



June 5, 2024

Mr. Chris Fellows
 Windler Public Improvement Authority
 9155 E. Nicholls Ave, Suite 360
 Greenwood Village, CO 80112

**RE: Windler – Neighborhood P (PA-25) Traffic Conformance
 FHU Project No. 122259-01**

Dear Mr. Fellows:

Felsburg Holt & Ullevig (FHU) prepared a traffic impact study for the Windler Homestead development in July 2023. That report used the Institute of Transportation Engineers’ (ITE) publication *Trip Generation Manual, 11th Edition* (2021) to forecast vehicle-trips based on the land use types and sizes. Within that report PA-25 illustrated in **Figure I** was contemplated as 276 single family detached homes. PA-25 is part of Neighborhood P and is located south of 44th Place between Tibet Road and Wenatchee Steet. The PA-25 parcel is currently being contemplated as 136 single family detached homes, 84 single family attached homes for a total of 220 total homes.

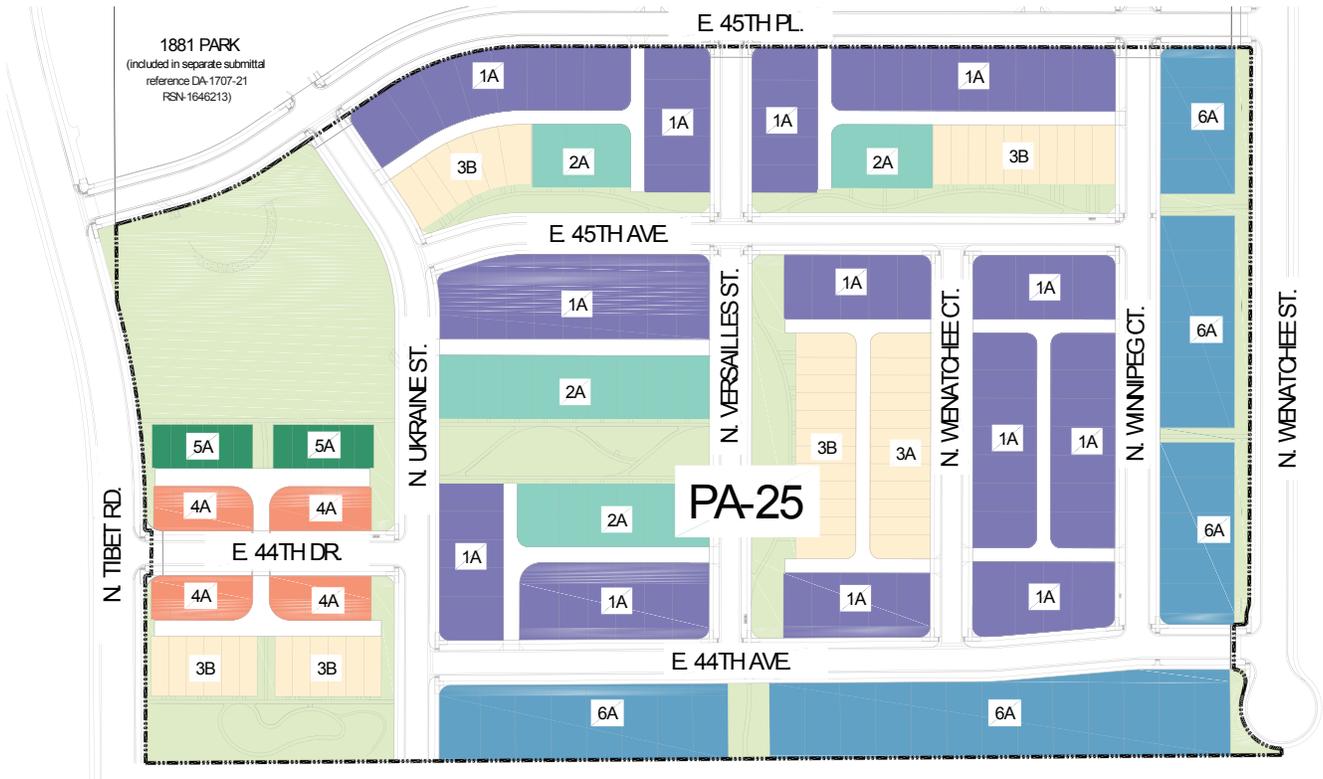
The currently proposed site has also been analyzed using the ITE *Trip Generation Manual, 11th Edition* (2021) as it remains the most current publication. **Table I** shows the equation and rates utilized in this analysis. **Table 2** shows the estimated trip generation for the current proposed site and a comparison to what was projected in the Windler Homestead Master TIS from July 2023.

Table I. ITE Trip Generation Rates and Equations

Land Use	ITE Code	Unit	Daily	Peak	Equations & Rates	Distributions	
						In	Out
Single-family Detached Housing	210	DU	$\ln(T)=0.92*\ln(X)+2.68$	AM	$\ln(T)=0.91*\ln(T)+0.12$	26%	74%
				PM	$\ln(T)=0.94*\ln(X)+0.27$	63%	37%
Single-family Attached Housing	215	DU	$T=7.62*X-50.48$	AM	$T=0.52*X-5.7$	25%	75%
				PM	$T=0.60*X-3.93$	59%	41%

DU = Dwelling Units

FRLO4 PLANNING AREA-25 HOUSING TYPES



HOUSING TYPES

-  1 - SINGLE FAMILY DETACHED, ALLEY LOADED
1A, 40' x 90'
-  2 - SINGLE FAMILY DETACHED, GREEN COURT
2A, 40' x 90'
-  3 - SINGLE FAMILY ATTACHED, PAIRED HOME
3A, 25' x 85'
3B, 25' x 85' (GREEN COURT)
-  4 - SINGLE FAMILY ATTACHED, 3-STORY TOWNHOUSE, ALLEY LOADED
4A, 22' x 62'
-  5 - SINGLE FAMILY ATTACHED, 3-STORY TOWNHOUSE, GREEN COURT
5A, 22' x 62'
-  6 - SINGLE FAMILY DETACHED, FRONT LOADED
6A, 50' x 105'



Table 2. Windler Village North Neighborhood Trip Generation

Land Use (Trip Generation Category)	Quantity	Daily Vehicle Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Current Neighborhood P (PA-25) Proposal								
Single Family Detached (#210)	136 DUs	1,339	25	74	99	84	49	133
Single Family Attached (#215)	84 DUs	590	9	29	38	27	19	46
Subtotal		1,929	34	103	137	111	68	179
2023 Windler Master TIS								
PA-25 Single Family Detached (#210)	276 DUs	2,568	47	141	188	163	95	258
Subtotal		2,568	47	141	188	163	95	258
Change from Previous Plan		-639	-13	-38	-51	-52	-27	-79
Percent Change		-24.9%	--	--	-27.1%	--	--	-30.6%

The comparison of trip generation indicates a decrease of 51 and 79 trips during the AM and PM peak hour respectively. These correspond to percentage decreases of 27.1 and 30.6 in those peak hours.

Conclusions

The study resulted in the following conclusions:

- The newly proposed Neighborhood P (PA-25) site within Windler Homestead generates significantly less traffic as compared to the values analyzed in the master TIS. These decreases are approximately 640 daily trips and 50 and 80 trips in the AM and PM peak hours respectively. This equates to a roughly 25 percent decrease in daily traffic and approximately 30 percent during the peak hours.
- It is not anticipated that any additional off-site roadway improvements will be needed, and that the Neighborhood P (PA-25) plan is in conformance with the previously assessed land use plan from the July 2023 Master TIS.

Please let me know if you have any questions about this letter or need any additional information.

Philip Dunham, PE, PTOE
 Transportation Engineer

MEETING MINUTES

Date: August 23, 2023

Re: Intersection Design within City of Aurora

Attendees: City of Aurora: Haley Busch Johansen, Kurt Patrick
Westwood: Alina Randall, Tom Odle, Tanner Shaw

Author: Alina Randall

This meeting was set up to specifically discuss some of the comments received on the Windler Neighborhood C Preliminary Drainage Report (DA-1707-14). The outcomes of this meeting are written below and have been reviewed and agreed upon by all participants of the meeting. These will be applied to all new projects within City of Aurora.

1. The City of Aurora is more receptive to the use of cross pans to convey stormwater across intersections of local roadways.
 - a. This should reduce the number of inlets required at intersections.
 - b. Cross pans will be allowed for all local road intersection regardless of if there is storm pipe in the area.
 - i. This is not consistent with the current City of Aurora Storm Drainage Criteria 2010, section 6.53 (Section 6.3.3.2 in Storm Drainage Manual Update 2023).
2. Minor flow conveyed across an intersection via cross pan shall remain entirely within the cross pan.
3. Cross pans should be avoided at arterial streets and large volume collector streets. Cross pans may be placed at local streets but should not be across the thru street.
4. Pending special circumstances, spill curb may need to be placed along the upstream side of warped roadways if a cross pan cannot be placed. This will likely be the case at the intersection of Flat Rock and 54th Avenue since that is a low point of the site (DA-1707-14).
5. Per section 4.03.3 of the Roadway Manual 2023, if a storm inlet is required, it should be placed upstream of any proposed warping.
6. When warping an intersection, the engineer will modify and likely superelevate the non-thru street so that the cross slope of that street matches the longitudinal slope of the thru street.
 - a. This is a different interpretation of the Roadway Manual than has been used in previous years, although the wording of the code regarding this matter hasn't changed.

MEMO

Date: September 13, 2023

Re: Coordination of utilities within the alleys at City of Aurora

Author: Alina Randall

Chris,

As noted below, we have been coordinating with the City of Aurora on alley design for the past year. Below, please find a timeline of our coordination with the City on the design of alleys and their utilities:

9/15/2022 – Painted Prairie Field Tour

Agenda included: alleys, fencing, front yard landscaping, retrofitting, water reduction. Attendees included representatives of City of Aurora, Painted Prairie Owner, Westwood Professional Services, Civitas.

See attached summary for a full attendance list and summary.

3/29/2023 – Painted Prairie presented the “Alleys” vision book to City of Aurora staff at COA Summit Meeting. This book included proposed alley widths and layouts for a 16ft, 20ft, and 23ft wide alley including utility layouts. Digital and hard copies were distributed.

5/30/2023 – Teams meeting to discuss alley and utility layout. Existing alley designs at Painted Prairie were reviewed. Vern and his maintenance team plan to visit alleys in person to determine next steps and what they are comfortable with from a design perspective.

Attendees: Vern Adam, Chris Fellows, Steven Durian, Jacob Cox, Alina Randall

6/28/2023 – Meeting to discuss alley design and utility layout. See attached summary email from this meeting.

Attendees: Vern Adam, Chris Fellows, Kelly Walls, Tom Odle, Kevin Yoshida, Alina Randall, Sarah Kolz

7/31/2023 – Westwood sent out alley exhibits based on 6/28/23 meeting.

8/02/2023 – Alley exhibits discussed at COA Summit Meeting. Vern commented that his team was not comfortable with a 16ft wide alley with a water main. A 20ft wide alley was preferred.

8/15/2023 – Westwood updated alley exhibits to show a 20ft wide alley when only a watermain is being installed. These final exhibits are attached here for reference.

8/17/2023 – Windler team received comments on Windler Neighborhood C as noted below:

14. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

Site Plan Comments

Sheet 14

- 14A. Include the typical easement information to ensure there are no structural encroachments. This includes foundation, roof overhangs, 2nd floor bump outs, etc.
- 14E. Provide typical layout information for the meters in alleys and their easements.
- 14F. If there is space for the water meter to be fully on the home owners property it should be. Meters and their service line should be fully on the property it is serving whenever possible.

16. Real Property (Roger Nelson / 720-587-2657/ ronelson@auroragov.org / Comments in magenta)

Site Plan & Plat Comments

- 16A. See the Advisory Comments on the first page of the plat. Check the names of the easements on both documents. Confirm these names with Aurora Water and Fire/Life Safety Departments. There is a statement on the Site Plan saying that the eaves may encroach into the Water easements for the Water meters. This is not allowed (refer to the Site Plan checklist and the Subdivision Plat Checklist.)
- 16B. See the other comments on the plat and site plan.

8/21/2023 – Westwood asked Vern to confirm that there is not an issue with the eaves encroaching into the water easements as previously discussed.

8/22/2023 – Vern discussed with Real Properties (Darren Akrie) and concluded that eaves would not be allowed to encroach into the water easements. On a telephone call with Alina Randall, Vern concluded that easements could be trimmed to avoid this conflict, but he requested that a note be added to the site plan allowing Aurora Water to access this space for maintenance.

8/30/2023 – This issue with the eaves encroaching into the water easements was discussed during the Windler Summit Meeting. Darren Akrie and Haley Johansen were both present at the meeting. Darren stated that he was OK to have the encroachment if the City Engineer, Haley, was OK with it. Haley stated that she was OK with it as long as Vern Adam was OK with it. The Westwood design team will implement the design with the eave encroachment on the Windler project moving forward.

9/12/2023 – The following note will be added to the Site, Plat, and Construction plans when this easement variance is requested:

Roof Overhangs, gutters, eaves and downspouts, each extending no more than 18-inches measured perpendicular from the exterior face of the outside wall to the furthest edge of the projection and 12-foot minimum measured parallel to the exterior face of the outside wall from the furthest edge of the projection to the finished grade; shall be allowed to protrude into vertical extension of easement on all alley facing walls. This is a variance to standard site plan note number 15 and by review and approval of these site or construction plans the City recognizes and accepts the terms and conditions of this note.

9/13/2023 – The above note was discussed at the Aurora Summit Meeting. Haley Johansen, Vern Adam, and Darren Akrie were in agreement with the note.

PAINTED PRAIRIE SITE TOUR RECAP

Draft, 2/21/2023

The Painted Prairie development is the result of years of design vision, establishment and application of strong planning principles, along with hard work. The City of Aurora (COA) has been an active participant in the process by which Painted Prairie has come in to reality. With that said, some newer City Staff was not privy to the discussions and decisions made previously. To recap those decisions and to bring everyone up to date, Chris Fellows led an onsite Site Tour of the project and September 8, 2022, to see first-hand the successes that has given Painted Prairie national attention within the planning and development community.

The Site Tour was attended by 22 COA representatives from many different departments including Office of Development Assistance (ODA), Public Works, Aurora Water, Planning and Parks, Recreation and Open Space (PROS). Please refer to the full attendance list at the end of this document.

The intent of the Site Tour was to show the successes across the Painted Prairie site as well as discuss the challenges developing in the COA. High quality yet affordable communities are a central goal of *Aurora Places*, the City's Comprehensive Plan. Yet as denser development patterns sometimes conflict with development standards that have succeeded in the past. For this reason, several main topics were discussed.

1. **Streets:** Narrow streets are desired, as they build community, promote slower driving speeds and increase safety, are more cost-effective, are time-tested, and tend to elevate property values.
 - Solutions:
 - i. Work with COA Staff to develop flexibility in street sections applicable to specific developments. This is currently done through the approved Final Development Plan, yet Engineering Staff does not recognize street sections that don't match COA engineering standards. City leadership should clarify this with departmental leaders.
2. **Alleys:** As with streets, narrow is better, with 16' wide alleys most desirable. Narrow alleys complement great streets by moving garage access and, where possible, utilities off the street. Properly-scaled alleys can become community gathering spaces, as has been seen across the Central Park (formerly Stapleton) development. While alleys serve an important purpose in community design, the result of accommodation for utilities and rear building setbacks create ever-wider alley sections. Additionally, pending changes in the City's Engineering Standards may require greater capture of stormwater, potentially widening the paved section to an even greater degree. At a certain point, alleys will cease to be financially viable and all garages would once again be front-loaded.
 - Solutions:
 - i. Work with City to remove the now-optional requirement in the 2023 Roadway Standards to provide 6" of additional stormwater freeboard within alleys.
 - ii. Reduce paved widths wherever possible: 16' with none or one utility, 20' with two utilities, 23' where fire access is needed.
 - iii. Develop guidelines for driveway lengths from alley to garage, which currently requires driveways to be <3' or more than 20' to minimize parking along alleys where vehicles intrude into an alley tract. City to consider the oversight and policing of neighborhoods by HOAs, which have the authority to patrol and ticket offending vehicles.

3. **Utilities** drive many aspects of community planning and design, and impact the visual quality of neighborhoods in sometimes unexpected ways. Utility separation requirements were discussed on the Site Tour, as these can dramatically increase alley widths when utilities are present. Water meter requirements become increasingly difficult to accommodate as they must be in unpaved areas, creating problems in tighter, more urban lots.
 - Solutions:
 - i. Work with City and utilities to, at best, reduce utility easement dimensions but, at least, do not allow increases in current easement dimensions.
 1. Water meter easements from 6'x6' to 3'x3'.
 2. Work to reduce wet utility easements where possible.
4. **Fences** are an important part of the community, needed to control access to private property and to provide privacy to residents. They're also a common visual feature across Painted Prairie. Several issues related to this topic were discussed, including the function and locations of 5' privacy fencing versus demarcation fencing, as well as consistency of fencing styles and the importance of landscape to soften fence visuals.
 - Solutions:
 - i. Amend the Painted Prairie Design Guidelines to address the issues identified. *Note: This update is currently underway with the City.*
 - ii. Utilize privacy fencing on sideyards, as 36" demarcation fences do not provide adequate privacy for homeowners.
5. **Front Yard Landscapes**, the areas between back of sidewalks and the residence are governed by COA's Unified Development Ordinance (UDO) and the Painted Prairie Design Guidelines. Both documents require 2 or more trees on each lot. The result of such requirements are over-planted front yards, especially on smaller lots common to developments such as Painted Prairie. An excess of trees ultimately create issues when mature trees damage adjacent residences and/or becoming horticulturally unhealthy due to the trees' close proximity to one another.
 - Solutions
 - i. Work with COA Staff to identify needed revisions to the UDO and Painted Prairie Master Plan to eliminate front yard trees with the exception of corner lots and lots with adequate space for a tree. *Note: Civitas has produced a guidance document illustrating where front yard trees should not be planted.*
6. **Curbside Landscapes** help to create livable streets by reducing the visual impact of the total paved width of a street and adjacent sidewalks, allow shade-producing trees near the street and can increase property values. Landscape treatments within curbside landscapes were discussed, with a desire to utilize xeric plantings to the greatest degree possible.
 - Solutions:
 - i. Work with COA Staff to allow xeric landscape treatments within curbside landscapes. *Note: Civitas has developed guidelines that would allow residents to convert bluegrass to xeric plantings within the curbside landscape area.*

Attendance List

Name	Attendee Status
Aja Tibbs	Attended
Alina Randall	Attended
Barney Fix	Did not attend
Brandon Cammarata	Attended
Cesarina Dancy	Did not attend
Craig Vickers	Attended
Diana Denwood	Attended
Haley Johansen	Attended
Jacob Cox	Attended
Jason Batchelor	Did not attend
Jeannine Rustad	Attended
Katie Cooley	Attended
Kelly Bish	Attended
Kevin Yoshida	Attended
Laura Perry	Unknown
Mark Naylor	Attended
Sara Young	Did not attend
Sarah Kolz	Did not attend
Sarah Wile	Did not attend
Tim York	Unknown
Vern Adam	Did not attend
Victor Rachael	Did not attend

Alina Randall

From: Mark Naylor <mnaylor@civitasinc.com>
Sent: Wednesday, March 29, 2023 6:15 PM
To: jrustad@auroragov.org; Cox, Jacob
Cc: Chris Fellows; cschuetter@lifeatpaintedprairie.com; Kevin Yoshida (kevin@ideate.design); Craig Vickers; Kelly Walls; Nick Fish
Subject: Painted Prairie Books: Alleys, Curbside Xeric Landscapes, Front Yard Trees

Hi Jeannine and Jacob. As requested during this afternoon's Summit, here is a link to pdfs of the Alleys, Curbside Xeric Landscapes, Front Yard Trees reports. <https://we.tl/t-fjiKI7qq8P> Please let me know if you have any problems with the download. We look forward to discussing these with you in the near future.

Thanks,

CIVI
TAS

MARK NAYLOR
LANDSCAPE ARCHITECT
O. 303.571.0053 x165
M. 303.715.8732



Alina Randall

From: Alina Randall
Sent: Friday, June 30, 2023 12:22 PM
To: Adam, Vern; Chris Fellows; Kelly Walls; Tom Odle; Kevin Yoshida
Cc: Sarah Kolz
Subject: RE: PP/Windler Alley & Utility Design
Attachments: 2023.06.29 Alley Cross Section.pdf

Happy Friday all,

This is a follow up to recap what we discussed and confirm the path forward for alley loaded products at City of Aurora. There were 2 options discussed: water meters off the alley or water meters in the green court. Because the green court option limits the ability for planting and is difficult to coordinate with lead walks (front door locations are not known during design), I will not be focusing on this.

Water Meters off Alley within a 5ft Wide Easement – 2 options. Please also see attached sketch for visual.

Vern, we are working to get several Neighborhoods at Windler submitted in the next few weeks. We'd love some direction on how to best show easements and water meters in the alleys as soon as possible. Please review and let me know if we need a follow up discussion or a meeting with all of us and Real Properties to review easements and building overhangs.

Option A – 5ft Wide Easement with Building Overhangs

- Provides a consistent 5ft wide easement along alley for water meter and utility maintenance
- Fencing will not be allowed within easement
- Building cantilevers/overhangs/etc will be allowed to cross over easement
 - This should be confirmed with Real Properties
- Water meters will have 2ft clear from lid to pavement edge

Option B – 5ft Wide Easement at Water Meter Locations Only

- Provides a consistent 3ft wide easement along alley for utility maintenance
- An additional 2ft (5ft total width) will be provided at water meter location, 6ft wide to limit overhang encroachment
- Fencing is planned to be in line with garage face at 5ft setback
- Most building cantilevers/overhangs/etc will not cross over easement
 - Attached product roof layout needs to be confirmed
- Water meters will have 2ft clear from lid to pavement edge

Thanks,

Alina Randall, PE

Project Manager

alina.randall@westwoodps.com

Licensed in CO, IL

direct (720) 249-3541
main (720)-482-9526
cell (720) 485-7931

Westwood

10333 E. Dry Creek Road, Suite 400
Englewood, CO 80112

-----Original Appointment-----

From: Alina Randall

Sent: Thursday, June 22, 2023 1:32 PM

To: Alina Randall; Adam, Vern; Christopher H. Fellows; Kelly Walls; Tom Odle; Kevin Yoshida

Cc: Sarah Kolz

Subject: PP/Windler Alley & Utility Design

When: Wednesday, June 28, 2023 4:00 PM-5:00 PM (UTC-07:00) Mountain Time (US & Canada).

Where: Rocky Mountain Conference Room, 3rd floor, Aurora Water Administration, City of Aurora

All,

I'm keeping the Teams link, we will also be meeting in person for all who can attend at City of Aurora.

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 271 272 691 602

Passcode: 7gB7fT

[Download Teams](#) | [Join on the web](#)

Join with a video conferencing device

176369151@teams.bjn.vc

Video Conference ID: 116 817 072 5

[Alternate VTC instructions](#)

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Alina Randall

From: Alina Randall
Sent: Monday, July 31, 2023 3:22 PM
To: Cox, Jacob; Adam, Vern; Dancy, Cesarina
Cc: Chris Fellows; Tom Odle; Karl Knapp; Ballard, Casey
Subject: Utility Easement at Alleys
Attachments: 2023.07.31 Alley Exhibits with Utility Easemens.pdf

Hello Vern/Jacob,

Per our recent discussions about water meters in the alleys, we have prepared the attached sketches. We look forward to confirming these at the Summit Meeting Wednesday. I will plan to bring a few hard copies for discussion. I will drop this in the Teams Chat as well if I can find it.

Thanks,

Alina Randall, PE

Project Manager

alina.randall@westwoodps.com

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Alina Randall

From: Adam, Vern <Vadam@auroragov.org>
Sent: Tuesday, August 22, 2023 10:12 AM
To: Alina Randall; Cox, Jacob; Dancy, Cesarina
Cc: Chris Fellows; Tom Odle; Karl Knapp; Ballard, Casey; Kelly Walls
Subject: RE: Utility Easement at Alleys

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Alina,

I just spoke with Real Properties Division. They will require that the dedication of the easement reflect the omission of the pocket utility easement where the encroachment occurs. I was mistaken that the encroachment can occur without the benefit of this deletion. I would also ask a note is provided on the site plan that the lot owner recognizes our ability to enter the space to operate and maintain the space deleted.

*Vernon A. Adam, PE
Deputy Director Engineering Services
Aurora Water Department
15151 E. Alameda Parkway, Suite 3600
Aurora, CO 80012
Office: 720-859-4324
Cell: 303-549-7909
Out of Office Dates: August 4th*



From: Alina Randall <Alina.Randall@westwoodps.com>
Sent: Monday, August 21, 2023 3:38 PM
To: Cox, Jacob <jcox@auroragov.org>; Adam, Vern <Vadam@auroragov.org>; Dancy, Cesarina <cdancy@auroragov.org>
Cc: Chris Fellows <chris@fellowscos.com>; Tom Odle <Tom.Odle@westwoodps.com>; Karl Knapp <Karl.Knapp@westwoodps.com>; Ballard, Casey <cballard@auroragov.org>; Kelly Walls <kwalls@civitasinc.com>
Subject: RE: Utility Easement at Alleys

Hi Vern,

We have received review comments on DA-1707-14 and there are a few comments concerning roof overhangs protruding into the alley easements as noted below. We had discussed this during our work session at the end of June and I believe we determined that it was OK to have some overlap. This is what we show in the current Alley Exhibits that we've been working through. Can you confirm how we should proceed? Are we OK to assume the attached alley utility document is approved by the City of Aurora or do we need to discuss further? Please let me know so we can keep these Windler projects moving.

14. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

Site Plan Comments

Sheet 14

14A. Include the typical easement information to ensure there are no structural encroachments. This includes foundation, roof overhangs, 2nd floor bump outs, etc.

14E. Provide typical layout information for the meters in alleys and their easements.

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Site Plan & Plat Comments

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16B. See the other comments on the plat and site plan.

Thanks,

Alina Randall, PE

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From: Alina Randall

Sent: Tuesday, August 15, 2023 1:20 PM

To: Cox, Jacob <jcox@auroragov.org>; Adam, Vern <Vadam@auroragov.org>; Dancy, Cesarina <cdancy@auroragov.org>

Cc: Chris Fellows <chris@fellowscos.com>; Tom Odle <Tom.Odle@westwoodps.com>; Karl Knapp <Karl.Knapp@westwoodps.com>; Ballard, Casey <cballard@auroragov.org>

Subject: RE: Utility Easement at Alleys

Vern,

I have updated sheet 3 of the attached to show a 20ft concrete alley when there is only a watermain installed per your comment a few weeks ago. Please let me know if anything else is needed on this.

Thanks,

Alina Randall, PE

Project Manager

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From: Alina Randall

Sent: Monday, July 31, 2023 3:22 PM

To: Cox, Jacob <jcox@auroragov.org>; Adam, Vern <Vadam@auroragov.org>; Dancy, Cesarina <cdancy@auroragov.org>

Cc: Chris Fellows <chris@fellowscos.com>; Tom Odle <Tom.Odle@westwoodps.com>; Karl Knapp <Karl.Knapp@westwoodps.com>; Ballard, Casey <cballard@auroragov.org>

Subject: Utility Easement at Alleys

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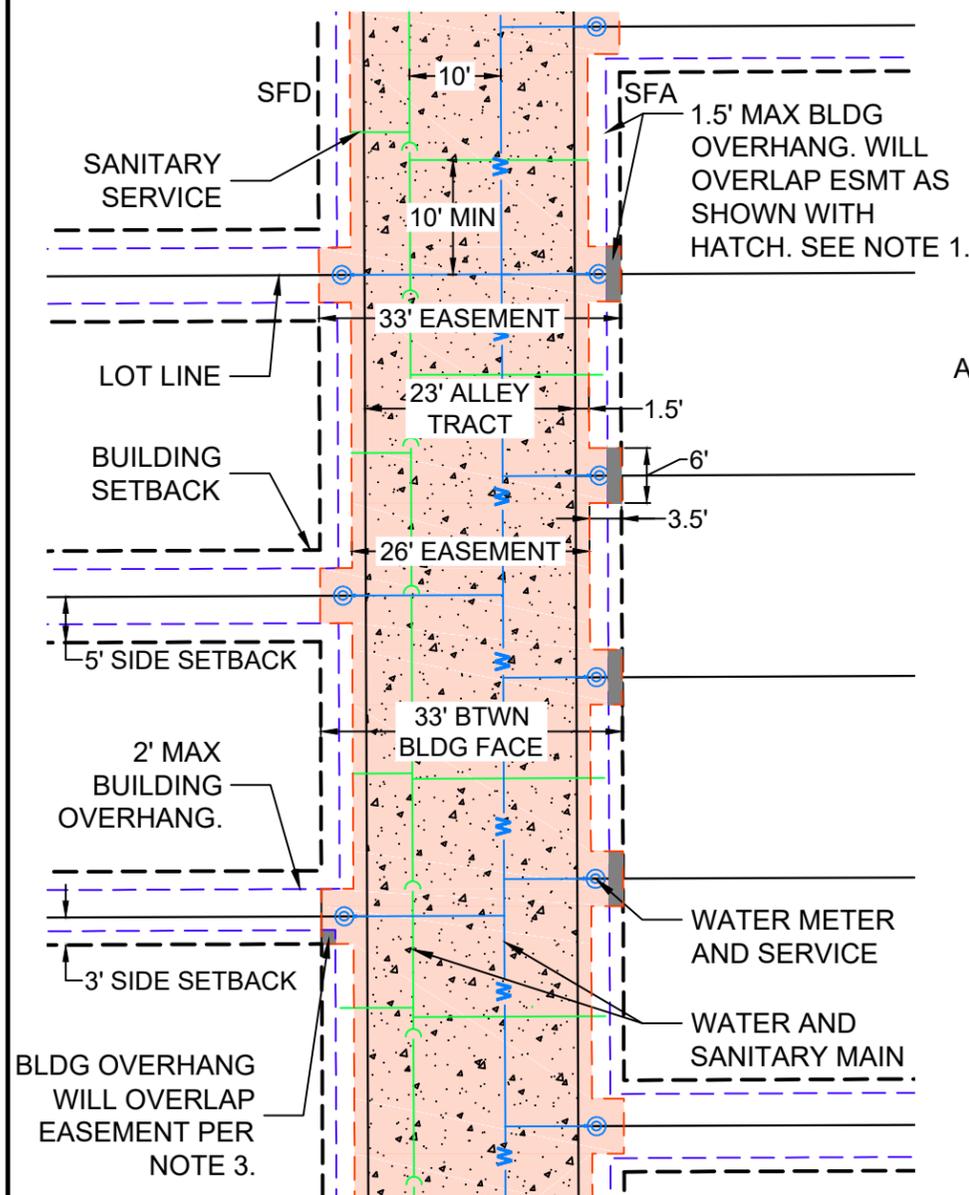
10333 E. Dry Creek Road, Suite 400

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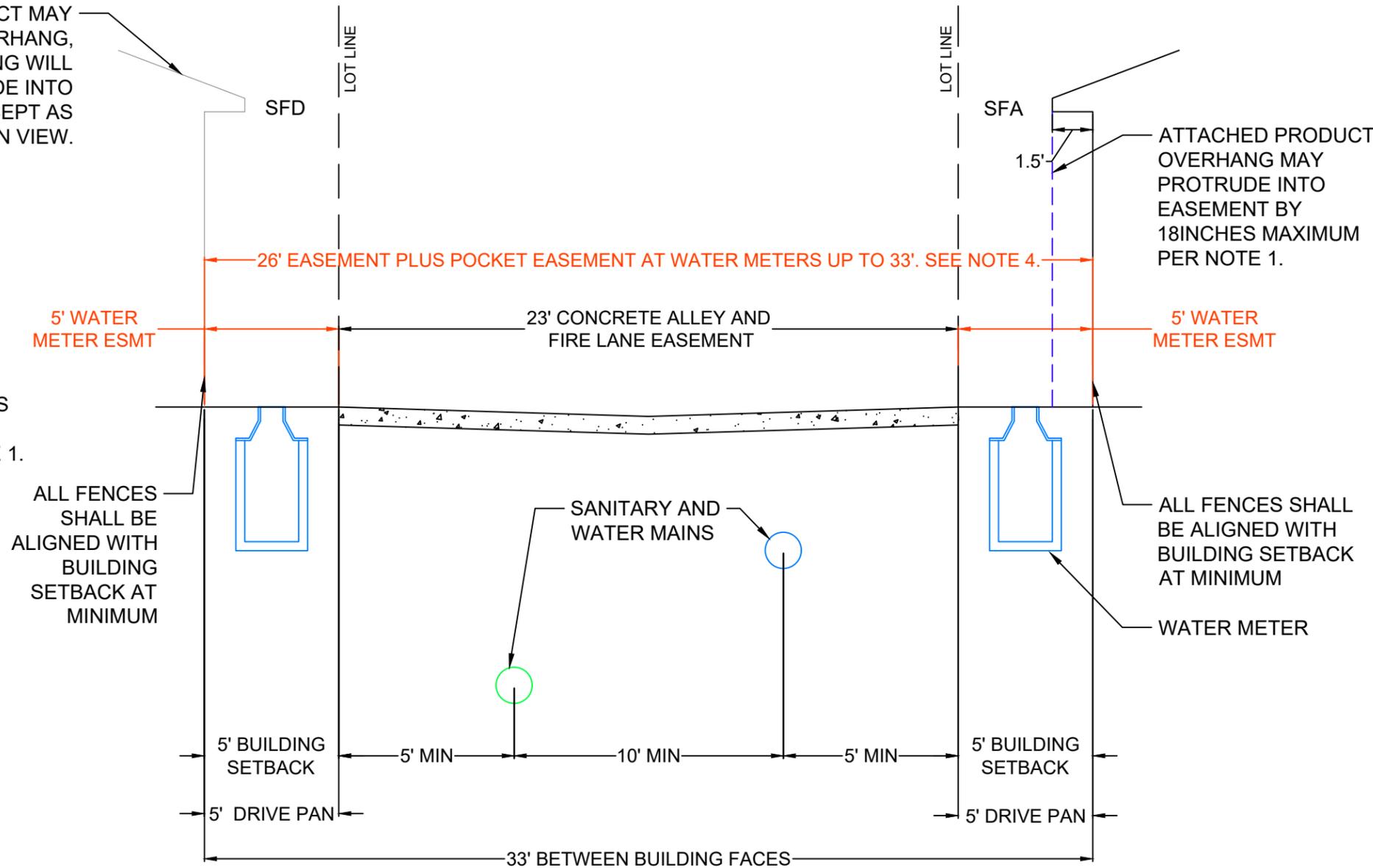
LEGEND

-  WATER AND SANITARY UTILITY EASEMENT
-  BUILDING SETBACK
-  MAX. ROOF OVERHANG

DETACHED PRODUCT MAY HAVE UP TO 2FT OVERHANG, HOWEVER OVERHANG WILL NOT PROTRUDE INTO EASEMENT, EXCEPT AS NOTED. SEE PLAN VIEW.



1. PLAN VIEW OF 23FT WIDE CONCRETE ALLEY WITH 2 UTILITIES.



2. SECTION VIEW OF 23FT WIDE CONCRETE ALLEY WITH 2 UTILITIES.

NOTES:

1. ATTACHED PRODUCT CAN HAVE 18 INCH OVERHANG PROTRUDE INTO VERTICAL EXTENSION OF EASEMENT. OVERHANG MAY NOT BE LESS THAN 12FT ABOVE GROUND LEVEL AT POINT OF PROTRUSION.
2. DETACHED PRODUCT CAN HAVE 2 FOOT OVERHANG PROVIDED IT DOES NOT PROTRUDE INTO VERTICAL EXTENSION OF EASEMENT. SEE NOTE 3.
3. FOR DETACHED PRODUCT, IF SIDE YARD SETBACK IS REDUCED TO 3FT (MAY REQUIRE FIRE RATED WALLS), THEN OVERHANG MAY PROTRUDE UP TO 18 INCHES INTO THE "POCKET" WATER METER EASEMENT.
4. IF WATER METERS ARE ONLY REQUIRED ON ONE SIDE OF ALLEY, A 3FT MIN EASEMENT WILL BE PROVIDED WITH 5FT POCKETS, SIMILAR TO 20FT ALLEY LAYOUT. THIS WILL PROVIDE A 23FT + 3FT = 26FT EASEMENT MINIMUM.

DATE: 07/31/2023

Westwood

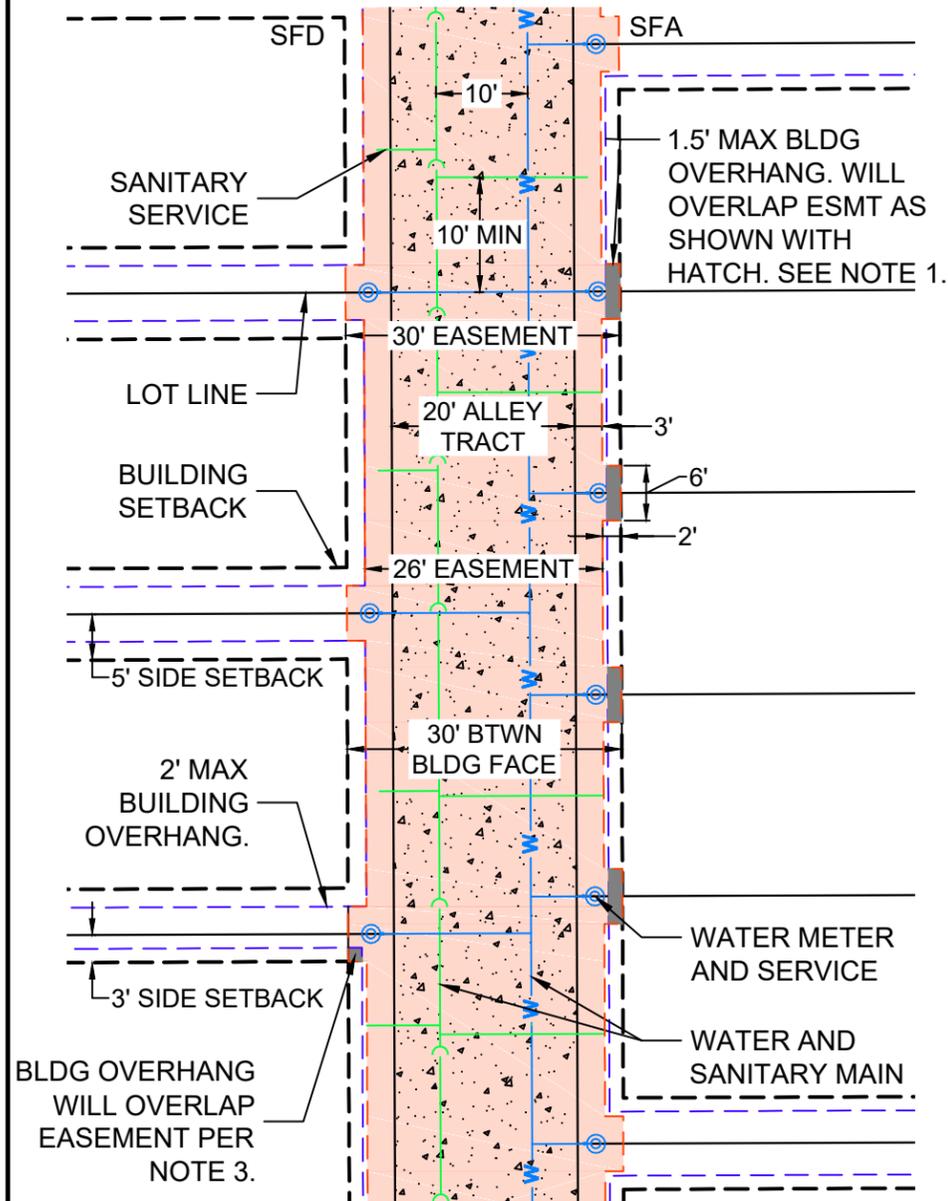
Westwoodps.com
Westwood Professional Services, Inc.

10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526

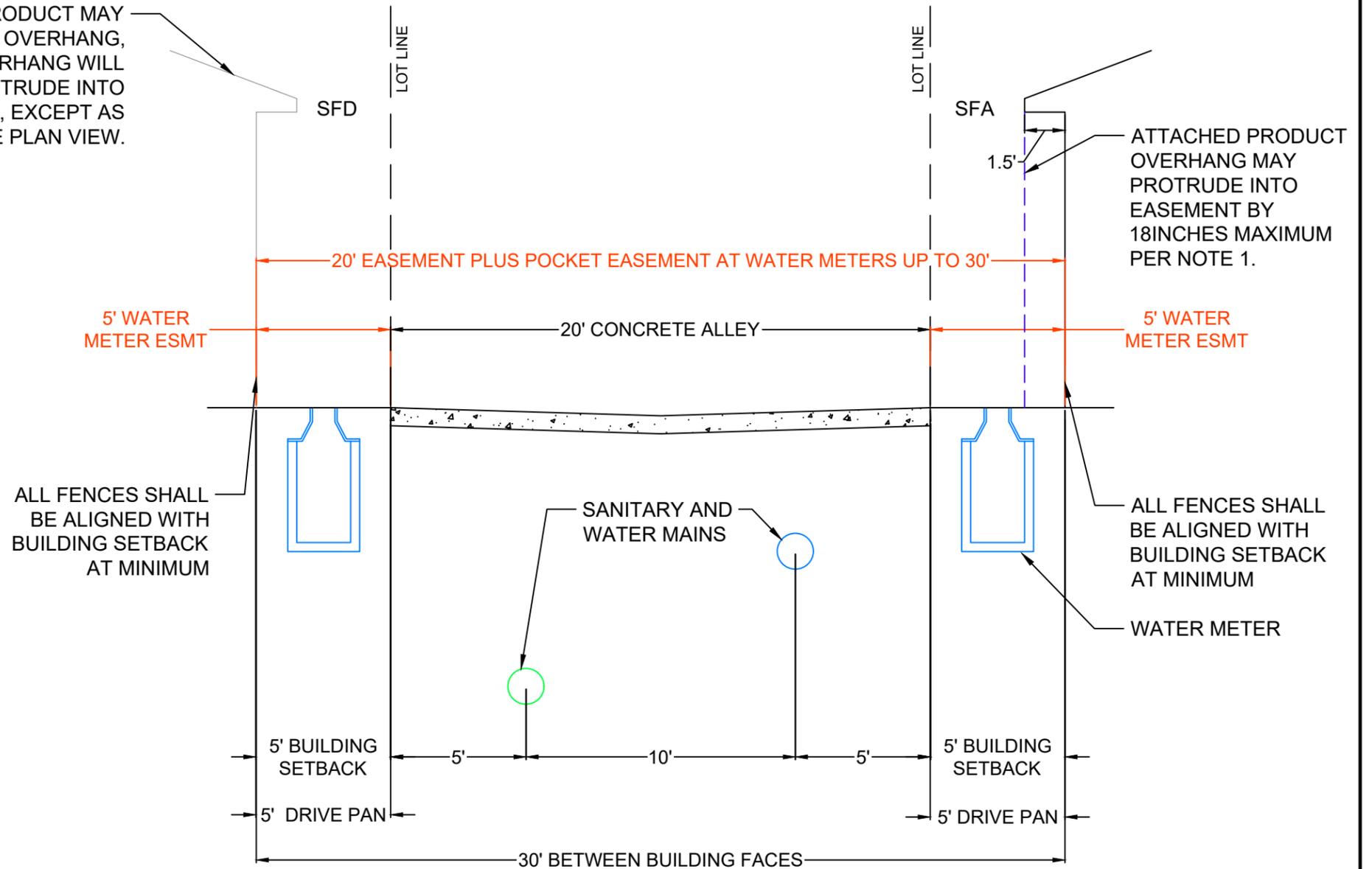
LEGEND

-  WATER AND SANITARY UTILITY EASEMENT
-  BUILDING SETBACK
-  MAX. ROOF OVERHANG

DETACHED PRODUCT MAY HAVE UP TO 2FT OVERHANG, HOWEVER OVERHANG WILL NOT PROTRUDE INTO EASEMENT, EXCEPT AS NOTED. SEE PLAN VIEW.



1. PLAN VIEW OF 20FT WIDE CONCRETE ALLEY WITH 2 UTILITIES.



2. SECTION VIEW OF 20FT WIDE CONCRETE ALLEY WITH 2 UTILITIES.

NOTES:

1. ATTACHED PRODUCT CAN HAVE 18 INCH OVERHANG PROTRUDE INTO VERTICAL EXTENSION OF EASEMENT. OVERHANG MAY NOT BE LESS THAN 12FT ABOVE GROUND LEVEL AT POINT OF PROTRUSION.
2. DETACHED PRODUCT CAN HAVE 2 FOOT OVERHANG PROVIDED IT DOES NOT PROTRUDE INTO VERTICAL EXTENSION OF EASEMENT. SEE NOTE 3.
3. FOR DETACHED PRODUCT, IF SIDE YARD SETBACK IS REDUCED TO 3FT (MAY REQUIRE FIRE RATED WALLS),

THEN OVERHANG MAY PROTRUDE UP TO 18 INCHES INTO THE "POCKET" WATER METER EASEMENT. HOWEVER, OVERHANG SHALL NOT BE LESS THAN 12FT ABOVE GROUND AT POINT OF PROTRUSION.

DATE: 07/31/2023

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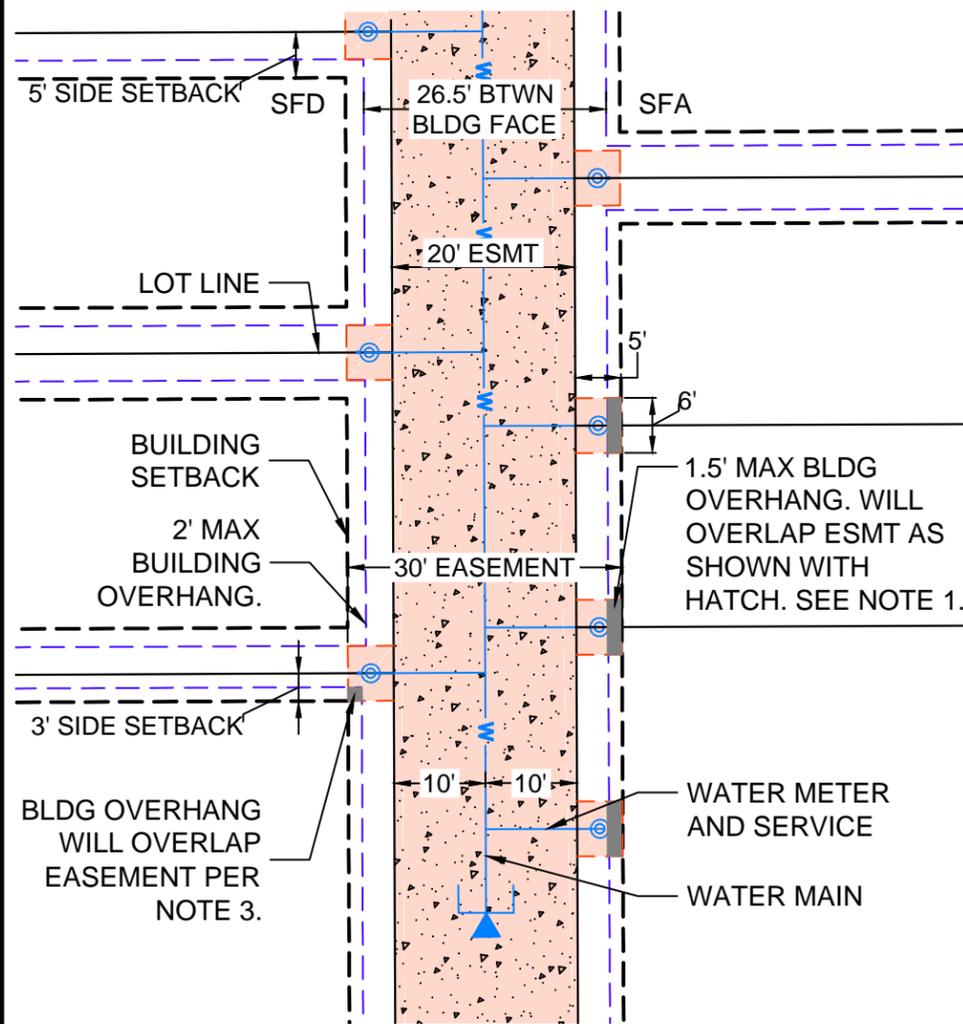
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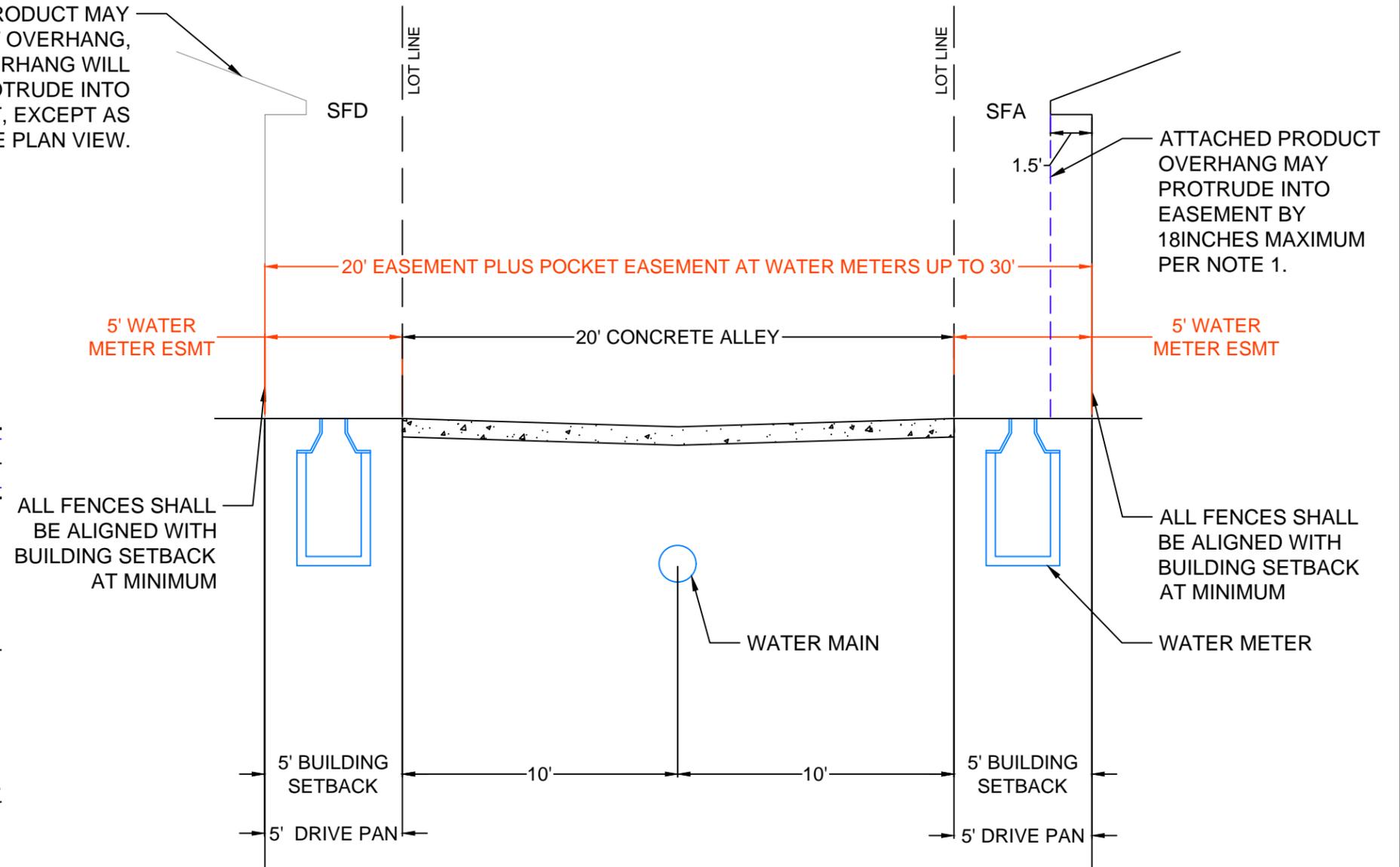
LEGEND

-  WATER UTILITY EASEMENT
-  BUILDING SETBACK
-  MAX. ROOF OVERHANG

DETACHED PRODUCT MAY HAVE UP TO 2FT OVERHANG, HOWEVER OVERHANG WILL NOT PROTRUDE INTO EASEMENT, EXCEPT AS NOTED. SEE PLAN VIEW.



1. PLAN VIEW OF 20FT WIDE CONCRETE ALLEY WITH WATER MAIN ONLY.



2. SECTION VIEW OF 20FT WIDE CONCRETE ALLEY WITH WATER MAIN ONLY.

NOTES:

1. ATTACHED PRODUCT CAN HAVE 18 INCH OVERHANG PROTRUDE INTO VERTICAL EXTENSION OF EASEMENT. OVERHANG MAY NOT BE LESS THAN 12FT ABOVE GROUND LEVEL AT POINT OF PROTRUSION.
2. DETACHED PRODUCT CAN HAVE 2 FOOT OVERHANG PROVIDED IT DOES NOT PROTRUDE INTO VERTICAL EXTENSION OF EASEMENT. SEE NOTE 3.
3. FOR DETACHED PRODUCT, IF SIDE YARD SETBACK IS REDUCED TO 3FT (MAY REQUIRE FIRE RATED WALLS),

THEN OVERHANG MAY PROTRUDE UP TO 18 INCHES INTO THE "POCKET" WATER METER EASEMENT. HOWEVER, OVERHANG SHALL NOT BE LESS THAN 12FT ABOVE GROUND AT POINT OF PROTRUSION.

DATE: 08/09/2023

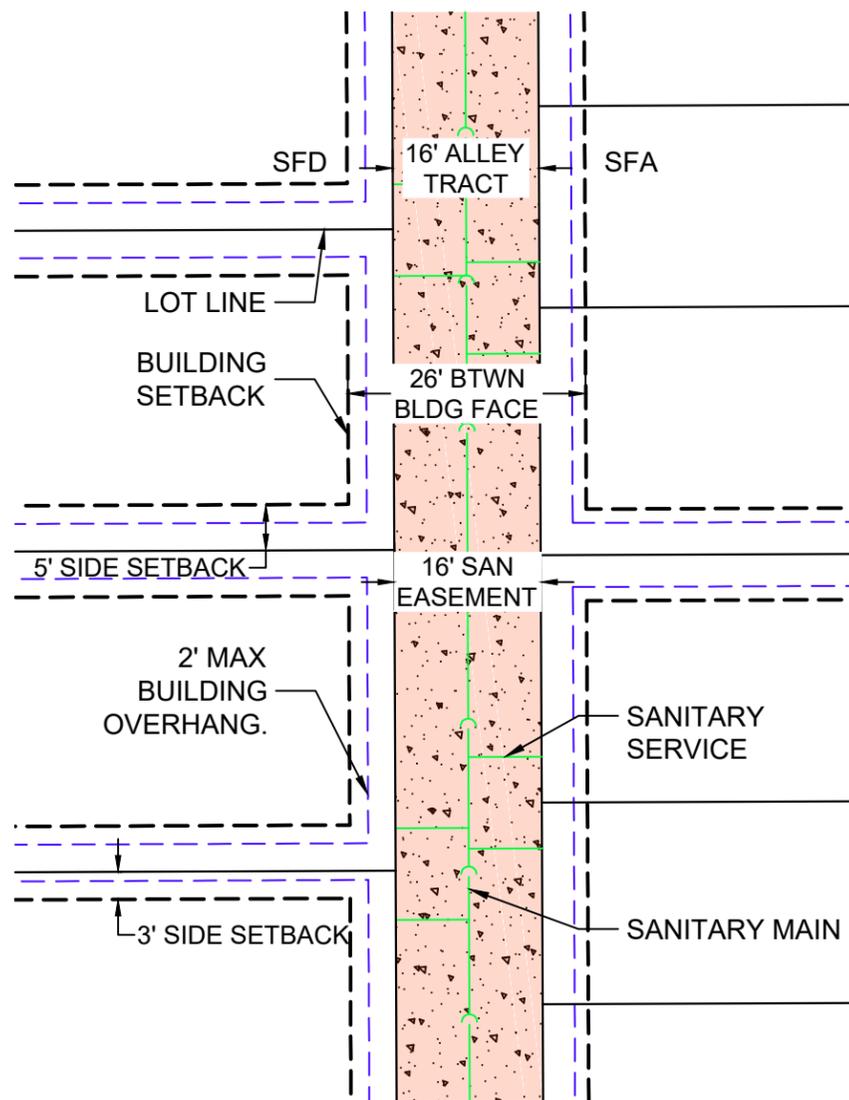
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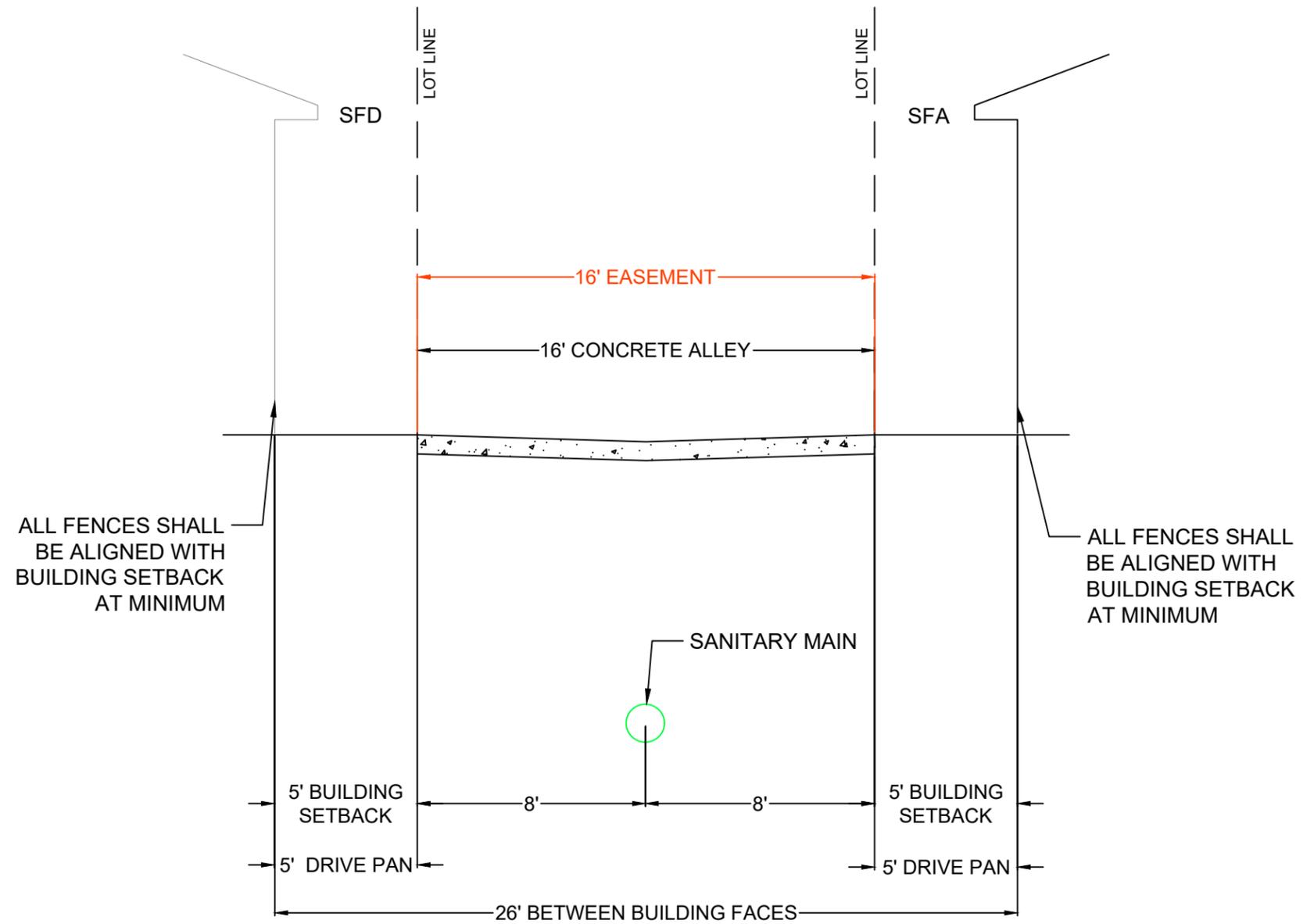
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SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526

LEGEND

-  SANITARY UTILITY EASEMENT
-  BUILDING SETBACK
-  MAX. ROOF OVERHANG



1. PLAN VIEW OF 16FT WIDE CONCRETE ALLEY WITH SANITARY MAIN ONLY.



2. SECTION VIEW OF 16FT WIDE CONCRETE ALLEY WITH SANITARY MAIN ONLY.

DATE: 07/31/2023

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