

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



July 20, 2022

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

**Re: Initial 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 initial submission, which we started to process on June 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 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 August 4, 2022. There is an outstanding balance of \$42,724.00 for this submittal application fee. This balance must be paid prior to the acceptance of your second 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 is tentatively set for September 21, 2022. 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 303-739-7227 or [atibbs@auroragov.org](mailto: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\1707-19rev1



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- The larger block that contains the front-loaded single-family detached product type exceeds the maximum block length of 700' per Section 146-4.3.9.B of the Unified Development Ordinance (UDO), as well as the FRLO standards within the master plan. Though grading challenges may be present here, if a pedestrian passage or paseo (as outlined within the master plan) cannot be provided, an adjustment will need to be requested from the Planning and Zoning Commission. (Planning)
- The current location of the Mixed-Use Neighborhood (MU-N) District activity center is not conducive to commercial development. The corner of 53rd and Fultondale, 53rd and Harvest, or Fultondale and 55th are more appropriate locations for this use. (Planning)
- Cash-in-lieu for community parks will be due at the first site plan as well as community park development fees for each residential unit at building permits. This CIL fee should be paid for the entire development at the first site plan approval for ease of tracking. The fee would be based on recent land appraisals in the vicinity. (PROS)
- There are 2.80 acres of neighborhood parks generated by this development but not provided on-site. Please note where this acreage is being proposed so that it can be easily tracked. (PROS)
- 60' ROW does not meet COA criteria. This needs to be 64' ROW. (Public Works)
- Per Section 4.03.3 of the Roadway Manual, "At a street intersection where two streets slope down to the intersection, an inlet shall be placed on the through street's uphill point of curb return and on the intersecting street's uphill point of curb return." There are several intersections that require additional inlets; and typical grading sheets. (Public Works)
- Watermains need to be looped in redlined locations. (Aurora Water)
- The numbering of the Lots in the Blocks is concerning. The numbering should be in a consecutive and sequential manner. (Real Property)
- All Lots need to have access to the Street R.O.W., so there may be a need for an Access easement to be dedicated for this Lot access. (Real Property)
- If natural gas and electric are within the same trench, a 10-foot-wide utility easement is required, not to overlap any wet utility easement. Please 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. (Xcel Energy)

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. No public comments were received with this submittal. A neighborhood meeting will not be required at this time.

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

- 2A. There is an outstanding balance of \$42,764.00 for this application submittal. This fee must be paid prior to the acceptance of the application resubmittal.
- 2B. There are several variances from the public works standards included with the letter of introduction. The Planning Department does not process these, so please connect with the Public Works Department to ensure that these are being reviewed and considered.
- 2C. The Windler Public Art Plan indicates a planned installation of public art within the park in PA-7. Please provide more detailed information specific to the proposed artwork and location, a timeline for implementation, estimated budget for each piece, and any other information relevant to the installation of the public art to be included in this location.
- 2D. Review and revise the sheet numbering on the site plan and plat documents. The numbering is inconsistent, and in some cases, incorrect.
- 2E. Thank you for providing the executed mineral rights affidavit. The avigation easement for this site is being coordinated at the master plan level. This easement needs to be finalized and recorded prior to



development of this site.

### **3. Zoning and Subdivision Use Comments**

- 3A. The current location of the Mixed-Use Neighborhood (MU-N) District activity center is not conducive to commercial development. Administrative activity centers should be located at the intersection of two collectors or an arterial and a collector. Staff is willing to consider the local streets that are acting as collectors to suffice, but the proposed location does not meet this requirement. As noted in the pre-application meeting, the corner of 53<sup>rd</sup> and Fultondale, 53<sup>rd</sup> and Harvest, or Fultondale and 55<sup>th</sup> are more appropriate locations for this use.

### **4. Streets and Pedestrian Comments**

- 4A. Please provide street names for all proposed streets. Ensure that the names of each street are clearly labeled and consistent on all sheets within the site plan and plat.
- 4B. The larger block that contains the front-loaded single-family detached product type is exceeding the maximum block length of 700' per Section 146-4.3.9.B of the UDO, as well as the FRLO standards within the master plan. Though grading challenges may be present here, if a pedestrian passage or paseo (as outlined within the master plan) cannot be provided, an adjustment will need to be requested from the Planning and Zoning Commission.
- 4C. As previously mentioned in the pre-application, 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. For the purposes of this standard, staff would like to further the discussion of applying Fultondale, 52<sup>nd</sup>, 53<sup>rd</sup>, and 55<sup>th</sup> to meet this requirement. This issue should be further addressed and outlined in the master plan tabs and coordinated across departments.

### **5. Parking Comments**

- 5A. How will guest and delivery parking be provided for the SFA units that are fronting Harvest in PA-7? There will not be on-street parking accessible from Harvest and the street to the south is too close to the intersection to be useful. The street to the north has limited frontage as well.

### **6. Architectural and Urban Design Comments**

- 6A. The plan is inconsistent when identifying the product types for green court products. The single-family attached product is labeled as a green court for the same layout as the single-family detached. The pre-application responses indicate that all lots which are fronting an open space that is more than 20' will be classified as a green court. However, several of the single-family detached lots (4A) are fronting linear park along Fultondale and are not classified as green courts. Please clarify/correct.
- 6B. Identify dimensional standards for green courts. If this product type is meant to meet the same standards as the "non" green court types, please specify. Also, there are several houses fronting a "variable green court" which are outlined within Tab 10 Urban Design Standards of the Windler Master Plan. Dimension all variable green courts and demonstrate compliance with the standards in the master plan.
- 6C. Clarify the intent of the setback tables as they relate to the proposed lot layouts. It appears the alley-loaded single-family detached units all have the same setback requirements, just different lot sizes. Do the setback tables need to be repeated for each lot typical? Are the lot sizes meant to be minimum requirements? Please specify minimum requirements on the site plan document and ensure that all proposed lots on the plat comply with those standards.
- 6D. Address end unit lot sizes and building setbacks that are adjacent to open spaces and alleys. There are several lots proposed that don't meet the corner lot width requirement for these areas and interior lot standards may not be appropriate. Please identify these conditions in the setback tables and clarify the design standard for these lots. If they will not meet the corner lot width standard, then what (if any) additional width is required? Please consider that the master plan indicates corner/end units will be highlighted with supplemental architectural features that may need more room within the building envelope, and that separation from an alley may need to look and act like that of a street.
- 6E. Add an 800' buffer around all parks on sheet L0.32 to demonstrate compliance with the master plan



FRLO standards.

- 6F. Some of the park types are not meeting the park standards identified with each type in the master plan. Refer to redlined notes and Tab 10 of the master plan.

### **7. Signage, Fencing & Lighting Comments**

- 7A. Specify the material proposed for each fence type.
- 7B. The fence diagrams appear to show alley-loaded (rear) fencing going to the alley and beyond the rear plane of the garage/building. Is this correct? Please clarify. Please also check with public works to identify if a sight triangle requirement will apply to fencing on corner lots for the alley (a sight triangle is not identified on the plan).
- 7C. Address fencing requirements for “reverse corner lots” which are proposed throughout the site plan. An example of this situation is provided below for reference. The fencing typical should address how the side corner lot fence will transition to the front yard fence around the corner.



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

Cover Sheet-C1.0

- 8A. Add the landscape architects' contact information to the Design team.
- 8B. Make sure the sheet numbering is consistent throughout the plan set. The numbering should be cumulative. There appear to be 80 sheets.

Sheet C4.1 through Sheet C4.6

- 8C. Request to move water and sewer connections from front yards (which affect street tree locations) to rear yards or alleys.

Sheet L0.00

- 8D. Have consistent sheet numbering in the entire plan set. The other sheets have sheet X of X. That type of numbering should be carried through.
- 8E. Update the landscape notes to remove the reference to the previous landscape code.
- 8F. Remove the contractor notes from the Landscape Notes as the city does not review landscape construction drawings.

Sheet L0.10

- 8G. Label Buchanan Street.

Sheet L0.20

- 8H. Label Buchanan Street and Harvest Road.



Sheet L0.21

8I. Label Buchanan Street and Harvest Road.

Sheet L0.30

- 8J. The lot typicals should be to a scale. See examples from other projects provided. The examples provided are what is being expected for these lot typicals.
- 8K. How wide is the gravel band around the perimeter of the building?
- 8L. Provide a specific plant list. City staff needs to verify that the plant material selected will work given the size of the lots.
- 8M. Include a plant list with the sizes of plant material specified. What is considered a medium shrub? The plant list should be specific to what will ultimately fit in these lot typicals.
- 8N. Include a legend for what the circles mean.
- 8O. Include the approximate location of the utilities and driveways going to each lot and any easements. If fencing is proposed for any of the lots, please include that on the typicals.
- 8P. Include the streets, sidewalks etc. with these lot typicals.
- 8Q. Provide a sheet designating the lot types and then under each lot type category, provide a list of the expected plant material to be included in that lot type. See the example below on this page. The Residential Lot Typical Plan could be used for that purpose if modified. See Sheet C1.2.
- 8R. Update the notes provided in accordance with the review comments provided.
- 8S. Add "Not for Construction" to this sheet.
- 8T. All ornamental trees must be 2" at the time of installation.
- 8U. For the curbside landscape table, the calculations for the plant material along the streets should be further broken down by either east and west or north and south streets. i.e. Road 1 North, Road 1 South. The calculations are not cumulative for both sides of a street.
- 8V. Provide the exact number of trees that are being provided and not an average.

Sheet L0.31

8W. Label Buchanan Street and Harvest Road.

Sheet L0.32

8X. Label Buchanan Street.

Sheet L1.00

8Y. Label Buchanan Street.

Sheet L1.01

- 8Z. Update sizes for the specific trees indicated. These trees are being specified for Road 2 which acts like a collector. These should be 2.5."
- 8AA. Provide a table that documents the high, medium, and low water use areas by square footage and by the percentage of the overall landscape area for the entire development.

Sheet L1.10

- 8BB. Update the street name labeled as Street 3 to Buchanan Street.
- 8CC. Add a call-out and reference CN: 2022-6025 and 2022-3033-00 where indicated on the plan sheet.
- 8DD. Water and Sewer connections in front yards are impacting street trees. Can these utilities be placed in the alley?
- 8EE. Sewer connections in the front yards are impacting street trees. Can sewer be in rear yards or alley?
- 8FF. Add the following note to the street tree sheets: "The location of the street trees is approximate and will depend upon the ultimate location of the utilities to each lot."



Sheet L1.7

8GG. Add a call-out and reference CN: 2022-6025 and 2022-3033-00 where indicated on the plan sheet.

8HH. Change the PP2 to a deciduous canopy tree.

8II. Update the street name labeled as Street 3 to Buchanan Street.

8JJ. Sewer connections in the front yards are impacting street trees. Can sewer be in rear yards or alley?

Sheet L1.8

8KK. Add a call out and reference CN: 2022-6025 and 2022-3033-00 where indicated on the plan sheet.

8LL. Change the PP2 to a deciduous canopy tree.

8MM. Sewer connections in the front yards are impacting street trees. Can the sewer connections be in the rear yards?

Sheet L1.9

8NN. Water and Sewer connections in front yards are impacting street trees. Can these utilities be placed in the rear yards?

Sheet L1.10

8OO. Add a call-out and reference CN: 2022-6025 and 2022-3033-00 where indicated on the plan sheet.

8PP. Change the PP2 to a deciduous canopy tree.

Sheet L1.15

8QQ. Add a call out and reference CN: 2022-6025-00 and 2022-3033-00 where indicated on the plan sheet.

Sheet L1.16

8RR. Add a call out and reference CN: 2022-6025-00 and 2022-3033-00 where indicated on the plan sheet.

Sheet L2.00

8SS. Ensure that there is no more than 33% high water use sod. Per code, only 33% is permitted.

8TT. Ornamental grasses must not be greater than 40%.

8UU. Update the street name labeled as Street 3 to Buchanan Street.

Sheet L2.01

8VV. While the landscape for the development has been broken out into different aspects i.e. streets, parks, tracts, etc., just have one set of landscape notes for the entirety of the plan set. No contractor notes should be included because landscape construction drawings are not required nor reviewed and approved by city staff. Landscape notes should include the ones required by the Landscape Reference Manual, any of the other city departments, and specific notes pertaining to mulch treatments or special landscape treatments occurring within the overall development.

8WW. Update the plant schedule to include the plant abbreviations.

8XX. Update the title of the plant schedule to include "For Linear Parks on sheets X-XX to X-XX."

Sheet L2.10

8YY. If there is not a sheet to match, then do not include the line type symbology for all the applicable landscape sheets.

8ZZ. Update the street name labeled as Street 3 to Buchanan Street.

Sheets L2.11

8AAA. Label streets

8BBB. If there is not a sheet to match, then do not include the line type symbology for all the applicable landscape sheets.

8CCC. Add the following call-out: "Refer to CN 2022-6026-00 and 2022-3033-00."





Sheets L2.20

8DDD. Label streets.

8EEE. If there is not a sheet to match, then do not include the line type symbology for all the applicable landscape sheets.

8FFF. Add the following call-out: "Refer to CN 2022-6026-00 and 2022-3033-00."

Sheets L2.21

8GGG. Label Buchanan Street

8HHH. Please explain why Tracts A, H, M, and E are not shown on that sheet.

Sheet L3.01

8III. Please provide one set of Landscape Notes for the entirety of the plan set.

8JJJ. Ensure that there is no more than 33% high water use sod. Per code, only 33% is permitted.

Sheet L3.02

8KKK. Add the requirements per code; one tree per 4000 sf etc., for the trees and shrubs.

8LLL. Please explain why Tracts A, H, M, and E are not shown on that sheet.

**9. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

9A. 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**

**10. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

Cover Sheet

10A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

Sheet 7

10B. Add or confirm receiving ramps in redlined locations.

10C. Street 6 is not a standard ROW section.

10D. Add a note that the street light locations are conceptual. Final street light locations will be determined by photometric analysis submitted with the street lighting plan in the civil plan submittal.

Sheet 8

10E. Min 250' centerline radius is required.

10F. 60' ROW does not meet COA criteria. This needs to be 64' ROW.

Sheet 9

10G. 60' ROW does not meet COA criteria. This needs to be 64' ROW.

10H. Receiving ramp is required at the intersection of North Drive and H Street.

Sheet 10

10I. Receiving ramp is required at the intersection of Street 7 and North Drive.

10J. 60' ROW does not meet COA criteria. This needs to be 64' ROW.

Sheet 11

10K. Receiving ramp is required at the intersection of Street 1 and Elk Street.

10L. 60' ROW does not meet COA criteria. This needs to be 64' ROW.

Sheet 12

10M. Street 1 is not a standard street section.

Sheet 15

10N. It is not recommended that street slopes are less than 0.8%, typical.



- 10O. Per Section 4.03.3 of the Roadway Manual, "At a street intersection where two streets slope down to the intersection, an inlet shall be placed on the through street's uphill point of curb return and on the intersecting street's uphill point of curb return." There are several intersections that require additional inlets, typical grading sheets.
- 10P. Label slopes in all tracts. A minimum 2% slope for all non-paved areas, typical.
- 10Q. Review intersection slope requirements based on Figure 4.05.4.4. There are many intersections with slopes that exceed 3%.
- 10R. Add a note indicating if the storm sewer system is public or private and who will maintain it.
- Sheet 22
- 10S. Add a note indicating if the storm sewer system is public or private and who will maintain it.

**11. Traffic Engineering** (Steve Gomez / 303-739-7336 / [sgomez@auroragov.org](mailto:sgomez@auroragov.org) / Comments in amber)

Sheet 6

- 11A. Label all access points as full movement, right-in/right-out, etc.
- 11B. Add street names.

Sheet 7-10

- 11C. Call-out STOP signs in redlined locations. Provide STOP sign and sight triangles, per COA TE-13, at all alley approaches that intersect with public ROW. typ.
- 11D. Provide curb ramps at all alleys that cross sidewalks, typ. Refer to redlined locations on plans.
- 11E. Verify minimum 75' spacing between Alley B and H Street.
- 11F. Move light pole to add ped ramp on sheet 10.

Sheet 11

- 11G. Legs should be perpendicular +/- 5 degrees.

Traffic Memo

- 11H. The Windler MTIS is still under review and has not been approved. This traffic study may need to be updated pending approval of the MTIS.
- 11I. The memo needs to be stamped/signed by a P.E.
- 11J. See comments throughout the report.

**12. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

Sheet 1 of 80 / Cover

- 12A. See comments to update site data block.

Sheet 2 of 80 / Notes

- 12B. See comments to remove and add notes.
- 12C. See implementation plan comments and table.

Sheet 3 of 80 / Site

- 12D. See note for phasing plan.

Sheet 5 of 80 / Site

- 12E. See updated fire lane sign details and notes for spacing.

Sheet 22 of 80 / Utility

- 12F. See comment for fire hydrant spacing internal to the site.
- 12G. Show fire hydrants abutting this site.

Sheet 28 of 80 / Fire Access

- 12H. See comments for fire lane widths and turning radii.





- 12I. See comment for updated fire lane sign spacing.
- 12J. See updated aerial fire apparatus details for auto-turn.
- 12K. See updated street labels; fire lane and street right-of-way.
- 12L. Contact Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) for easement concerns. (Fire Lane Easements)

Sheet 33 of 80 / Mail Box

- 12M. See multiple comments for mail kiosk locations.

Plat sheet 6 of 21 / Plat

- 12N. See comments for fire lane easement and turning radii.

**13. Aurora Water** (Casey Ballard / 303-739-7490 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

Sheet 22

- 13A. Inlets that only serve private alleys are to be labeled as private up to the next manhole that conveys public or mixed flows.
- 13B. Easements are needed for redlined meters.
- 13C. Provide typical lot layout showing utility service layout.
- 13D. Please consider having some services come from the alley to allow for the landscaping requirements.
- 13E. All water meters require easements. See Section 5.04.

Sheet 23

- 13F. Easements are only needed for meters.
- 13G. Connect water main as redlined.
- 13H. Have these meters come from the public road to avoid navigating around the manhole.
- 13I. Access is needed to all manholes.
- 13J. Please loop the main in redlined location.

Sheet 24

- 13K. Main needs to be looped in redlined location.
- 13L. Access is needed to all manholes.
- 13M. Easement is required for water blowoff in Tract J.

Sheet 25

- 13N. Easement is needed where utilities are outside of public ROW.

Sheet 26

- 13O. All meters require easements.
- 13P. Easements are required for the hydrant.
- 13Q. Provide water loops to provide redundancy.
- 13R. Blowoff needed at the end of Alley D.

Sheet 27

- 13S. Easement is needed for all public utility mains.
- 13T. Blowoff needed at the end of alley H.
- 13U. Area inlets serving private alleys are private. An easement will be required so that the metro district can access the private owners' property and maintain their line. Advisory: This will make building on the lot difficult.
- 13V. Expand area shown to include all points of connection for utilities. For mains that are installed as part of another project, screen the utility and include information as to what application or plan those utilities are from. Typical for all utility sheets.
- 13W. Easements are needed for all meters.
- 13X. What is the lot easement width? Total width needed for 2 utilities is 26-feet.



Sheet L1.14

- 13Y. Items such as retaining walls, benches, and fences require a license agreement within the utility easement. Retaining walls are not allowed to run parallel within the utility easement.

**14. PROS** (Alex Grimsman / 303-739-7154 / [agrimisma@auroragov.org](mailto:agrimisma@auroragov.org) / Comments in mauve)

Major Comments:

- 14A. Cash-in-lieu for community parks will be due at the first site plan as well as community park development fees for each residential unit at building permits. This CIL fee should be paid for the entire development at the first site plan approval for ease of tracking. The fee would be based on recent land appraisals in the vicinity.
- 14B. There are 2.80 acres of neighborhood parks generated by this development but not provided on-site. Please note where this acreage is being proposed so it can be easily tracked.

Sheet 17

- 14C. Tract is incorrectly labeled based on the tracking sheet. Make sure all tracts are correctly labeled.
- 14D. Tract has increased slope, please ensure that no tracts requesting open space credit are exceeding 4:1 slope.

Sheet 19

- 14E. Tract B has a significant slope. Please ensure the area is meeting 4:1 requirement. Also, show the proposed sidewalks to ensure compliance with ADA standards and PROS manual.

Sheet L0.32

- 14F. Include within the tracking table the requirements/proposed elements per the master plan. The master plan calls-out specific buffer and amenities noted in the Land Use Tab – it would be helpful to have this information provided in one area for ease of review.

Sheet L1.13

- 14G. The enhanced park connector is not labeled. How is this enhanced in this area? The enhanced park connector within PA-8 is a wide, landscaped area with amenities. Consider providing that here.

Sheet L2.10

- 14H. Additional benches/tables/seating should be provided closer to the play area for parents watching children – especially with how close this is to the ROW.

Sheet L3.02

- 14I. Call-out Tract P. Was this intentionally left out?

Sheet L3.03

- 14J. Provide additional seating options closer to the activity areas within the park.

Sheet L3.04

- 14K. The concrete walk seems to just end? Does this go anywhere?

Sheet L3.06

- 14L. This park area is not providing any amenity. To receive credit- it would need to provide something, benches, tables, trail connections, etc.

Sheet L3.07

- 14M. Again – provide benches closer to the activity areas within the park spaces.



Sheet L3.10

14N. Benches for parents watching children.

14O. Provide lighting within park space for security.

**15. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 15A. Send in the separate documents needed for the review of the plat. These are listed on the first page of the plat.
- 15B. The main concern is the numbering of the Lots in the Blocks. The numbering should be in a consecutive and sequential manner. I have highlighted the Lots that need changes.
- 15C. Make sure the Lots, Blocks, Tracts, and easements are labeled and show dimensions that match between the plat and site plan.
- 15D. All Lots need to have access to the Street R.O.W., so there may be a need for an Access easement to be dedicated for this Lot access.
- 15E. The centerline monuments need to be placed on the Road R.O.W. and added to the legend describing the size and type of monuments to be set after the construction of the road.
- 15F. As a reminder: No portion of any structure (gutter, eaves, overhang, foundation, footers, window wells, etc.) can encroach into an easement or Right of Way.
- 15G. Change the R.O.W., Lot, Tract lines to solid/continuous lines and add the line types to the Legend.

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

- 16A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined there are conflicts with Windler Neighborhoods E and F. It is unclear where the natural gas and electric distribution facilities will be located in a number of lots.
- 16B. There are many lots with 10-foot-wide utility easements, will the natural gas and electric distribution facilities collocate in these areas?
- 16C. What are the 1.5-foot-wide utility easements for? That is not enough space for either gas or electric distribution facilities.
- 16D. Please be aware of these easement needs:
  - 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.
- 16F. If natural gas and electric are within the same trench, a 10-foot-wide utility easement is required, not to overlap any wet utility easement
- 16G. 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.
- 16H. PSCo requests that tracts are dedicated for utility use, or if that is not possible, that 10-foot-wide utility easements are dedicated along the public rights-of-way within the tracts.
- 16I. The property owner/developer/contractor must complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.
- 16J. Additional easements may need to be acquired by separate document for new facilities (i.e. transformers) – be sure to contact the Designer and request that they connect with a Right-of-Way and Permits Agent in this event.
- 16K. Comment response requested.

**17. Aurora Public Schools** (Josh Hensley / 303-365-7812 / [jdhensley@aurorak12.org](mailto:jdhensley@aurorak12.org))

- 17A. Based on the land use plan in the Windler Zoning Map Amendment and Master Plan application, the total school land dedication requirement is approximately 40 acres. As part of the Master Plan



application process, Aurora Public Schools responded that the school district requires an 18-acre school site to serve the future residents of the Windler community.

- 17B. 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 location 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.



**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

July 1, 2022

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

Attn: Daniel Osoba

**Re: Windler Neighborhoods E and F, Case # DA-1707-19**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined there are **conflicts** with **Windler Neighborhoods E and F**. It is unclear where the natural gas and electric distribution facilities will be located in a number of lots.

There are many lots with 10-foot-wide utility easements, will the natural gas and electric distribution facilities collocate in these areas?

What are the 1.5-foot-wide utility easements for? That is not enough space for either gas or electric distribution facilities.

Please be aware of these easement needs:

- 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 trench, a 10-foot-wide utility easement 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

PSCo requests that tracts are dedicated for utility use, or if that is not possible, that 10-foot-wide utility easements are dedicated along the public rights-of-way within the tracts.

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

Additional easements may need to be acquired by separate document for new facilities (i.e. transformers) – be sure to contact the Designer and request that they connect with a Right-of-Way and Permits Agent in this event.

Comment response requested.

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)

# AURORA PUBLIC SCHOOLS - STUDENT YIELD

6/21/2022

## Windler Neighborhoods E and F (DA-1707-19) - 1st Submittal

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	166	0.7	116
MF-LOW	186	0.3	56
MF-HIGH		0.145	0
<b>TOTAL</b>	<b>352</b>		<b>172</b>

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	56	0.16	27	83	0.2	33	116
MF-LOW	0.17	32	0.08	15	47	0.05	9	56
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
<b>TOTAL</b>		<b>88</b>		<b>41</b>	<b>130</b>		<b>43</b>	<b>172</b>

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	88	0.0175	1.5411
MIDDLE	41	0.025	1.0360
HIGH	43	0.032	1.3600
<b>TOTAL</b>	<b>172</b>		<b>3.9371</b>

## Windler Tracking - 6/21/2022

### Filing

Neighborhood C (DA-1707-14)

Neighborhoods E and F (DA-1707-19)

### Total

SFD	MFL	MFH	Total Units	K-8	HS	Total Yield	Dedication Requirement	Status
108	193		301	102	31	133	3.0348	1st Submittal
166	186		352	130	43	173	3.9371	1st Submittal
<b>274</b>	<b>379</b>	<b>0</b>	<b>653</b>	<b>232</b>	<b>74</b>	<b>306</b>	<b>6.9719</b>	