



May 24th, 2022

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

Re: Responses to Initial Submission Review - Windler at Denali Street ISP

Application Number: DA-1707-09
Case Number: 2022 6012 00

Ms. Muca,

Thank you for your notes regarding the initial ISP submittal for the Denali Street Improvements. The following are staff comments received April 1st, 2022, from the development review team. Fire and Life Safety comments were received on April 14th, 2022. Roundabout review comments were provided and discussed in a meeting with the City on April 27th, 2022. Olsson Responses are in **GREEN** text.

In addition to addressing City comments, Olsson has made the following changes to the submittal document that are worth noting:

After reviewing the anticipated construction schedule, Olsson has determined that the stormwater detention ponds for the 56th Avenue and 48th Avenue arterial roadways will be constructed prior to the construction of Denali Street. Due to this, the Denali Site Plan now shows the anticipated existing ground surface after Mass Grading (EDN #222117, EDN #222119, EDN #222114, EDN #222111, EDN #222110), the construction of 48th Avenue (DA-1707-11), and the construction of 56th Avenue (DA-2285-00). Denali's contours now tie into this existing surface along with proposed temporary drainage swales to route stormwater from the Denali roadway to the stormwater detention ponds as outlined in the Preliminary Drainage Report.

PLANNING DEPARTMENT COMMENTS

Community Questions, Comments and Concerns

1A. Adams County, Denver Planning and Design, Mile High and Xcel have included comments. These comments are at the end of the review letter.

Noted.

1B. A fee of \$21,528.50 is due upon second submittal.

Noted and paid.

Completeness and Clarity of the Application

2A. The North Arrow for the Site Plan when places together are confusing. The North Arrow for the Key Map is incorrect.

Addressed as noted.

2B. In your next submittal combine the landscape plan and site plan as one document.

Addressed as noted.

2C. On the Landscape Site Plan Set include intersection street names such 50th Ave.

Addressed as noted.

2D. It is recommended to have the site plans and landscape plans in similar orientation.

Noted.

2E. In the Introduction Letter please add how the streetscape will allow and incorporate the open space on the eastern section of Denali. How will the open space be brought in? Through a site plan? A note will need to be added to the application.

Noted. Open Space areas designated in the Master Plan east of Denali will be brought in through individual site plans or with the adjacent planning area site plans.

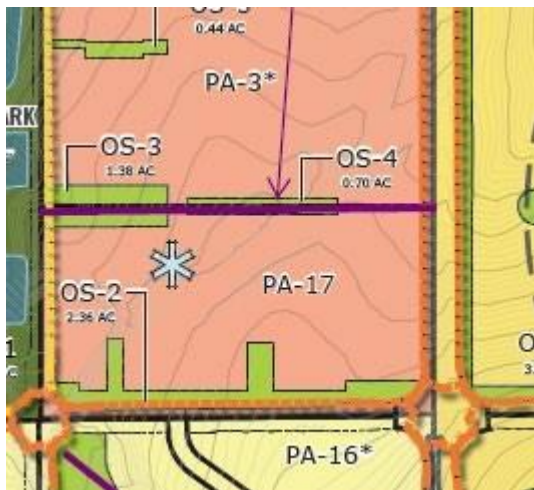
2F. In the introduction letter include fiber in your list of utilities/site improvements

Addressed as noted.

Architectural and Urban Design Issues

3A. There is a community trail between PA-3 and PA-17 within the Master Plan Open Space please include connections to the trail in the site plan.

Addressed, providing 6'-wide Enhanced Park Connector that crosses Denali at the intersection with Future Street 4 (Denali Station 349+50), per updated Master Plan Open Space and Circulation Plan.



3B.

3C. Please lighten the sidewalk hatch on the site plans to match the same color tone as the proposed concrete median cover.

Addressed as noted.

3D. Doted hatch needs to be added onto legend as seen on page 16 of 18.

Addressed as noted.

3E. The Match Line text should be made smaller to match the "see sheet x" text size.

Addressed as noted.

3F. In general, a higher level of design for how the bike lanes are entering the intersections needs to be depicted or described. Pedestrian, cyclist, and vehicular safety is a large concern for staff.
Noted. Detailed bike ped elements and pavement markings and signage will be presented at the CD level.

Landscaping Issues

Cover Sheet

4A. Update the landscape consultant to reflect The PCS Group.

Addressed as noted.

4B. Update the Sheet Index to include the Landscape Plan Sheets.

Addressed as noted.

4C. Update the Title Block total sheet count to include the landscape plan sheets.

Addressed as noted.

Landscape Cover Sheet

4D. Use the Title Block that was created for the overall Site Plan submittal.

Addressed as noted.

4E. Update Note 23 under the Landscape Notes to read upon construction of the roadway and sidewalks.

Addressed as noted.

4F. Sheet numbering should follow the Site Plan submittal sheets.

Addressed as noted.

Landscape L0-1

4G. The median landscaping may stay as is however, the applicant does have the option to landscape the medians in accordance with PROS standards which is a more xeric option.

Noted.

4H. Update the curbside and urban landscape streetscape tables per the comment provided.

Addressed as noted.

4I. As part of the letter of introduction, there is mention of two detention ponds being constructed to capture and treat stormwater runoff from Denali Street, yet the ponds are not being included in the submittal. If there are ponds being proposed, they must be included on the landscape plan sheets and a detention pond landscape table provided.

Noted. Landscaping has been provided for all areas included in the site plan.

Landscape L1-0

4J. Include the utilities water, sewer etc.

Addressed as noted.

4K. Include the grading grayed back.

Addressed as noted.

4L. Darken the roadway and sidewalks included for 56th Avenue.

Addressed as noted.

4M. Remove the box/limit of work line from around all the plans.

Addressed as noted.

4N. Enlarge the Key Map on all sheets. This is too small to read.

Addressed as noted.

Landscape L1-1

4O. The tree opening outline is missing.

Addressed as noted.

Landscape L1-2

4P. The median area that has landscaping is designated as hardscape on the site plan sheets.

Noted. Site plans have been updated to reflect landscape design.

Landscape L1-3

4Q. Why aren't the street trees being provided for this portion of Denali Street?

Noted. A note has been added stating the tract landscape will include street trees when designed.

Proposed ROW currently ends at back of curb, similar to neighborhood park site.

Landscape L1-5

4R. This sheet does not align either at the north or south ends with the sheets that are supposed to adjoin it.

Addressed as noted.

Landscape L1-6

4S. The landscaping for this round-about should be included with this submittal. The round-about is being designed and constructed as part of Denali Street and a separate Infrastructure Site Plan/engineering design package is not being submitted for this. Include the landscaping with the next submission.

Addressed as noted.

4T. The median area that has landscaping is designated as hardscape on the site plan sheets.

Noted. Site plans have been updated to reflect landscape design.

4U. Sheet numbering is off.

Addressed as noted.

Transportation Planning

5A. Multiple widths for sidewalk and bike facilities don't match between all cross-sections and subsequent roadway plans. South of 48th, Denali has a 14' walk/bike path.

Noted. Sidewalks have been updated to be consistent with the Typical Sections.

5B. Denali Street is identified in NEATS as a secondary bike route served by buffered or separated bike lanes. See NEATS roadway typicals for guidance.

Noted. Denali Street is a lower classification street and follows the Main Street - 4 Lanes with Median typical section from NEATS.

5C. Minimum 7' bike lane when next to on-street parking. See NEATS cross section.

Addressed as noted.

5D. Provide 52nd Ave cross-section.

Addressed as noted.

5E. What's width of bicycle entrance ramp?

The bicycle entrance ramp is 4-feet wide per the City of Aurora Roadway Design and Construction Specifications, Figure 4.04.6.04.21.1.

5F. How will bicyclists in separated bike lanes on 56th access the bike facilities on Denali?

Deferred pedestrian curb ramps have been added to the 56th Avenue design on the west side of the 56th Avenue and Denali Street intersection.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

Civil Engineering

6A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

Noted. 2nd PDR submittal occurred on 05/20/2022.

Sections 2 of 18

6B. Is this ROW width correct?

Typical Sections have been updated to reflect design shown on plans.

Site Plan 4 of 18

6C. Dimension the ROW width.

Addressed as noted.

Site Plan 5 of 18

6D. Table 4.04.4.1: The minimum radius for a one lane couplet is 425', typical.

Addressed as noted.

6E. Dimension the ROW width, typical.

Addressed as noted.

Site Plan 8 of 18

6F. The minimum radius for a two lane collector is 425'.

Addressed as noted.

6G. Is 52nd included with this site plan? Please provide a section. Can the label be moved so the linework is not blocked?

Addressed as noted.

Site Plan 10 of 18

6H. Why does the ROW not connect with a radius instead of this configuration?

56th Avenue Right-of-Way has already been platted in this area. Denali Street Right-of-Way ties into existing defined Right-of-Way.

6I. Why doesn't the ROW match the other side of the street?

ROW updated to match the other side of the street.

6J. Dimension the ROW width.

Addressed as noted.

Grading and Utilities 11 of 18

6K. How does grading tie in?

Tie-in grading added to plans.

6L. Max 3:1, add slope labels indicating that the slope is not greater than 3:1 outside of the ROW, typical.

Noted. All slopes tie into mass grading at a 4:1 slope.

6M. Easements are required for public storm outside of the ROW.

Noted.

6N. Revise all crossings and T's to match up.

36" Waterline Relocation design by separate package.

Grading and Utilities 12 of 18

6O. Where are leader locations.

Addressed as noted.

Grading and Utilities 13 of 18

6P. At a street intersection where two streets slope down to the intersection, an inlet shall be placed on the through street's uphill PCR and on the intersecting streets PCR.

Noted. Sump inlets will be placed in the future local roads off of Denali in final build out. It has been planned to use these sump inlets to limit the number of inlets and amount of storm sewer pipe ultimately required. In the interim, swales will be used to convey flows from Denali to EDBs.

Grading and Utilities 14 of 18

6Q. Pedestrian railing will be required at areas where the slope is greater than or equal to 3:1 adjacent to pedestrian areas, typical.

Noted. All slopes tie into overlot grading at a 4:1 slope.

6R. Label this swale. Label the proposed slope in the swale.

Addressed as noted.

6S. Revise leader location.

Addressed as noted.

6T. At a street intersection where two streets slope down to the intersection, an inlet shall be placed on the through street's uphill PCR and on the intersecting streets PCR.

Noted. Sump inlets will be placed in the future local roads off of Denali in final build out. It has been planned to use these sump inlets to limit the number of inlets and amount of storm sewer pipe ultimately required. In the interim, swales will be used to convey flows from Denali to EDBs.

6U. The low spot appears to be here aka not where indicated on plan.

Addressed as noted.

6V. Label swale and slope. Minimum 2%.

Noted. Per comments by Derrik Mills on the Denali Street Preliminary Drainage Plan, this temporary swale may be less than 2% for a maximum of 60 months. A separate site package for Discover Park will include additional storm sewer and remove this swale.

Landscape Sheet 1 of 12

6W. Typical all sheets: please show storm sewer. Ensure trees are a minimum of 10' from storm sewer.

Addressed as noted.

Traffic Engineering

Cover Sheet 1 of 18

7A. Add note: Applicant shall provide 3" conduit for future fiber with pull boxes @ max 750' spacing along all arterial streets. Locate pull boxes at minimum at proposed conduit ends, and at one corner of each intersection.

Addressed as noted

Section Sheet 2 of 18

7B. Provide roadway classification.

Addressed as noted.

Roadway Plans 4 of 18

7C. Roundabout design comments will be forth coming.

Noted. Roundabout design has been updated per discussions with City reviewers.

7D. Callout all roundabout pavement markings.

Addressed as noted.

7E. R4-7 sign.

Addressed as noted.

7F. Add R4-11 sign.

Addressed as noted.

7G. Callout pavement markings.

Addressed as noted.

7H. Add W2-6 & W13-1P sign.

Addressed as noted.

7I. Add W11-2 and W16-7P signs to all roundabout legs.

Addressed as noted.

7J. Callout all ped crossing pavement markings.

Addressed as noted.

7K. Update graphic.

Addressed as noted.

Roadway Plans 5 of 18

7L. Add D sign.

Addressed as noted.

Roadway Plans 6 of 18

7M. Extend all solid line pavement markings to intersection curb returns. Delete dashed striping.

Addressed as noted.

7N. Callout all lane widths.

Addressed as noted.

7O. Add W2-6 & W13-1P sign.

Addressed as noted.

7P. Add D sign.

Addressed as noted.

Roadway Plans 7 of 18

7Q. Extend all solid line pavement markings to intersection curb returns. Delete dashed striping.

Addressed as noted.

7R. Add W2-6 & W13-1P sign.

Addressed as noted.

7S. Add D sign.

Addressed as noted.

7T. Remove striping within intersection.

Noted. The "striping" referenced is the intersection sight triangle.

7U. Replace with R3-5R.

Addressed as noted.

Roadway Plans 8 of 18

7V. Add bike lane pavement marking.

Addressed as noted.

7W. Add D sign.

Addressed as noted.

7X. Extend all solid line pavement markings to intersection curb returns. Delete dashed striping.

Addressed as noted.

Roadway Plans 9 of 18

7Y. Roundabout design comments will be forth coming.

Noted. Roundabout design has been updated per discussions with City reviewers.

7Z. Callout all roundabout pavement markings.

Addressed as noted.

7AA. Add bike symbol and arrow pavement markings at intersections.

Addressed as noted.

7BB. Replace with R3-5R.

Addressed as noted.

7CC. Add W2-6 & W13-1P sign.

Addressed as noted.

7DD. Add R4-11 sign.

Addressed as noted.

7EE. Callout STOP bar, typ.

Addressed as noted.

7FF. Add W11-2 and W16-7P signs to all roundabout legs.

Addressed as noted.

7GG. Add R4-11 sign.

Addressed as noted.

7HH. Replace with R3-5R.

Addressed as noted.

7II. Add R4-7 sign.

Addressed as noted.

Roadway Plans 10 of 18

7JJ. Callout all lane widths.

Addressed as noted.

7KK. Callout all pavement markings.

Addressed as noted.

7LL. Add traffic signal easements.

Addressed as Noted.

7MM. Replace with R3-5R.

Addressed as noted.

7NN. Remove crosswalk markings.

Addressed as noted.

7OO. Add R4-7.

Addressed as noted.

7PP. Add R4-7.

Addressed as noted.

7QQ. Remove striping within intersection.

Noted. Referenced striping are intersection sight triangles. Labels added for clarity.

7RR. Add lane widths.

Addressed as noted.

7SS. Doesn't match TIS laneage.

Noted. The next submittal of the TIS will include the geometry proposed in these plan sheets. The laneage was coordinated between the traffic study and roadway design teams and the change is expected to minimally impact delays and timing of the network.

7TT. Add r4-7.

Addressed as noted.

7UU. Move sign.

Addressed as noted.

7VV. Replace with R3-5R. 7WW. Add R3-17 & R3-17b signs.

Addressed as noted.

7XX. Verify sign designates all appropriate laneage

Addressed as noted.

Utilities

Grading and Utilities Sheet 11 of 18

8A. North arrow is not correct. Typical for all.

Addressed as noted.

8B. All hydrants to be set 3'6" - 8' back of curb. 6" laterals with isolation valve (TYP).

Addressed as noted.

8C. All existing piping to be removed. (TYP).

Existing waterline to be removed by separate 36" Waterline Relocation package.

8D. What is the size of the storm pipe?

Addressed as noted.

8E. What does this rectangle represent?

These rectangles on the proposed 36" waterlines are butterfly valve vaults.

8F. Ensure all T's and crosses are at right angles (TYP).

Noted. Due to pipe material being steel, T's and crossings do not need to be at right angles. T's and crossings will be factory fabricated.

8G. Depict existing water main size (TYP).

Addressed as noted. Diameter of pipe is shown within the linetype.

8H. Any proposed storm pipe not located in a ROW will require a 16' wide utility easement and maintenance access (TYP).

Noted.

8I. Please consider future extensions and isolations of water lines in civil plan layout. Ensure this ISP matches the Master Utility Study (MUS). MUS must be approved prior to ISP approval.

Noted. The design of the waterline has been coordinated with the MUS and stub outs are provided for future connections.

Grading and Utilities Sheet 12 of 18

8J. Careful consideration should be made for future connections and ensure matches MUS. Prefer not to stub in steep slope. Depict pipe diameter and provide isolation valve. Stub outs will require a utility easement (typical for all).

36" Waterline Relocation design by separate package.

8K. Correct to 36" for proposed water line.

Addressed as noted.

Grading and Utilities Sheet 13 of 18

8L. MUS does not depict this cross. Modify this ISP or MUS. Cross connection needs to be right angle.

36" Waterline Relocation design by separate package.

8M. Provide isolation valve with vault on 36" water line south of the cross.

36" Waterline Relocation design by separate package.

8N. Correct to 36" for proposed water line.

Addressed as noted.

8O. Depict water pipe diameter.

Addressed as noted. Diameter of pipe is shown within the linetype.

Grading and Utilities Sheet 14 of 18

8P. Depict water line diameter. Also, where is this water line going?

Addressed as noted. Diameter of pipe is shown within the linetype. This 8" water line heads west to connect to the north-south 8" water line in Buchanan Street, per the MUS.

8Q. See previous comment regarding water main removal.

Existing waterline to be removed by separate 36" Waterline Relocation package.

8R. Is a stub out required for this construction to tie into future construction?

A stub out has been included.

8S. Ensure minimum separation of 8' between water and storm pipes.

Addressed as noted.

8T. Depict all water line diameters (TYP).

Addressed as noted. Diameter of pipe is shown within the linetype.

Grading and Utilities Sheet 15 of 18

8U. What is proposed in this area? Is future water service needed? No service connections are permitted from 36" water main.

The area between the Denali Street Couplets will be a park with an event center at the south end. Water service shall be provided from the proposed 12" waterline in the Denali Street Southbound Couplet.

8V. Consider this revised water alignment and proposed stub. Also consider future extensions.

Addressed as noted.

8W. Where is this leader pointing to?

Addressed as noted.

8X. Ensure minimum clearance of 8' between water and storm pipes.

Addressed as noted.

8Y. This water line alignment does not match MUS.

Noted. The MUS currently shows a 12" waterline connection just south of the roundabout. The MUS will be updated to match the configuration shown in the Denali ISP package and the 36" Waterline Relocation package.

Grading and Utilities Sheet 16 of 18

8Z. Provide isolation valve at stub.

Noted. 12" water line, stub, and valve design by separate package.

8AA. Must be minimum 90-degree angle.

Addressed as noted.

8BB. Depict pipe diameter.

Addressed as noted. Diameter of pipe is shown within the linetype.

8CC. Provide isolation valves at T with access considerations.

36" Waterline Relocation design by separate package.

8DD. Careful consideration should be made for future connections for water and sanitary sewer. Provide stub outs as needed for local streets.

Noted. Utility stub outs are provided as needed per the MUS and neighborhood demands.

8EE. Provide isolation valve at stub w/ 2" blow off.

Noted. 12" water line, stub, and valve design by separate package.

Grading and Utilities Sheet 17 of 18

8FF. See comments regarding water main removal.

Existing waterline to be removed by separate 36" Waterline Relocation package.

8GG. No hydrant is depicted.

Noted. Callout has been removed.

8HH. Depict pipe diameter.

Addressed as noted. Diameter of pipe is shown within the linetype.

8II. Depict existing pipe diameters.

Addressed as noted. Diameter of pipe is shown within the linetype.

8JJ. Correct leader location.

Addressed as noted.

8KK. Is sanitary sewer service needed in Future Street 3? If so, provide stub outs.

Noted. Per the MUS, no sanitary sewer service stubs are needed in this area.

Landscape Sheet 1 of 12

8LL. Landscape irrigation system will require a separate meter, pit, and dedicated easement.

Noted.

8MM. No trees are allowed in public easements.

Noted.

Fire / Life Safety

9A. Please show proposed hydrant locations in accordance with appendix c of the IFC.

Addressed as noted.

9B. Please provide an overview of the water mains being proposed over the entire site to ensure they are looped systems.

Noted. Overview of water mains is provided in the Master Utility Study.

Real Property

10A. Dedicate any proposed right of way or easements with the proposed plat(s). For easements or rights of way to be dedicated by separate document, visit www.auroragov.org, click on Departments; then Public Works, then Real Property Services for the easement dedication and release packets. You may also contact a Real Property Specialist in Real Property Services at 303-739-7300. For street vacations, contact the Planning department to begin that process.

Noted.

Cover Sheet 1 of 18

10B. Edit the aliquot description in the title.

Addressed as noted.

10C. Edit to "EASEMENTS" in Site Plan Note 5.

Addressed as noted.

10D. Add a comma after "OVERHANG" in Site Plan Note 6.

Addressed as noted.

Sheet 3 of 18

10E. Show proposed ROW as a heavy, solid line.

Noted. ROW is not shown on this plan. The indicated line is the ISP site boundary and is depicted to match our submittal for 56th Avenue ISP.

Sheets 4-17

10F. Edit the Proposed Right-of-Way line type in the legend to a heavy, solid line.

Noted. Current Right-of-Way line type is per industry standard. Revising to a heavy, solid line on the site plans will make it difficult to discern from other lines or obscure information shown.

10G. Edit the Existing Right-of-Way line type in the legend to match the illustration.

Addressed as noted.

10H. Edit the Proposed Right-of-Way line to a heavy, solid line.

Noted. Current Right-of-Way line type is per industry standard. Revising to a heavy, solid line on the site plans will make it difficult to discern from other lines or obscure information shown.

10I. Add "Denali Street" on Sheet 4, 7, 9 and 10.

Addressed as noted.

10J. Add "Existing Denali Street" on 11, 14, 16 and 17.

Addressed as noted.

10K. With dashed lines show all proposed easements (including fire lanes) and any easements which are not going to be released. Show the size, type of easement, and who the easement belongs to (if other than the City). The sizes, labels and configurations need to match the plat or what is being dedicated by separate document. You do not need to show bearings and distances on easements shown on the site plan.

Addressed as noted.

10L. Show the names and locations of any existing and proposed streets or alleys which are within the site and abutting the site.

Addressed as noted.

10M. Show and label all items which encroach into easements or rights of way (i.e. medians, retaining walls, gates, fences, monument signs, trash enclosures, etc).

Addressed as noted.

10N. Dedicate any proposed right of way or easements with the proposed plat(s). For easements or rights of way to be dedicated by separate document, visit www.auroragov.org, click on Departments; then Public Works, then Real Property Services for the easement dedication and release packets. You may also contact a Real Property Specialist in Real Property Services at 303-739-7300. For rights of way to be released by separate document, contact the Planning department.

Noted.

Sheet 18

10O. Show proposed ROW as a heavy, solid line.

Addressed as noted.

10P. Add "Denali Street".

Addressed as noted.

Parks, Recreation, and Open Spaces (PROS)

11A. No further comments.

Noted.

Denver Planning and Design

12A. No comments at this time. Thank you for the continued opportunity to review and provide comments.

Noted.

Adams County

13A. See below for comments. Thank you for including Adams County in the review for Project Number: 1610528. We have no comment on the subject referral.

Noted.

Xcel Energy

14A. For future planning and to ensure that adequate utility easements are available within this development and per state statutes, Public Service Company of Colorado (PSCo) will need 10-foot-wide utility easements abutting all external and internal roadways for natural gas and electric distribution facilities, particularly feeder lines.

Noted. Public service utility easements will be dedicated when each site is developed and platted. Easements required for utility stubs proposed to be constructed with this site plan are shown.

14B. The property owner/developer/contractor must complete the application process for any new natural gas or electrical service via xcelenergy.com/InstallAndConnect as the project progresses.

Noted

Mile High Flood District

15A. What is the intended use of the land between NB and SB Denali Road?

Developed park site with parking.

Regards,

A handwritten signature in blue ink, appearing to read "Chris Rolling".

Chris Rolling
Project Manager - Olsson