

# Westwood

July 11, 2023

Aja Tibbs, Senior Planner  
City of Aurora Planning  
Aurora, Co

Re: Third Submission – Windler Connector Road ISP  
Application Number: DA-1707-13 Case Numbers: 2022-6025-00, 2022-3033-00

Dear Ms. Tibbs:

Westwood has received comments for the above referenced project numbers for Windler Filing 4. We have restated the comments below and addressed them per the bold, red responses.

Thank you for your second submission, which we started to process on November 18, 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 December 27, 2022. 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. **Response: Acknowledged, responses to comments are listed below and responded to in the pdf comments.**

## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Intersection laneage and storage lengths at some intersections are not consistent with the Windler MTIS, update. Noted: Windler MTIS has undergone revisions and the ISP comments will be following the progress of the MTIS comments as they are resolved. **Response: This resubmittal matches the latest version of the MTIS.**
- Final roundabout geometries (all roundabouts) and signage/stripping undergoing outside review. Comments will be provided within a week of delivery of the Case Letter for this submittal (i.e. the week of 12/12/22). **Response: Roundabout geometries match the MTIS. Roundabout comments have been addressed in the redline pdf comment response.**
- The Master Plan calls for an urban condition which would mean tree openings that are 5"x15'. This would not be called curbside planting if it were urban. Please clarify if this is implying a detached sidewalk condition. **Response: There is a detached sidewalk. Sections and plans have been updated to reflect this.**

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- In the first review, several fire hydrants and relocations had been requested. Please review the 1st round comments to update these fire hydrant locations within the utility and landscape plans. The image shown is simply an example of what was shown in the 1st review. See redlines located on the site plan. **Response: Hydrants have been revised per the first review comments.**
- Master utility studies provide general alignments. The request to connect is to handle the dead-end water main serving the hydrant. This main needs to be looped in some fashion. (See Sheet 39 – water line ending at Harvest Road.) **Response: This is now looped.**
- Have irrigation meter locations been determined? Please show meter locations and any necessary easements. You do not need to include the entire irrigation system at this time as that is a separate application. **Response: Irrigation water taps and meters are now shown and labeled on the plans.**

## PLANNING DEPARTMENT COMMENTS

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

1A. Label the adjacent site plans that are in review by title and case number (such as the Denali, 48th, and Harvest ISPs, Neighborhood C, E, and F, etc.). **Response: the adjacent site plans are now labeled where applicable.**

### **2. Streets and Pedestrian Comments**

2A. Consider the placement of sidewalk connections to the street at turn lane to parking lane transitions. Does it make sense to better define them, and remove the connections adjacent to turn lanes to discourage pedestrian movements in the area? **Response: This has been revised.**

2B. Some redlines remain on the master plan street network document. It doesn't appear the outstanding items will impact this ISP, but please be aware of moving targets and the potential for changes to that document that impact this site plan. Note: See traffic comments which appear to have a greater impact on the ISP design. **Response: Acknowledged.**

### **3. Landscaping Issues** (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Overall Site Plan, Sheet 3

3A. Is the street section supposed to match the Master Plan? The Master Plan calls for an urban condition which would mean tree openings that are 5"x15'. This would not be called curbside planting if it were urban. Please clarify if this is implying a detached sidewalk condition. **Response: Section updated and called out as hardscape with curbside planting removed.**

3B. Should the street section title be E 52nd Avenue? **Response: Section updated to read 52<sup>nd</sup> Ave.**

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## General Landscape Plan Comments

3C. The Master Plan includes a description of the specific tree species types to be used within the various street types found within the development. Refer to this document for an acceptable list of tree species. Where silent, the designer may specify a specific tree species. **Response: Acknowledged.**

3D. Quaking Aspen is not an ornamental tree nor is it an ornamental tree within the Master Plan. It is also prohibited from planting in the city by the UDO. **Response: Tree species removed from plan and plant schedule**

3E. There are numerous conflicts between the Master Plan street cross sections as proposed and those as shown in the ISP. These differences impact the landscaping as proposed on several of the streets. Please resolve these issues with the next submission. **Response: Street classification document has been updated: master plan application #: da-1701-07 master plan case numbers: 2005-2017-01; 2021-7006-00 connector road design revised to reflect street classification document.**

Sheet 41

3F. While similar, please have the title block match the rest of the plan set. **Response: Title block has been revised to match.**

3G. Add a note regarding the installation, irrigation, and future maintenance of the medians. **Response: maintenance note added. Windler improvement authority to install and maintain medians.**

Sheet 42

3H. The Quaking Aspen is not permitted by the UDO, and they are not considered a preferred ornamental tree according to the Master Plan. **Response: Tree species removed from plan and plant schedule**

3I. You may leave the tree quantities as is, but not all streets are required to have one tree per 35 linear feet. If an urban condition is required i.e., a 5'x15' tree opening and a 16' hardscape area, then the requirement is one per 35 linear feet. Otherwise, the requirement is one tree per 40 linear feet. **Response: Acknowledged.**

3J. If the street tree quantities are not being met, add an asterisk and a note to the bottom of the table explaining why. **Response: Astrick and note Added.**

3K. Update the Plant Schedule per the comments provided. **Response: Plant Schedule updated.**

3L. Remove extraneous line work below the curbside landscape table. **Response: linework revised.**

Sheet 44

3M. This sheet or Buchanan Street should go to 48th. Include the intersection. Create a separate viewport on this sheet above to include the intersection. **Response: acknowledged, sheets have been updated to new scope of work - intersection at 48th is not included in this submittal.**

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3N. While the square footage of the rock mulch may be important for a construction drawing, it is not important for the landscape plan. Only the type of mulch is to be used. Make sure that the legend includes the mulch hatch symbology to address that. **Response: square footage of rock mulch has been removed from this plan. Type of mulch is included in legend**

3O. The plant material within the curbside landscape i.e., shrubs, etc., does not appear to be labeled. **Response: Plant material within curbside landscape is now labeled**

3P. Why is the median design different in this location than the rest of the street? **Response: This portion of Buchanan St is no longer included in this ISP- median design updated in all locations.**

3Q. It appears as if the plant callouts are missing from the median landscaping. **Response: This portion of Buchanan St is no longer included in this ISP.**

Sheet 45

3R. Make sure any hatches being used on the plan sheets appear in the legend on the plan sheets. **Response: this area no longer included in plan set**

3S. These trees are fine however, why not do an ornamental flowering tree in the roundabout locations to add some interest and to help signify there is a different roadway condition in this location? **Response: Acknowledged.**

3T. Call out the plant material and/or provide an enlargement with the plant material called out for the roundabout. Refer to the Master Plan for acceptable tree species within the roundabout. **Response: Done, Thanks.**

Sheet 59

3U. Add a call-out and/or label that reads as follows: Denali Street Infrastructure Site Plan. Case Number 2022-6012-00. **Response: Label Added.**

Sheet 61

3V. Please label or change what appears to be a driveway in the curbside landscape area. **Response: Fire Truck Pull out as labeled in Civil Sheets.**

Sheet 63

3W. What is the dark heavy line? Can it be turned off? **Response: Line Removed.**

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

4A. The site plan will not be approved by Public Works until the preliminary drainage letter/ report is approved. **Response: Acknowledged.**

4B. Label the parking lane on 55th Avenue. **Response: Parking Lane labeled on 55<sup>th</sup> Ave.**

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## 5. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

5A. This ISP will not be approved until the Master development submittal has been approved.

**Response: Acknowledged.**

5B. To match the 50th Avenue section, correct either the section to 7.5' landscape or correct the 50th Avenue section to match the 50th Avenue section in this ISP. Additionally, this section is shown from 55th to 52nd, not 53rd. **Response: Section updated.**

5C. Callout all base signing and striping, typ **Response: base signage and striping now called out.**

5D. Add advance roundabout signing, typ. **Response: Signing added.**

5E. Add R4-7 signs at all intersection raised nose intersection medians **Response: signs added.**

5F. Intersection laneage and storage lengths at some intersections are not consistent with the Windler MTIS, update. Noted: Windler MTIS has undergone revisions and the ISP comments will be following the progress of the MTIS comments as they are resolved. **Response: Acknowledged.**

5G. Sight triangles are needed for all intersections on Site Plan sheets and on landscape plans. **Response: Sight Triangles have been added.**

5H. Final roundabout geometries (all roundabouts) and signage/striping undergoing outside review. Comments will be provided within a week of delivery of the Case Letter for this submittal (i.e., the week of 12/12/22). **Response: Responses to comments on Roundabouts provided in redline PDF responses.**

5I. Provide turning routes for standard Bronto fire trucks to ensure bulb-outs/medians allow for fire trucks to execute turns around corners. A review of such can happen "offline" prior to this next submittal to expedite the resolution of this comment. **Response: this will be addressed once MTIS is approved.**

5J. Where is the sheet for the section of 52nd Avenue that will be constructed between the Denali split? **Response: This section is in the Denali plan set.**

5K. The intersection of Denali and 52nd Avenue does not meet 90deg +/- 5deg requirement but is supported by traffic. Please formalize this as a variance for PW documentation. **Response: Variance has been requested with the Denali Plan set.**

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## 6. Fire / Life Safety (Mike Dean / 303-739-7447 / mdean@auroragov.org / Comments in blue)

Sheet 24 - 39 of 67 / Utility

6A. 2nd Request. In the first review, several fire hydrants and relocations had been requested. Please review the 1st round comments to update these fire hydrant locations within the utility and landscape plans. The image shown is simply an example of what was shown in the 1st review. See the redlines located on the site plan. **Response: Hydrants have been revised.**

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

7A. Adjust valves in redlines locations. **Response: Valves have been revised.**

7B. Remove the tee fitting drawn in the 50th Avenue roundabout. **Response: Fitting removed.**

7C. Please coordinate with Fire and Life Safety for hydrant locations. It appears there was a previous comment to move them. **Response: Hydrants have been revised.**

7D. With road infrastructure being removed or not constructed, a maintenance path will be needed to all manholes. **Response: Maintenance path added.**

7E. Ensure all area inlets are labeled as private. **Response: No area inlets are proposed.**

7F. Is the inlet in Fultondale connected to the overall storm network? **Response: All inlets are connected to the overall storm network.**

7G. Please re-add the redlined easement (pg. 32) that was shown in the previous submittal. **Response: Easement added.**

7H. If the sewer is to outfall to Harvest, please adjust the flow arrows for the sanitary mains. **Response: sanitary sewer flow direction updated to show outfall to Harvest road.**

7I. Access will be needed to all manholes. **Response: Access now provided.**

7J. This easement along Harvest should be 26 feet wide minimum. Why is the easement variable in width for just two utilities? **Response: Utilities have been adjusted to be parallel and easement updated to 26' width.**

7K. Ensure that there is at least one call-out for main sizes on each sheet. For each stub include the size information. **Response: Pipe and stub sizes added for water and sanitary to utility sheets. (typ.)**

7L. Clarify the purpose of redlined stub locations. **Response: See redline responses.**

7M. Revise note 1 of the utility sheets to add "unless noted otherwise." **Response: Notes updated on all utility sheet.**

7N. Call out water stubs and sizes. **Response: Water stub sizes labeled (typ.)**

7O. Master utility studies provide general alignments. The request to connect is to handle the dead-end water main serving the hydrant. This main needs to be looped in some fashion (See sheet 39 –

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water line ending at Harvest Road). **Response: This portion of 52<sup>nd</sup> Ave is now part of a future filing.**

7P. Have irrigation meter locations been determined? Please show meter locations and any necessary easements. You do not need to include the entire irrigation system at this time as that is a separate application. **Response: Irrigation water taps and meters are now shown and labeled on the plans.**

7Q. Please ensure the latest utility plan is being used. Currently, this is showing water going under/through a storm inlet which does not match what is on the utility sheet. **Response: Latest utility layout is being shown on all sheets.**

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

8A. Sheet 6 - 10' walk is not flagged on both sides of the street on several sheets **Response: This portion of Buchanan is now part of a future filing.**

8B. Sheet 7 - This appears on several sheets, where is Flag 6 located? Cannot find it. **Response: This note has been removed.**

8C. Sheet 21 - This 10' walk along 53rd should transition to an 8' walk per Master Plan along Buchanan. This should be 8' wide minimum per MP along 53rd. **Response: Section for 53rd ave shows sidewalk as 5.5' on either side of the roadway. the MP is to be amended to match this section.**

## 9. Real Property (Roger Nelson / 303-587-2657 / ronelson@auroragov.org / Comments in magenta)

9A. See redline comments on the subdivision plat and site plan. **Response: Redlines have been addressed and responded directly in the redline comment response.**

9B. Provide certificate of taxes due. **Response: Certificate of Taxes due will be included with the titlework with the resubmittal of the plat.**

9C. Provide the most recent AES Board Monument Records for all aliquot section monuments shown on this plat (include 1/16th's & C 1/4). **Response: Monuments will be provided with the resubmittal of the plat.**

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

10A. Public Service Company of Colorado's (PSCO) Right of Way & Permits Referral Desk acknowledges the comment response for Windler Street Network. No resubmittal is necessary. **Response: Acknowledged.**

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**11.Mile High Flood District** (Drew Roberts / 303-455-6277 / www.mhfd.org)

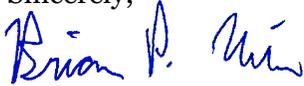
11A. We have no comments on this submittal as it relates to maintenance eligibility. **Response: Acknowledged.**

**12.E-470 Highway Authority** (Brandi Kemper / 303-537-3727 / bkemper@E-470.com)

12A. No comments **Response: Acknowledged.**

If you have any questions, please feel free to contact me at 720-249-3588.

Sincerely,



WESTWOOD PROFESSIONAL SERVICES

Brian Wilson, P.E.

Senior Project Manager