

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



October 17, 2023

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

Re: Third Submission Review – Windler Neighborhood E – Site Plan and Plat
Application Number: **DA-1707-19**
Case Numbers: **2022-4019-00 (Site Plan), 2022-3051-00 (Plat)**

Dear Mr. Provost:

Thank you for your third submission, which we started to process on September 15, 2023. 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 important issues remain, you will need to make another submission as a technical review. Please revise your previous work and send us a new submission on or before November 8, 2023.

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 Decisions date is still set for November 1, 2023. 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 dosaba@auroragov.org or stimms@auroragov.org.

Sincerely,

Dan Osaba
Planner II
City of Aurora Planning Department

Steve Timms, AICP
Planning Supervisor
City of Aurora Planning Department

cc: Tom Odle, Westwood 10333 E Dry Creek Rd, Suite 240
Englewood, CO 80112
Cesarina Dancy, ODA
Filed: K:\SDA\1707-19rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Various Technical Comments concerning landscaping and fencing
- Update lot typicals based on comments
- Midblock connection for block 8 (Planning)
- Confirming vertical curb locations
- Fire hydrant locations and easements labeled.
- Clear identification of open space tracts and allotments.

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Repeat comment: Ensure that all streets are labeled on all sheets of the site plan and plat documents, including E. on all numbered roadways.
- 1B. Please be aware that there may be an updated invoice at the time of recording to reflect the final number of sheets for the plat and site plan.

2. Zoning and Subdivision Use Comments

- 2A. Site Plan: Please include a tract table, identifying tract letter, size, ownership, and use.
- 2B. Site Plan: Add a colored tract table for easy identification of tract locations.
- 2C. Sheet 1: Remove PC and City Council signatures.
- 2D. Sheet 8: Shade PA-7 column in the FRLO Housing Type Tracking Table for easy reference for this application.
- 2E. Sheet 9: When will the Tract O Site Plan be submitted for review?
- 2F. Sheet 12: Please describe when Option A Fence, Option B Fence, and Option C will be allowed. Will all be allowed?
- 2G. Sheet 34 and others: Can you show the tree in the tree lawn areas for the landscape typicals?
- 2H. I did not see any type of subdivision or entry signage. Will there be any in this particular filing? If so, please identify where and provide a detail.

3. Streets and Pedestrian Comments

- 3A. Please add a note about how block 8 length was approved by Aurora staff.

4. Architectural and Urban Design Comments

- 4A. No additional comments at this time.

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

Sheet 33

- 5A. What does this single asterisk stand for?
- 5B. NOT FOR CONSTRUCTION is hidden.
- 5C. This symbol should be different than the Ornamental deciduous tree.
- 5D. Where is this permitted? Is this in their Master Plan? The UDO does not allow a "Tall Shrub" to be used as a tree. Verify where this requirement has been approved and where this is being applied within the design. Around a multifamily building?

Sheet 34

- 5E. For All Typicals: Refer to sheet 33 for Plant List.
- 5F. The Lot typical planting plans should follow the sheet with the color typicals - Sheet 32. See Housing Type Plan.
- 5G. Refer to Sheets 44-48 for the Street trees and curbside landscaping.
- 5H. For all planting typicals: show the utility connections.
- 5I. Refer to Sheets 44-48 for the Street trees and curbside landscaping.
- 5J. For all planting typicals: Provide a scale for each typical. Include an inclusive list/description and numbers



- for the requirements for each lot. For ex.
- 5K. End Unit Typical:
- (2) Two-Small Scale trees (2.5" cal. min.), (1) one at the corner, and (1) one in the front yard.
 - (14) Fourteen -shrubs min. (5 Gal. min.)
 - (6) Six - Ornamental grasses max. (1 Gal. min.)
 - Turf is not permitted in front or side yards.
- 5L. Side Yard:
- With no public view: Rock mulch required but no plant material required.
 - Alley:
 - Planting is encouraged but not required.
 - Landscape Feature: berm
- 5M. Show the End Unit typical requirements below each End Unit typical Planting.
- 5N. For all planting typical: Provide a scale for each typical. Include an inclusive list/description and numbers for the requirements for each lot. For ex.
- 5O. Interior Unit Typical:
- One-Small Scale tree (2.5" cal. min.)
 - (9) Nine -shrubs min. (5 Gal. min.)
 - (4) Four - Ornamental grasses max. (1 Gal. min.)
 - Turf is not permitted in front yards.
- 5P. Side Yard:
- With no public view: Rock mulch required but no plant material required.
 - Alley:
 - Planting is encouraged but not required.
 - Landscape Feature: berm
- 5Q. Show the Interior Lot typical requirements below each Interior typical Planting.
- 5R. This format will enable the inspector to better understand the requirements for each unit. Please use this format under each typical.

Sheet 43

- 5S. Correct Spelling for shrubs.

Sheet 44

- 5T. Label limit of the work area.

Sheet 45-47

- 5U. Provide Reference to the Right of Way Planting name for ISP and CN#.

Sheet 48

- 5V. Note the stop sign and ensure the first tree is not within 50' in advance of the stop sign.

Sheet 59-68

- 5W. For the Street trees shown adjacent to the Open Space Tracts, provide the reference to the Sheet or if it is a separate ISP, provide the CN#.

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

- 6A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement, and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Civil Engineering (Christopher Eravelly / ceravelly@auroragov.org / Comments in green)

Site Plan Sheet 1

- 7A. The Site Plan cannot be approved by Public Works until the Preliminary Drainage (PD RSN 1635201) has been approved.



- 7B. Please remove AutoCad SHX test items in the comment section. Please flatten to reduce the select-ability of the items.

Sheet 3

- 7C. Please note that no single-family front-loaded products may be built on roads with vertical curbs and gutters.

Sheet 15

- 7D. Public streets shall have public streetlights in conformance with COA standards. For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual: - Roadway Classification (typical section name) - Adjacent Land Use Category (i.e., TOD), as applicable - Number of lanes- Back-to-back curb width- Pedestrian Activity Level- Pavement Type: R3, for all lighting calculations. This information (if it's not already shown) can be added to the street sections provided if desired.

- 7E. Provide street light type (ex. SL1) with pole heights (per COA standards) for proposed public streetlights. (TYP.)

Sheet 17

- 7F. Please note that no single-family front-loaded products may be built on roads with vertical curb and gutter. Lots in block 6 appear to be front-loaded lots with vertical curbs proposed. The alleys on 54th Avenue from the previous submittal have been removed. COA will be looking for a 250' centerline radius.

Sheet 18

- 7G. Comment Response regarding centerline radius variance received. Please provide a variance request letter addressed to Haley Johansen - City Engineer. The variance letter should include the email from Steve Durian, mentioned in the comment response. A figure of what the roadway network would be with the 250 feet centerline radius curves. Show the horizontal stopping sight distance for the proposed centerline curves that are less than 250 feet. Please note that if the variance request for a tighter centerline curve radius is supported, then widening will be required per Figure 4.04.5.04.1 of the COA Roadway Design & Construction Specifications (two-foot widening for 200' centerline radius and three-foot widening for 150' centerline radius).

- 7H. If this is a curb ramp, please show a detectable dome symbol and provide a receiving ramp on the west side of N Haleyville Street.

- 7I. Please note that no single-family front-loaded products may be built on roads with vertical curbs and gutters. Lots in block 4 appear to be front-loaded lots with vertical curbs proposed.

Sheet 20

- 7J. Please add these standard notes to the grading plan sheets.

- Minimum slopes note: "Add a note: "Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%."
- Maximum slopes note: "Add a note: "The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1."

8. Traffic Engineering (Steve Gomez / 303-739-7336 / sgomez@auroragov.org / Comments in amber)

Site Plan:

Sheet 11

- 8A. Add sight triangle.

- 8B. Remove all fences within sight triangles typ.

Sheet 13

- 8C. Move the kiosk out of the intersection area, i.e., to the other side of the ped ramp.

Sheet 15

- 8D. Label each site access as full movement, right in/right out, etc., like the previous submittal.

- 8E. Show and label all base signing/stripping.

Sheet 44

- 8F. 50' min spacing between STOP sign and tree. not consistent with previous submittal

- 8G. COA 4.04.2.10 requirements, remove/replace as necessary.

- 8H. Some mature plant heights within intersection sight triangles may exceed COA TE-13 requirements, replace as needed. Verify fences are not within intersection sight triangles.



Sheet 45

- 8I. 50' min spacing between the STOP sign and tree. This is not consistent with the previous submittal.
- 8J. Verify mature plant height doesn't exceed COA 4.04.2.10 requirements, remove/replace as necessary.

Sheet 46

- 8K. The fence within the sight triangle, remove it.
- 8L. 50' min spacing between STOP sign and tree. not consistent with previous submittal
- 8M. The intersection should be perpendicular +/- 5 degrees. The layout changed from the previous submittal.

Sheet 47

- 8N. The intersection should be perpendicular +/- 5 degrees. The layout changed from the previous submittal.
- 8O. Show the fence shown on Sheet 11.

Sheet 48

- 8P. 50' min spacing between STOP sign and tree. not consistent with previous submittal
- 8Q. Show the fence shown on Sheet 11

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

Subdivision Plat

Sheets 4-16

- 9A. Have unreadable text/symbols. Please correct.

Site Plan

Sheet 16 of 77 / Site

- 9B. Show the fire lane easement delineation, dashed line.

Sheet 18 of 77 / Site

- 9C. Show the fire lane easement delineation, dashed line.

Sheets 25 of 77 / Overall Utility

- 9D. See comment to remove fire hydrants.

Sheet 26 of 77 / Utility

- 9E. See comment to remove fire hydrants.

Sheet 30 of 77 / Fire Access

- 9F. See comment to remove fire hydrant.

Sheet 44 of 77 / Landscaping

- 9G. See comment to remove fire hydrant. See the comment to label all fire hydrants and show the hydrant symbol in the legend.

Sheet 45 of 77 / Landscaping

- 9H. See the comment to label all fire hydrants and show the hydrant symbol in legend.

Sheet 46 of 77 / Landscaping

- 9I. See the comment to label all fire hydrants and show the hydrant symbol in legend.

Sheet 47 of 77 / Landscaping

- 9J. See the comment to label all fire hydrants and show the hydrant symbol in legend.

Plat sheets 4 -16 of 16 / Plat

- 9K. See comment for unreadable text on Sheets 4 – 16.

10. Aurora Water (Casey Ballard / 303-739-7490 / cballard@auroragov.org / Comments in red)

Site Plan

Sheet 1

- 10A. Confirming Neighborhood F is no longer part of this submittal?

Sheet 25

- 10B. With updates to water meters has the development considered having the water main and meters in the green courts at the front of the unit? This would allow the sanitary to be within the alley without large amounts of additional easement being required.

Sheet 26

- 10C. Is this segment of the storm being replaced?
- 10D. This entire area appears to be able to be served from Gold Bug Street.



Sheet 27

- 10E. Sanitary and water easements are a minimum of 16 feet wide, requiring a minimum of eight-feet from the edge of the easement to the sanitary main. This is increased where utilities are deeper than ten-feet where adequate easement is required for a 1:1 slope from the bottom of the pipe. See Section 5.04 for additional information. This applies to all water, sanitary, and public storm mains. See previous comments about water being in green courts to help achieve the minimum easement requirements.
- 10F. Increase clearance between water/sanitary and the face of the gutter to five-feet. This should still provide sufficient room between these utilities and the storm sewer.

Sheet 28

- 10G. Pocket easements for hydrants or meters are to extend fully along the hydrant lateral or service line.
- 10H. Light poles and other structures are to be a minimum of eight-feet from the edge of the pipe.

Sheet 29

- 10I. Missing pocket easement.

Sheet 34

- 10J. For single-family detached the meter should be at least five-feet from side lots lines.

Sheet 36

- 10K. Include dimensions between service lines.

Sheet 45

- 10L. How will driveways be possible on these three lots based on tree, sanitary service, and water service locations?

Sheet 47

- 10M. Please check that lots with utilities in the front along with landscaping are able to fit driveways.
- 10N. No trees within eight-feet of the storm line.

11. PROS (Michelle Teller / mteller@auroragov.org / Comments in mauve)

- 11A. A cash-in lieu payment for the community park is required prior to plat recordation for your site. Please reach out to PROS to create this invoice as the plan goes into technical review.

Site Plan

- 11B. Per the master plan, Planning Area 7 is required to have 6.10 acres of open space on site with 'additional' open space to be determined at site plan. Please identify the additional acreage required to meet this minimum.
- 11C. Please provide a note identifying that the density has increased by almost 100 units from the approved master plan. Because of this, PROS will not require the 'additional' open space identified in the master plan, however this needs to be documented clearly on the site plan.
- 11D. Please update the additional tracts that may count as open space per the redlines.

12. Real Property (Roger Nelson / rnelson@auroragov.org / Comments in magenta) 12A.

- 12A. See the Advisory Comments shown on the plat. Fill in the blanks as shown. Remove Text as indicated. There was a font used that was not recognized by the program. Make sure this is readable in your next submittal. Make sure the easements' names are the same on all the documents. There are some easements missing from the Site Plan. Add those to match the plat.

13. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

- 13A. No resubmittals are necessary for this case.

14. Public Art (Roberta Bloom / 303-739-6747 / rbloom@auroragov.org)

- 14A. No comments received as of today. Once I get these, I will pass them along.

15. Aurora Public Schools (Josh Hensley / 303-365-7812 / jd hensley@aurorak12.org)

- 15A. Based on the land use plan in the Windler Zoning Map Amendment and Master Plan application, the total school land dedication requirement for Windler is approximately 42 acres. The land use plan includes a 15.5-acre school site adjacent to a 2.5-acre shared park and school playfield. The 18-acre school and school/park playfield site will meet the district's need for a P-8 school to serve the future Windler community. Aurora Public Schools will require cash-in-lieu for the school land obligation that exceeds the acreage that



will be dedicated to the school site. Cash-in-lieu is required to serve high school-age students at other district locations. The school district will apply the school land dedication requirement for the purposes of calculating cash-in-lieu as site plans are approved. The district will request cash-in-lieu of land when the balance of the obligation from approved site plans exceeds the acreage of the school site.