

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



January 6, 2023

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

Re: Second Submission Review – Windler Neighborhoods E & F – 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 second submission, which we started to process on December 16, 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 important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before January 20th, 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.

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, Senior Planner
City of Aurora Planning Department

cc: Debbie Klisis, Olsson, 1525 Raleigh Street, Ste. 210, Denver CO 80204
Scott Campbell, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\\$DA\1707-19rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Midblock connection for block 8 (Planning)
- Lot typical conflicts between landscaping, encroachments, and easements. (Planning, Landscaping, and Aurora Water)
- Townhomes have specific landscape requirements that are not like single-family or duplex lots. Refer to Section 146-4.7.5.J.3 of the Unified Development Code. (Landscaping)
- Missing water meter pocket easements, meter placement, location, and connections. (Aurora Water)
- Adjust utility service connections in redline locations. Ensure that all services have easements. (Aurora Water)
- The approved public art plan indicates that there is a potential public art site located within Planning Area 7. The site plan should address the intentions for this location. (Public Art)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

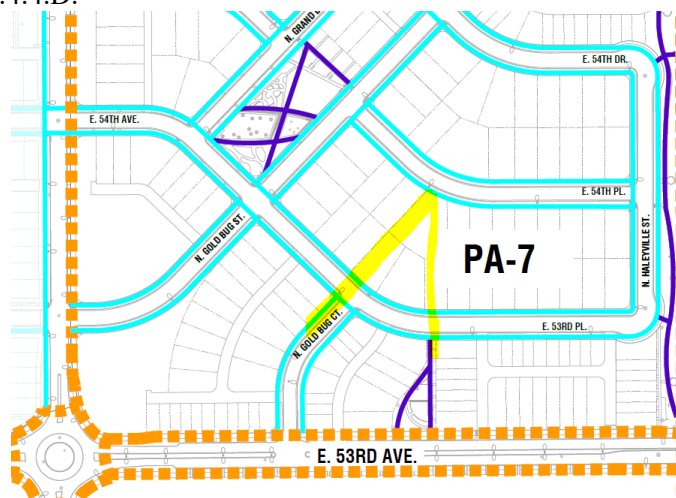
- 1A. In addition to the comments below, please see minor redline comments throughout the site plan documents.
- 1B. Repeat comment: Ensure that all streets are labeled on all sheets of the site plan and plat documents.

2. Zoning and Subdivision Use Comments

- 2A. Thank you for your compromise on the location of the commercial pad site. I look forward to seeing a separate site plan submittal for the tract.

3. Streets and Pedestrian Comments

- 3A. I appreciate the difficulty in adding a midblock connection as requested within block 8 and understand that you would like to request an adjustment for this section of the code. An adjustment will require this application to go to the Planning Commission for approval, which must be outlined in the letter of introduction and on the cover sheet of the site plan. Please review the specific criteria and requirements listed in Section 146-5.4.4.D.



With that said, I have confirmed with Life Safety that a midblock connection would not be required to meet ADA requirements. I would still highly encourage you to consider a walkway in the middle of this block that could be aligned with the local park to the south or Gold Bug Court.



- 3B. Section 146-4.5.3.B. of the UDO requires that every platted lot be accessible by traveling on no more than two streets from a collector or arterial street. Per the street network document within the Windler Master Plan, 52nd will be constructed as a collector, and Fultondale and 53rd will be constructed as “connector” streets fulfilling the connectivity requirement within this section of the UDO.

4. Architectural and Urban Design Comments

- 4A. Any paired home product that is not fronting a street or open space less than 30’ in width is considered a green court paired home. You are correct that all paired homes are only calculated as one housing type, but the differing site conditions should still be addressed in a lot typical to clarify if the lot dimensional standards or landscaping plantings will vary.
- 4B. Review Section 146-4.2.4. Though this table certainly isn’t perfect, it does generally allow more encroachments than what is being proposed in the lot typical diagrams. Though the easement placement may be necessitating the limited encroachment allowance. I foresee home builders running into easement encroachment issues or limiting architectural design without the ability to create a sizable entry or other architectural features. You may consider drawing a smaller box within the setback areas to demonstrate actual buildable areas for buildings with front porches, patio covers, arcades, or other architectural entry features.
- 4C. Is a 3’ rear setback realistic for alley-loaded lots that will also have an 18” utility easement going into the lot? The lot dimensional standards for all alley-loaded products need to note the requirement to be 3’ OR 20’. The pocket water meter easements will also impact the rear setback. Considering these circumstances, the rear setback may need to be 3’-5’ or 20’+ and should be noted in setback tables for alley-loaded housing types.

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

Part 1 Plan Set

Sheet 0 (C1.0)

- 5A. All landscape sheets must be together in the plan set. All can go at the beginning or at the end but keep all landscape plan sheets together.

Sheet 2 (C1.2)

- 5B. Townhomes have specific landscape requirements that are not like single-family or duplex lots. Refer to Section 146-4.7.5.J.3 of the Unified Development Code.
- 5C. For each Typical: The plant quantities must be specified here and shown to work on the lot typical examples provided. The inspectors need to know for approval purposes, the quantities of plants expected to be installed.
- 5D. Correct spelling for Grasses
- 5E. For the housing typicals: these occurrences must be identified, and plant quantities specified.
- 5F. For each residential lot on this page: also include Turf - 40% max. of front yard square footage or 1000 SF (for example).
- 5G. Again, specify the plant quantities and ensure that what is being specified here is shown on the lot typicals.
- 5H. Update all these residential product types to include the quantity of plant material to be installed. See additional comments provided on the Single Family Detached Alley Loaded Product example above.
- 5I. Because sod is no longer permitted in the front yards and therefore these residential lots, minus the townhomes, would be considered xeric, what feature is being proposed for the front yards? Boulders, berms, a wall, a fence, etc. Refer to Table 4.7-3 in the Unified Development Code.

Sheet 6 (C1.6)

- 5J. For each Typical: The plant quantities must be specified here and shown to work on the lot typical examples provided. The inspectors need to know for approval purposes, the quantities of plants expected to be installed.

Sheet 8 (C1.8)

- 5K. THESE NOTES SHALL APPLY TO EACH TYPICAL.



- 5L. Note easements and utility connections for each typical.
- 5M. The Lot typical planting should follow the sheet with the color typicals. Sheet 2 (C1.2)
- 5N. If sod is shown in the front yard, it shall be contiguous, and the specific square footage shown on the typical planting.
- 5O. For each Typical: The plant quantities must be specified here and shown to work on the lot typical examples provided. The inspectors need to know for approval purposes, the quantities of plants expected to be installed.
- 5P. What does the shading depict as it makes the planting harder to read?
- Sheet 40 (C4.0)
- 5Q. There are a lot of street trees deficient along here. Why isn't the water and/or sanitary being provided from the alley? That would avoid potential tree and utility conflicts along the street. This has been provided in other portions of the site.
- Sheet 41 (C4.1)
- 5R. There are a lot of street trees deficient along here. Why isn't the water and/or sanitary being provided from the alley? That would avoid potential tree and utility conflicts along the street. This has been provided in other portions of the site.

Part 2 Plan Set

Sheet 56 (L1.01)

- 5S. Locate the Shrubs Provided in the column following the Shrubs Required.
- 5T. Edit quantities of Trees and Shrubs per the markups or verify the numbers of each.

Sheet 57 (L1.10)

- 5U. Label and address trees within the sight triangle.
- 5V. Conflict with SD lines.
- 5W. Clearance issues with planting around the fire hydrant.

Sheet 58 (L1.11)

- 5X. Stop sign and tree clearance issue.
- 5Y. Conflict with signs and street trees at this location.
- 5Z. This tree appears to be in conflict with the adjacent tree planting.

Sheet 59 (L1.12)

- 5AA. This tree appears to be in conflict with the adjacent tree planting.

Sheet 64 (L2.00)

- 5BB. Provide an explanation of why this area is not being counted toward the open space calculations.

Part 3 Plan Set

Sheet 80 (L3.01)

- 5CC. Populus species are on the cities' prohibited list. Please provide a different tree species.

6.Addressing (Phil Turner / 303-739-7357 / pturner@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 (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

Cover Sheet

- 7A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.



Sheet 22

- 7B. Ramp is required on N. Grand Baker Way on the south side of 54th Place.
- 7C. Number notes so they can be easily distinguished, typical.
- 7D. Streetlights are required on both sides of the street not just on one side, typical.

Sheet 23-24

- 7E. Min 250' centerline radius required (Gold Bug Street near 55th Ave and Fultondale)
- 7F. Include ROW dimension as well as centerline radius
- 7G. Adjust the streetlight as redlined.

Sheet 26

- 7H. The Local Type 2 street section has a 30'FL dimension.

Sheet 32

- 7I. Label slope on 54th Place.

Sheet 37

- 7J. Fix overstrike in Tract Y.

Sheet 38

- 7K. Minimum 2% slope for all non-paved areas, typical.

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

Site Plan Part I

Sheet 6

- 8A. This Site Plan will not be approved until the Windler Master documents have been approved
- 8B. 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 the 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.
 - The United States Postal Service (USPS) must be included in the final determination for placement of mail kiosks within your site, what equipment is USPS approved and what is not. Please contact the USPS Growth Coordinator at 303-853-6994.
- 8C. Provide sight triangles at all intersections that encompass public ROW.
- 8D. Revise plans to remove crosswalks/ped ramps and site triangles in redlined locations.
- 8E. Legs at the intersection of Alley A and Alley B shall be perpendicular +/- degrees. Adjust geometry as needed.

Site Plan Part II (Landscape I)

- 8F. See the previous comment regarding mailbox locations.
- 8G. Provide sight triangles at all intersections per COA TE-13 that include public ROW.
- 8H. Some mature plant heights within intersection sight triangles may exceed COA TE-13 requirements, replace as needed.
- 8I. Verify fences are not within intersection sight triangles.
- 8J. 50' min spacing between STOP sign and tree, typ.

Traffic Memo

- 8K. Roadway classifications should be consistent with the Windler Street Classification Plan.
- 8L. See comments throughout the memorandum.
- 8M. The traffic memo will not be approved until Windler MTIS is approved.



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

Sheet 1 of 121 / Cover

9A. See comments to update the site data block.

9B. See comments to update the implementation plan.

Sheet 2 of 121 / Notes

9C. Please add notes.

Sheet 17 of 121 / Mailbox

9D. See comment to relocate mail kiosks to an accessible location.

Sheet 19 of 121 / Street

9E. See note to show fire hydrant in street detail.

9F. See comments to include Fire Lane Easement in the label of the detail.

9G. Add a note indicating the fire lane will be built to Roadway manual standards.

9H. Sheets 23, 24, 26, 28 & 29 of 121 / Site

9I. See comments to label and show the fire lane easement. Typical Site, Grading, Landscaping, Utility, and Photometric.

Sheet 42 of 121 / Utility

9J. See comment to remove fire hydrant.

9K. See new fire hydrant locations.

9L. Please label all new and existing fire hydrants and show them in legend.

Sheet 43 of 121 / Utility

9M. See comment to remove fire hydrant.

9N. See new fire hydrant locations.

Sheet 44 of 121 / Utility

9O. See comment to remove fire hydrant.

9P. See new fire hydrant locations.

Sheet 45 of 121 / Utility

9Q. See comment to remove fire hydrant.

9R. See new fire hydrant locations.

9S. See the note to show fire hydrants abutting the site.

Sheet 46 of 121 / Utility

9T. See the new fire hydrant location.

Sheet 49 of 121 / Utility

9U. See comment to remove fire hydrant.

9V. See new fire hydrant locations.

Sheets 50 & 51 of 121 / Fire Access

9W. See updated street labels, fire lane & public street, and right of way. Typical.

Plat sheets 7, 15, 22 & 23 of 27 / Plat

9X. See comments for the fire lane easement.

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

Sheet 22

10A. Advisory: Approval of these plans does not constitute approval of civil plans. These cannot be used to request extension agreements for a storm, water, or sanitary sewer utility.

Sheet 9

10B. Sewer service is not to come up to the home through the driveway. Clean-outs are not to be within the driveway or garage.

10C. Meters with this setup must include address tags within the pit to show which home is being served by which meter.

10D. No shrubs or trees within the pocket utility easement for the water meter.

10E. No encroachments are allowed within the utility easement, this includes roof overhangs.

10F. If the lot layouts on sheet 9 are going to be used to show utility layouts, then dimensions are needed to



show the distance between utility services, easement dimensions, meter distance from the edge of pocket easements, and clean-out location for sanitary sewer services.

Sheet 10

10G. Sanitary sewer service should be pulled out from under the garage.

Sheet 11

10H. Where will cleanouts be located?

Sheet 33

10I. Minimum slope should be 0.8%.

Sheet 37

10J. An inlet is needed on the uphill portion of this street. See Chapter 4.03.3 of the Roadway Design and Construction Specifications.

Sheet 38

10K. The minimum slope on paved roads/alleys should be 0.8%.

Sheet 42

10L. Easements are needed for these services as they cross private property to serve a different property owner. These easements are not to be public as Aurora Water does not maintain private service lines. These are so the individual owners can maintain their service line.

10M. During the civil plan review labels will be needed on the profile view of the storm showing what is private or public. This is to ensure that a storm line that starts off as private remains private until the connection to the public main.

10N. An easement is needed for all public water and sanitary mains.

10O. Each unit is to be served by its own sanitary service. Sanitary services are not to be aligned across other people's lots. The minimum distance is 5-feet from the lot line for water and sanitary services.

10P. Water meters are not within the provided utility easements.

10Q. Show pocket easements for water meters when they are not within the public ROW. Please keep in mind that easements for water meter pits are to be 10-feet wide and extend 5-feet behind the meter. This is typical for all water meters that are not fully within the public ROW.

10R. Access is needed to all manholes.

10S. Where is a driveway going to be positioned for Lot 11? Sanitary services are not to be under driveways. Clean-outs cannot be within driveways.

Sheet 43

10T. See the previous comment regarding the sanitary sewer service layout.

10U. Services are not to cross other people's properties.

10V. All water meters not within the public ROW are to be in a pocket easement. See previous comments and Aurora Water standards for easement requirements.

10W. The building envelope is not to encroach into the utility easement. This includes any overhangs. License agreements will not be granted for structural encroachments.

10X. Lot 15 does not appear to have any water service.

10Y. Meters need to be in easements.

Sheet 44

10Z. Please see Section 5.04 for general easement requirements. Please see Section 17.02 for water service alignment requirements.

10AA. All water meters not fully within the public ROW are to be in pocket easements.

10BB. Utilities are to be at least 8-feet from the edge of an easement.

10CC. Manholes cannot exceed 90 degrees of deflection.

Sheet 45

10DD. Adjust the service to Lot 7. Water service should not cross in front of another person's lot.

10EE. Hydrants that are not within the public ROW require a pocket easement.

10FF. The meters along 53rd should be closer to the road and within the Public ROW.

Sheet 46

10GG. All hydrants not within the public ROW require a pocket easement.

10HH. Call out inlet and storm lateral. Ensure flow is going in the correct direction.



10II. All water meters not within the public ROW require a pocket easement.

10JJ. Adjust the label to show inlet underneath.

10KK. Ensure sanitary flows are going in the correct direction.

10LL. Please connect to the existing manhole.

Sheet 47

10MM. The easement is needed for the private storm on a different owner's property.

10NN. Where is this sanitary sewer discharging to?

10OO. All water meters not within the public ROW require a pocket easement.

Sheet 48

10PP. An additional easement is required for the line in Alley A. Water main is to be a minimum of 8-feet from the edge of the easement.

10QQ. Meters are to be closer to 52nd Avenue. Should be between the back of the curb and the face of the sidewalk.

Sheet 49

10RR. An easement is needed for public water and sanitary mains.

10SS. Please confirm this hydrant is necessary. If so, have it continued the main straight instead of coming off at an angle from the main.

10TT. Services are not to discharge into a manhole.

10UU. Ensure the mains connect (see Alley J).

Site Plan Part II (Landscape I)

10VV. Light poles are not to be within 8-feet of the utility.

10WW. Show the offsite storm and sanitary to ensure no trees encroach.

10XX. Ensure trees are at least 5-feet from any utility service.

10YY. Ensure trees are 8-foot minimum from utility mains.

11. PROS (Joe Odrzywolski / 303-739-7147 / jodrzywo@auroragov.org / Comments in mauve)

Site Plan Comments

Sheet 0, C1.0

11A. Add standard PROS note: Parks, Recreation & Open Space Parks, recreation improvements, trails, and open space areas provided to satisfy land dedication requirements in accordance with approved development plans or provided by a metropolitan district or other appropriate jurisdiction or owners association in accordance with approved metropolitan district service plans shall be open to the general public.

11B. Need standard Department signature block.

Sheet 12, C1.12

11C. What exactly does this column represent? And why is it different from the last column showing the actual credited area?

11D. This total is 4.14. Please confirm.

11E. OS-4 is within PA-17 of the MP on the east side of Denali. How can this be counted with PA-8?

11F. Per MP, OS-4 is in PA-17.

Sheet 31, C3.2

11G. Label the slope in this area.

Sheet 33, C3.4

11H. Bring tract and grade text to the front.

Sheet 34, C3.5

11I. Label trail grade throughout linear park. Ensure max 5% grade.

Sheet 37, C3.8

11J. This sidewalk is very steep, almost 15%. It should be 5% max per PROS requirements or ADA compliant at minimum.

Sheet 84, L3.05

11K. This seems out of place to have a BBQ grill and picnic bench only a few feet from the street without any



buffer. Please relocate or remove it entirely.

11L. Some type of seating area or benches should be included in this area as a destination or rest area.
Sheet 85, L3.06

11M. Some type of seating area or benches should be added in this area as a destination or rest area.
Sheet 86, L3.07

11N. Provide a pedestrian connection from the parklet to the alley.
Sheet 89, L3.10

11O. Will this deck area be possible given that several 1' contours go through the site? Are walls needed?
Sheet 90, L3.11

11P. Ensure that planter boxes are outside of play equipment fall zones.
Sheet 105, L3.26

11Q. Spelling in clouded area.

Plat Comments

11R. Add standard PROS note: Parks, Recreation & Open Space Parks, recreation improvements, trails, and open space areas provided to satisfy land dedication requirements in accordance with approved development plans or provided by a metropolitan district or other appropriate jurisdiction or owners association in accordance with approved metropolitan district service plans shall be open to the general public.

12. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

12A. See the red line comments on the plat and site plan. Make sure the easements shown on the site plan match the size and configurations of the plat easements. Send in the separate documents shown on the first page of the plat.

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

13A. Public Service Company of Colorado's Right of Way & Permits Referral Desk advises the property owner/developer/contractor to continue working with the Designer assigned to the project for approval of design details for Windler Neighborhoods E and F, and the Right-of-Way Agent for any additional easements that may need to be acquired by separate document for new facilities.

13B. Please also 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-feet wide, 6-inches thick) with space for service truck access and plowing in snowy conditions with a minimum 5-foot clearance from any structure.

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

14A. The approved public art plan indicates that there is a potential public art site located within Planning Area 7. The site plan should address the intentions for this location. Will public art be located at this site? If so, what are the plans including timeline, budget, materials, and nature of the artwork? If not, what are the reasons why has this site been eliminated?

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

15A. Aurora Public Schools will apply the school land dedication requirement for the purposes of calculating cash-in-lieu of land 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 18-acre school site to be dedicated. Cash-in-lieu of land is required to serve high school-age students at a district located outside of Windler. In accordance with Section 4.3.18 of the Unified Development Ordinance, land value for cash-in-lieu will be based on fair market value of zoned land with infrastructure in place. Cash-in-lieu is due prior to plat recording. The obligation for Neighborhood E and F has been updated based on the change in the number of residential units.