISE REVISIONS SHALL BE SUBMITTED FOR CONCRETE LINING THE SWALE. IN ADDITION, THE CITY RESERVES THE RIGHT, PRIOR TO 36 MONTHS AND TO REQUIRE THE SWALE TO BE CONCRETE LINED SHOULD THERE BE ISSUES WITH REDUCED CAPACITY, SEDIMENTATION, PONDING, OR OTHER ITEMS IDENTIFIED BY THE CITY ENGINEER.
- 6K. Label all swales as temporary and private, typical for every grading sheet.
- 6L. Where is the other edge of the drainage easement?
- 6M. Minimum 2% slope in unpaved areas.
- 6N. What are these contours doing?

*Grading and Utility Plan*

13 of 32

- 6O. Include the ROW width, typical all grading sheet.

*Grading and Utility Plan*

14 of 32

- 6P. At a street intersection where two streets slope down to the intersection, an inlet shall be placed on the through street's uphill PCR and on the intersecting streets PCR.
- 6Q. Include the RSN, typical.

*Grading and Utilities Plan*

15 of 32

- 6R. Label the slope for every swale, typical all grading sheets.
- 6S. Swales are not permitted within 10' of the ROW.
- 6T. This is not an existing swale if it is being changed/modified.

*Grading and Utilities*

16 of 32

- 6U. At a street intersection where two streets slope down to the intersection, an inlet shall be placed on the through street's uphill PCR and on the intersecting streets PCR.
- 6V. Label the Type C inlet as private. Why is a utility easement being provided for private inlets? This contrasts with what is proposed on the drainage plans.
- 6W. The inlet still appears to be in the wrong spot.

*Grading and Utilities Plan*

17 of 32

- 6X. Leader location, please update.

*Grading and Utilities Plan*

20 of 32

- 6Y. Show/label the 100-year WSEL in the pond.
- 6Z. Where is the drainage easement ending? Show/label the drainage easement/tract for the pond.



**7. Traffic Engineering** (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

7A. ISP will not be approved until Windler MTIS is approved.

*Section Sheet*

*2 of 18*

7B. Provide roadway classification.

*Roadway Plans*

*5 of 32*

7C. Needs to be moved before vehicles enter this leg of the roundabout.

7D. Defer ped ramp to couplet park area improvements.

7E. Callout all Striping.

7F. Adjust sign locations to provide min 100' spacing.

7G. Needs to be moved before vehicles enter this leg of the roundabout – curb ramp and barricade.

*Roadway Plans*

*6 of 32*

7H. Instead of line white it needs to be line yellow.

*Roadway Plans*

*7 of 32*

7I. Callout all 52nd Ave pavement markings at intersection.

7J. Callout all pavement markings.

7K. Incorrect sign label

*Roadway Plans*

*8 of 32*

7L. Callout Striping.

7M. Callout all striping/pavement markings.

*Roadway Plans*

*9 of 32*

7N. Callout all 52nd Ave pavement markings at intersection.

7O. Callout lane widths.

*Roadway Plans*

*10 of 32*

7P. Needs to be moved before vehicles enter this leg of the roundabout – in two instances.

7Q. Callout all striping on Future Street 4.

7R. Move sign to another location.

7S. Callout all striping on Future Street.

7T. Callout skip striping and striping in general.

*Roadway Plans*

*11 of 32*

7U. Callout Striping.

7V. 350' vehicle queue identified in updated MTIS. Queue extends into intersection requiring restricting movements at the intersection

**8. Utilities** (Chong Woo/ 303-739-7249/ [cwoo@auroragov.org](mailto:cwoo@auroragov.org) / Comments in red)

*Grading and Utilities*

*Sheet 11 of 18*

8A. North arrow is not correct. Typical for all.

8B. All hydrants to be set 3'6" - 8' back of curb. 6" laterals with isolation valve (TYP).

8C. All existing piping to be removed. (TYP).

8D. What is the size of the storm pipe?

8E. What does this rectangle represent?

8F. Ensure all T's and crosses are at right angles (TYP).



- 8G. Depict existing water main size (TYP).
- 8H. Any proposed storm pipe not located in a ROW will require a 16' wide utility easement and maintenance access (TYP).
- 8I. Please consider future extensions and isolations of water lines in civil plan layout. Ensure this ISP matches the Master Utility Study (MUS). MUS must be approved prior to ISP approval.

*Grading and Utilities*

*Sheet 12 of 18*

- 8J. Careful consideration should be made for future connections and ensure matches MUS. Prefer not to stub in steep slope. Depict pipe diameter and provide isolation valve. Stub outs will require a utility easement (typical for all).
- 8K. Correct to 36" for proposed water line.

*Grading and Utilities*

*Sheet 13 of 18*

- 8L. MUS does not depict this cross. Modify this ISP or MUS. Cross connection needs to be right angle.
- 8M. Provide isolation valve with vault on 36" water line south of the cross.
- 8N. Correct to 36" for proposed water line.
- 8O. Depict water pipe diameter.

*Grading and Utilities*

*Sheet 14 of 18*

- 8P. Depict water line diameter. Also, where is this water line going?
- 8Q. See previous comment regarding water main removal.
- 8R. Is a stub out required for this construction to tie into future construction?
- 8S. Ensure minimum separation of 8' between water and storm pipes.
- 8T. Depict all water line diameters (TYP).

*Grading and Utilities*

*Sheet 15 of 18*

- 8U. What is proposed in this area? Is future water service needed? No service connections are permitted from 36" water main.
- 8V. Consider this revised water alignment and proposed stub. Also consider future extensions.
- 8W. Where is this leader pointing to?
- 8X. Ensure minimum clearance of 8' between water and storm pipes.
- 8Y. This water line alignment does not match MUS.

*Grading and Utilities*

*Sheet 16 of 18*

- 8Z. Provide isolation valve at stub.
- 8AA. Must be minimum 90-degree angle.
- 8BB. Depict pipe diameter.
- 8CC. Provide isolation valves at T with access considerations.
- 8DD. Careful consideration should be made for future connections for water and sanitary sewer. Provide stub outs as needed for local streets.
- 8EE. Provide isolation valve at stub w/ 2" blow off.

*Grading and Utilities*

*Sheet 17 of 18*

- 8FF. See comments regarding water main removal.
- 8GG. No hydrant is depicted.
- 8HH. Depict pipe diameter.
- 8II. Depict existing pipe diameters.
- 8JJ. Correct leader location.
- 8KK. Is sanitary sewer service needed in Future Street 3? If so, provide stub outs.

*Landscape*

*Sheet 1 of 12*



- 8LL. Landscape irrigation system will require a separate meter, pit, and dedicated easement.
- 8MM. No trees are allowed in public easements.

**9. Fire / Life Safety** (Jeremiah Willmott / 303-739-7489 / [jwillmot@auroragov.org](mailto:jwillmot@auroragov.org) / Comments in blue)

- 9A. Roads are not wide enough for FD access. Roads must be 20ft wide minimum.
- 9B. Turn radius is not large enough to be accessed by Fire apparatus. Radius intended for FD access must be 29ft.

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

- 10A. Provide title commitment dated 120 days of plat acceptance date.
- 10B. Provide certificate of taxes due.
- 10C. Provide most recent AES Board Monument Records for all aliquot section controlling monuments.
- 10D. See redline comments on subdivision plat and site plan.

*Cover Sheet*

*1 of 18*

- 10E. Under site plan notes number 4 add property description.

*Site Plan Sheet*

*4 of 32*

- 10F. 38-52-106. Colorado coordinate system - use of term. The use of the term "Colorado coordinate system of 1927 north zone, central zone, or south zone" or "Colorado coordinate system of 1983 north zone, central zone, or south zone" on any map, report of survey, or other document shall be limited to coordinates based on the Colorado coordinate systems as defined in this article. Such map, report, or document shall include a statement describing the standard of accuracy, as defined by the national ocean survey/national geodetic survey, maintained in developing the coordinates shown therein.
- 10G. Label all the tracts as indicated on the site plan.
- 10H. Label 48th Ave and show existing ROW with Rec. No.
- 10I. Label 56th Ave and show existing ROW with Rec. No.

*Sheets 5 of 32*

- 10J. Label all the tracts as indicated on the site plan.
- 10K. Record number for ROW.

*Sheets 6 of 32*

- 10L. Label all the tracts as indicated on the site plan.

*Sheets 7 of 32*

- 10M. Label all the tracts as indicated on the site plan.

*Sheets 8 of 32*

- 10N. Label all the tracts as indicated on the site plan.
- 10O. Vacation by separate document?

*Sheets 9 of 32*

- 10P. Label all the tracts as indicated on the site plan.

*Sheets 10 of 32*

- 10Q. Label all the tracts as indicated on the site plan.
- 10R. Is this being vacated by separate document?

*Sheets 11 of 32*

- 10S. Label all the tracts as indicated on the site plan.
- 10T. Vacated by separate document?
- 10U. Rec. No. for ROW?

*Plat*

*1 of 14*

- 10V. Provide title commitment dated 120 days of plat acceptance date.
- 10W. Provide certificate of taxes due.
- 10X. Provide most recent AES Board Monument Records for all aliquot section controlling monuments.
- 10Y. Vicinity map needs to extend 1/2 mile in each direction from the site. Show and label all publicly dedicated



roads.

- 10Z. Redundant as this information is already stated above – see highlighted area.
- 10AA. See the Plat Cover under dedication, covenants and surveyor's certificate have a large amount of edits.
- 10BB. If you want to invoke the surveyor's limitation of liability, include the following: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

*Plat*

*2 of 14*

- 10CC. AES Board Rule 1.6.H. Basis of Bearing Statements. 2. Composition. The basis of bearing statement shall state the method used to derive the bearing (i.e., assumed, astronomic, geodetic, grid, reference to recorded or deposited survey, etc.) and the bearing between fully described monuments (i.e., monument material, diameter, length (if set), cap size and material, cap markings/stampings, etc.) at each end of a single line. When the monuments at each end of the reference line are fully described on the plat, they need only be referenced in the "Basis of Bearings" statement. A land survey plat shall show the graphic and mathematical relationship between the basis of bearing and the survey.
- 10DD. Top northwest corner includes #6 rebar. Include #6 rebar in a couple instances – review plat.
- 10EE. Several instances of questionable unplatted areas – review plat pdf.
- 10FF. Under number 2 include full stamping.
- 10GG. Add R66W and R65W to the west.
- 10HH. Show all controlling monuments W 1/16th?
- 10II. Show all controlling monuments E 1/16th?
- 10JJ. Provide E-470 ROW Recording Information.
- 10KK. Show all controlling monuments C 1/4?
- 10LL. Show all controlling monuments C-E 1/16th?
- 10MM. Olsson is the surveyor of record and is required to set all exterior subdivision monuments. This note does not exempt one from this responsibility.
- 10NN. Please label Legend.
- 10OO. Subdivision exterior should be bold. (Typical).
- 10PP. Written description calls for 50"?
- 10QQ. Name all tracts.
- 10RR. Please label The Aurora Highlands Subdivision Filing No. 1(Rec. No. ??).
- 10SS. 38-52-106. Colorado coordinate system - use of term. The use of the term "Colorado coordinate system of 1927 north zone, central zone, or south zone" or "Colorado coordinate system of 1983 north zone, central zone, or south zone" on any map, report of survey, or other document shall be limited to coordinates based on the Colorado coordinate systems as defined in this article. Such map, report, or document shall include a statement describing the standard of accuracy, as defined by the national ocean survey/national geodetic survey, maintained in developing the coordinates shown therein.
- 10TT. AES Board Rule 1.6.H. Basis of Bearing Statements. 2. Composition. The basis of bearing statement shall state the method used to derive the bearing (i.e., assumed, astronomic, geodetic, grid, reference to recorded or deposited survey, etc.) and the bearing between fully described monuments (i.e., monument material, diameter, length (if set), cap size and material, cap markings/stampings, etc.) at each end of a single line. When the monuments at each end of the reference line are fully described on the plat, they need only be referenced in the "Basis of Bearings" statement. A land survey plat shall show the graphic and mathematical relationship between the basis of bearing and the survey.
- 10UU. All owners of lots or tracts adjacent to (insert names of any arterial, collector. and continuous Type 1 local streets here) shall be required to comply with requirements of the Aurora City Code restricting the ability to build a fence along those streets or the types and sizes of fences that can be built along those streets.

*Plat*

*3 of 14*

- 10VV. COA 2022 Subdivision Plat Checklist Item13. d. (6) Show a tie-out distance and bearing to the exterior



boundary of the subdivision from at least two control corners (i.e., section corners, aliquot corners, existing plat boundary corner, existing lot corner, or a monument box in centerline of abutting street right-of-way, etc.).

10WW. Show controlling monuments W 1/16th?

10XX. Show northerly E-470 & 56th Ave ROW lines. COA 2022 Subdivision Plat Checklist item #14: If the abutting property is street right-of-way or alley (existing or proposed), show abutting right-of-way lines, widths, and recording information which created the street or alley. You also need to show public or private streets that line up across the abutting streets or easements (proposed or existing). Show the street names.

10YY. Subdivision boundary & B&D's should be bold and monumented (Typical).

10ZZ. Review the plat page for dimensional call outs.

10AAA. COA 2022 Subdivision Plat Checklist Item #14: Label all abutting city limits lines, counties, townships, and ranges.

10BBB. Add R66W and R65W to the west.

10CCC. COA 2022 Subdivision Plat Checklist Item 13.f. Interior Street Right-of-way Centerline must be monumented and the monumentation must be as follows: -All street right-of-way intersections -All cul-de-sac radius points - P.C.'s, P.T.'s, P.R.C.'s, P.C.C.'s, P.O.C.'s or P.O.T.'s (line of sight for centerline monuments must be wholly contained within the street right-of-way) -Other points as may be determined by the City Engineer or designee.

10DDD. 38-51-105. Monumentation of subdivisions. (1)(a) Prior to recording a plat, the external boundaries of any platted subdivision shall be monumented on the ground by reasonably permanent monuments solidly embedded in the ground. (Typical).

10EEE. Include relevant legend on each page (Typical).

10FFF. Remove leading zero on plat page.

10GGG. Label B&D's of existing easements and add tic marks at bearing changes, PC's, & PT's (Typical) COA 2022 Subdivision Plat Checklist Item #16.b.

*Plat*

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10HHH. Show northerly 56th Ave ROW lines. COA 2022 Subdivision Plat Checklist item #14: If the abutting property is street right-of-way or alley (existing or proposed), show abutting right-of-way lines, widths, and recording information which created the street or alley. You also need to show public or private streets that line up across the abutting streets or easements (proposed or existing). Show the street names.

10III. Exterior subdivision boundary & B&D's should be bold and monumented. (Typical).

10JJJ. COA 2022 Subdivision Plat Checklist Item 13.f. Interior Street Right-of-way Centerline must be monumented and the monumentation must be as follows: -All street right-of-way intersections -All cul-de-sac radius points - P.C.'s, P.T.'s, P.R.C.'s, P.C.C.'s, P.O.C.'s or P.O.T.'s (line of sight for centerline monuments must be wholly contained within the street right-of-way)-Other points as may be determined by the City Engineer or designee.

10KKK. Site plan shows proposed drainage easement please show on plat.

10LLL. Are these distances the total or does one need to add the 0.55' & 0.71' feet respectively to obtain the overall – zoom ins?

*Plat*

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10MMM. Show northerly 56th Ave ROW lines. COA 2022 Subdivision Plat Checklist item #14: If the abutting property is street right-of-way or alley (existing or proposed), show abutting right-of-way lines, widths, and recording information which created the street or alley. You also need to show public or private streets that line up across the abutting streets or easements (proposed or existing). Show the street names.

10NNN. Exterior subdivision boundary & B&D's should be bold and monumented. (Typical).

10OOO. Monument subdivision exterior (Typical).

10PPP. COA 2022 Subdivision Plat Checklist Item 13.f. Interior Street Right-of-way Centerline must be monumented and the monumentation must be as follows: -All street right-of-way intersections -All cul-de-sac radius points - P.C.'s, P.T.'s, P.R.C.'s, P.C.C.'s, P.O.C.'s or P.O.T.'s (line of sight for centerline monuments must be wholly contained within the street right-of-way)-Other points as may be determined by the City Engineer or designee.

10QQQ. Specific dimensions indicated on plat need to be added.



*Plat*

*6 of 14*

- 10RRR. Move to other side of this line so that the dimension terminators reflect properly? or flip dimension terminators to the westerly side of this line?
- 10SSS. Monument subdivision exterior (Typical).
- 10TTT. 50" in written description?

*Plat*

*7 of 14*

- 10UUU. Site plan shows proposed drainage easement?
- 10VVV. Label street names.
- 10WWW. COA 2022 Subdivision Plat Checklist Item 13.f. Interior Street Right-of-way Centerline must be monumented and the monumentation must be as follows: -All street right-of-way intersections -All cul-de-sac radius points -P.C.'s, P.T.'s, P.R.C.'s, P.C.C.'s, P.O.C.'s or P.O.T.'s (line of sight for centerline monuments must be wholly contained within the street right-of-way)-Other points as may be determined by the City Engineer or designee.

*Plat*

*8 of 14*

- 10XXX. 38-51-105. Monumentation of subdivisions. (1)(a) Prior to recording a plat, the external boundaries of any platted subdivision shall be monumented on the ground by reasonably permanent monuments solidly embedded in the ground.
- 10YYY. Label B&D's of existing easements and add tic marks where direction changes. (Typical).
- 10ZZZ. Monument subdivision exterior (Typical).

*Plat*

*9 of 14*

- 10AAAA. Label B&D's of existing easements and add tic marks where direction changes. (Typical).
- 10BBBB. Monument subdivision exterior (Typical).

*Plat*

*10 of 14*

- 10CCCC. Site plan shows proposed utility easement?
- 10DDDD. COA 2022 Subdivision Plat Checklist Item 13.f. Interior Street Right-of-way Centerline must be monumented and the monumentation must be as follows: -All street right-of-way intersections -All cul-de-sac radius points -P.C.'s, P.T.'s, P.R.C.'s, P.C.C.'s, P.O.C.'s or P.O.T.'s (line of sight for centerline monuments must be wholly contained within the street right-of-way)-Other points as may be determined by the City Engineer or designee.
- 10EEEE. Site plan shows proposed drainage easement, existing permanent Easement, and existing Denali Street ROW?
- 10FFFF. Include dimensions as per the plat.

*Plat*

*11 of 14*

- a. 50" in written description?
- b. Include SW Cor.Rec. No. 20060515000496490?
- c. Include dimensions as per the plat.

*Plat*

*12 of 14*

- a. 50" in written description?
- b. Monument exterior of subdivision? (Typical)
- c. Include dimensions as per the plat.
- d. Show E'ly continuation of E. 48th Ave. ROW?
- e. Show S'ly ROW of East 48th Ave?
- f. Exterior subdivision boundary & B&D's should be bold and monumented. (Typical).
- g. Show S'ly continuation of Harvest Road ROW?



- h. COA 2022 Subdivision Plat Checklist Item 13.f. Interior Street Right-of-way Centerline must be monumented and the monumentation must be as follows: -All street right-of-way intersections -All cul-de-sac radius points - P.C.'s, P.T.'s, P.R.C.'s, P.C.C.'s, P.O.C.'s or P.O.T.'s (line of sight for centerline monuments must be wholly contained within the street right-of-way)-Other points as may be determined by the City Engineer or designee.

*Plat*

*13 of 14*

- d. Written description & Closure calls 09"?
- e. Include dimensions as per the plat.
- f. Show S'ly ROW of E. 48th Ave.
- g. 1,358.45'+ 791.57'+ 427.18'=2,577.20'? vs. described 2577.98'
- h. Subdivision exterior and B&D's should be bold and also monumented. (Typical).

*Plat*

*14 of 14*

- i. Written description calls for 39.27"?
- j. Written description calls for 90°00'00"?
- k. Include dimensions as per the plat.
- l. Remove leading zero's (Typical).
- m. Subdivision exterior and B&D's should be bold and also monumented. (Typical).
- n. COA 2022 Subdivision Plat Checklist Item 13.f. Interior Street Right-of-way Centerline must be monumented and the monumentation must be as follows: -All street right-of-way intersections -All cul-de-sac radius points - P.C.'s, P.T.'s, P.R.C.'s, P.C.C.'s, P.O.C.'s or P.O.T.'s (line of sight for centerline monuments must be wholly contained within the street right-of-way)-Other points as may be determined by the City Engineer or designee.

12 **PROS (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / Comments in purple)**

- a. No further comments.

13 **Adams County**

- a. No new comments.

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

- a. No new comments.

15 **Mile High Flood District (Colin Haggerty / 303-455-6277)**

- a. No new comments.