



September 15, 2023

City of Aurora  
Mr. Dan Osoba  
15151 E. Alameda Pkwy  
Aurora, CO 80012

Re: FOUNDRY Site Plan No 1 (DA-2315-01) – Site Plan (2023-4010-00) and Plat (2023-3031-00) / Initial Submittal Review

Dear Dan Osoba:

Thank you for taking the time to review FOUNDRY Site Plan and Plat, Filing No. 1. We received comments and valuable feedback on July 28, 2023. Please see the following pages for responses to comments. If you have any questions, please feel free to reach out by phone at 303-892-1166 or by email, [emather@norris-design.com](mailto:emather@norris-design.com).

We look forward to making this project a success with the City of Aurora.

Sincerely,  
Norris Design

Eva Mather  
Principal



## *Initial Submission Review*

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- At least 40% of the lots in this site plan (neighborhood 1) need to be equal to or greater than SFD, standard lot dimensions. Currently, only 162 lots meet this requirement (35.06%).  
***Response: The 40% requirement for standard lots shall be administered on a Master Plan level as required and permitted by UDO section 146-4.2.3.A.3.d.iii.***
- The maximum percentage of small lots is 50%. Please revise the lot configuration to comply with this requirement or request an adjustment. Generally, if an adjustment is requested, it may be administrative if it is within 10% of the requirement (55% maximum). Staff will be expecting a high level of pedestrian connectivity, connected open spaces, and a robust street network in relation to adjustment request(s). Provide justification and mitigation for the request as applicable in the letter of introduction and on the cover sheet of this site plan.  
***Response: The 50% requirement for small lots shall be administered on a Master Plan level as required and permitted by UDO section 146-4.2.3.A.3.d.***
- The lots highlighted in blue on this redline sheet do not comply with Section 146-4.5.3.B for access to local destinations (a.k.a. the "two-turn rule"). Staff would be generally amenable to an administrative adjustment request for the lots along Road E but would expect a high level of pedestrian connectivity through and around that block to mitigate the request. Please identify this as an administrative adjustment on both the letter of introduction and cover sheet of this site plan. Note that as it is an administrative adjustment, this will not require Planning and Zoning Commission approval.  
***Response: The entry from Jewell, S. Langdale Court, was modified as a collector status road so this amendment will not be necessary. The homes on Road E, now labeled as S. Little River Ct., now meet this requirement. No adjustment is required.***
- Please add typical sections for interior local streets or include roadway name on typical section on sheet 33 (identify classification type for each internal roadway (i.e., Roads A, B, D, E, F, G, H, I, J, K, E Baltic Place), typ. Also is Road K supposed to be E Louisiana Ave per PIP? Please ensure that information shown is consistent with the information shown on the PIP.  
***Response: Typical Sections added for local & local enhanced. Road K has been assigned S Muscadine Way per City of Aurora grid. CSP & associated plans updated accordingly.***
- PW requires a sidewalk easement or tract dedicated for the use of public sidewalk or ROW dedication for full width plus 0.5' shown on both site plan and plat, ALL areas that apply. Overlaying of a sidewalk easement and utility/gas easement is not allowed.  
***Response: Sidewalk easements added and dry utility easements shifted to avoid overlap accordingly.***
- Modify fire hydrant placement per Fire/Life Safety comments.  
***Response: Hydrant layout revised.***
- Public storm is only for inlets and pipes collecting flows from public ROW. Inlets in alleys or green courts will be Privately owned and maintained. Please revise as not all infrastructure shown will be public.  
***Response: Noted. Notes added to CSP to reflect private ownership of maintenance within alleys and open space.***



## PLANNING DEPARTMENT COMMENTS

### 1. Community Questions, Comments and Concerns

1A. There were no questions, comments, or concerns received from abutting property owners or registered neighborhood groups that were notified of this application. The requirement for the First Review Neighborhood Meeting has been therefore waived.

**Response: Comment noted, thank you.**

1B. Two comments were received from outside agency organizations during this review. Please see the attached comment letters from Mile High Flood District and Xcel Energy at the end of this review letter. Please make sure to include a response to those comments as applicable in your next submission.

**Response: Noted, thank you. We have included responses to these agencies at the end of this letter.**

### 2. Completeness and Clarity of the Application

Generally

2A. Development Review Fees are due in the amount of \$73,222.23 for this application. Please refer to the original invoice and instructions for payment sent when the application was accepted. If you need another copy of the invoice, please reach out to Dan Osoba at 303-739-7121 or [dosoba@auroragov.org](mailto:dosoba@auroragov.org).

**Response: The development review fees are paid.**

#### Site Plan Comments

Sheet 1

2B. Fix the typo to "Number".

**Response: Typo fixed.**

2C. Spell out "Administrative Activity Center" for clarity. Also, add a note or asterisk to indicate that the AAC will be developed under a separate site plan.

**Response: AAC spelled out as Administrative Activity Center**

2D. For all area breakdowns: include a percentage of the overall site area. The percentage needs to add up to 100%.

**Response: Percentages added.**

2E. As shown, the area breakdown adds to 165.05 acres, which exceeds the land area within the property lines shown above. Please reconcile the discrepancy and/or indicate if there are items that overlap (i.e., if open space areas/tracts are part of the total Tract area).

**Response: Area breakdown updated to be consistent across sheets**

2F. Generally: the sheet labeling on the plan set is inconsistent, which makes for a more difficult compilation of the review comments. Please ensure that the page labels on the combined PDF are consistent and the sheet numbers match this sheet index.

**Response: Sheet labeling updated to be consistent across set.**

2G. There are only 89 pages in the site plan. Please reconcile the discrepancy.

**Response: Page numbers and sheet index updated**

Sheet 4

2H. Please verify ALL matchlines and their corresponding sheet number. For instance: this matchline is referencing sheet 4, which is this sheet.

**Response: Match lines updated.**



Sheet 7

2I. Ensure that text does not overlap on the lots, typical. This lot number is covered.

**Response: Text overlaps revised throughout.**

Sheet 31

2J. Staff needs property owner authorization to proceed with this portion of the application as the off-site improvements appear to be owned by a separate party. Please provide that paperwork with your next submittal.

**Response: Foundry will construct the pond, and Parklands will provide the landscape improvements. A letter of authorization for the regional drainage improvements to be constructed on the Parklands 2 property is forthcoming.**

Sheet LP-101

2K. Fix the text overlap.

**Response: Text overlap fixed.**

### 3. Zoning and Subdivision Comments

#### Site Plan Comments

Sheet 1

3A. Add the City of Aurora Approval Signature Block. Please contact me at dosoba@auroragov.org if you need the current template signature block.

**Response: City of Aurora Approvals block including city attorney, planning director, planning commission, city council, attest, database approval date.**

Sheet 2

3B. These duplexes are standard, alley-loaded duplexes. Please differentiate them between the green court duplexes called out on this sheet.

**Response: Green court designation has been added for these products**

3C. Label these lots as a Duplex, green court.

**Response: Label has been updated to Duplex Green Court**

3D. Label the lots with intervening open space as SFD small, green court.

**Response: Label updated to SFD small green court**

3E. Label these lots that face green courts as Townhome, green courts.

**Response: Label updated to Townhome green court**

3F. Total small lots: 259 (56.06%).

**Response: The total number of small lots has been adjusted with this submittal.**

3G. Townhomes do not count as small lots. Move this item to the standard lot side.

**Response: Townhome added to standard lot**

3H. At least 40% of the lots in this site plan (neighborhood 1) need to be equal to or greater than SFD, standard lot dimensions. Currently, only 162 lots meet this requirement (35.06%).

**Response: The 40% requirement for standard lots shall be administered on a Master Plan level as required and permitted by UDO section 146-4.2.3.A.3.d.iii.**



3I. Generally, staff does not typically like to see intervening open space between lot lines and the ROW (unless they comply with green court width and usability standards) as it has the potential to create a long-term maintenance issue and/or responsibility for maintenance issues. If possible, please bring the front lot lines of units facing Road K up to the ROW.

**Response: We have discussed the intervening open spaces with Staff and made revisions where sensible to the developer and the City. This has generally been revised for front lot lines.**

3J. There are no motor courts shown on this plan. Please relabel this item to Small Lot Paired.

**Response: These have been removed from this Filing.**

3K. A separate legend item needs to be added for Townhome, green court.

**Response: Legend item has been added.**

3L. A separate legend item needs to be added for the Duplex, green court.

**Response: Legend item has been added.**

3M. A separate legend item needs to be added for a 32' wide small lot SFD, green court.

**Response: Legend item has been added.**

3N. Label these lots as a Duplex, green court.

**Response: Now labeled as Duplex Green Court**

3O. Label the lots with intervening open space as SFD small, green court.

**Response: Now labeled as Small Lot SFD Green Court**

3P. Label these lots as Duplex, green court.

**Response: Now labeled as Duplex Green Court**

3Q. Lots with a minimum frontage of 45' are considered small lots. Move this item to the small lot side.

**Response: This has been moved to small lot.**

3R. The maximum percentage of small lots is 50%. Please revise the lot configuration to comply with this requirement or request an adjustment. Generally, if an adjustment is requested, it may be administrative if it is within 10% of the requirement (55% maximum). Staff will be expecting a high level of pedestrian connectivity, connected open spaces, and a robust street network in relation to adjustment request(s). Provide justification and mitigation for the request as applicable in the letter of introduction and on the cover sheet of this site plan.

**Response: The 50% requirement for small lots shall be administered on a Master Plan level as required and permitted by UDO section 146-4.2.3.A.3.d.**

3S. Update the percentages upon the revision of the table. Note that this percentage is not correct based on the numbers provided here:  $35+105+57= (197/462)=42.64\%$ .

**Response: percentage updated**

3T. Add the lot dimensions for the additional lots called out in the legend. Please utilize Table 4.2-8 for reference on the distinctions of various lot/housing types that the UDO provides. If they are the same, please indicate it on the table or as an asterisk.

**Response: Row for each lot type added to the table. For this site plan dimensions are the same for like type green court and standard lots however a row has been added in case future filings feature differences in dimensions.**



Sheet 4

3U. See the general comment on page two regarding intervening common open space between lot lines and ROW. If there is an opportunity to increase the lot area to bring the lot line to the ROW, please explore that option. This would reduce the tract area and future misconceptions about property lines and maintenance.

***Response: We have discussed the intervening open spaces with Staff and made revisions where sensible to the developer and the City. This has generally been revised for front lot lines.***

Sheet 10

3V. Per Section 146-4.2.3.D.3: the common area surrounded by the loop lane shall be at least 60' wide. This appears to be ~30' wide.

***Response: This design has been revised to meet all Code requirements for loop lanes. This design was discussed with Staff on August 17, 2023 and given general consensus.***

Sheet 35

3W. For all alley-loaded driveways: the driveway area (setback requirement) shall be 3' OR 20'. Setback areas larger than 3' provide room for head-in or parallel parking adjacent to the alley drive lane, which is undesirable.

***Response: It is our understanding this is no longer within the code sections. We do meet the intent by providing limited space so that vehicles are unable to park in the alley drive lane.***

Sheet 36

3X. There are no motor courts shown on the site plan. Remove this graphic.

***Response: Graphic removed.***

3Y. Replace the motor court lot typical with green courts. If there are differences between green court lot types (i.e. green court townhomes vs. green court duplexes) please add separate typicals.

***Response: Green court graphic removed. Duplexes are covered with the Paired product listed here and Townhomes are separate graphic as well.***

3Z. Change the rear setback to 3'.

***Response: Setback defined as 3' in the approved Master Plan.***

3AA. Typical: call out the front and alley on these typicals.

***Response: Additional front/rear/alley labels added.***

3BB. There are different front setbacks for the house, porch, and garage for SFD, standard; SFD, small; and Duplex. Please refer to Table 4.2-6.

***Response: Note referencing Table 4.2-6 added.***

3CC. Call out the ROW for front-loaded lots.

***Response: ROW direction labels added.***

Sheet LP-200

3DD. Correct the lot frontage dimensions on all the front-loaded units in this legend.

***Response: Frontage dimensions corrected, legend and plan revised for greater clarity.***



#### 4. Access and Connectivity Comments

##### Site Plan Comments

Sheet 2

4A. The lots highlighted in blue on this redline sheet do not comply with Section 146-4.5.3.B for access to local destinations (a.k.a. the "two-turn rule"). Staff would be generally amenable to an administrative adjustment request for the lots along Road E but would expect a high level of pedestrian connectivity through and around that block to mitigate the request. Please identify this as an administrative adjustment on both the letter of introduction and the cover sheet of this site plan. Note that as it is an administrative adjustment, this will not require Planning and Zoning Commission approval.

***Response: The entry from Jewell, S. Langdale Court, was modified as a collector status road so this amendment will not be necessary. The homes on Road E, now labeled as S. Little River Ct., now meet this requirement. No adjustment is required.***

Sheet 4

4B. Would it make more sense and reduce the amount of concrete to have individual sidewalks from each lot going to the Kewaunee ROW? Please consider using individual sidewalk stubs to connect the lots with intervening common open space.

***Response: Joint sidewalks removed, and lots extended to the ROW.***

4C. Shift this sidewalk to the east to line up with lots 9-12. This will increase the open space area in the green court.

***Response: Sidewalk maintained due to coordinated maintenance access along with a gravel edge adjacent. This will allow a drivable access and space for pedestals.***

4D. Sidewalk connections from lots 9 and 10 are required for green court units.

***Response: Sidewalk connections added to lots 9 & 10.***

4E. Is there an opportunity for a direct connection across this corner to connect both open spaces? Please confirm with Traffic if that is acceptable as a pedestrian connection.

***Response: Crosswalks provide just south and east of this corner as requested. Informal landscape steps shown on landscape plan will allow a direct crossing.***

Sheet 5

4F. See comment on sheet 4 regarding the sidewalk connections along Kewaunee.

***Response: Joint sidewalks removed, and lots extended to the ROW.***

4G. Would it make more sense to have the sidewalk connect directly to the north/south walk or the Road A sidewalk? This would reduce the concrete and provide more direct access.

***Response: We have reviewed as a team and elected to keep both crossings at the park here. Traffic volumes are low and we hope to facilitate easier access to the main entry of park.***

Sheet 7

4H. Shift this sidewalk to the east to line up with lots 9-12. This will increase the open space area in the green court.

***Response: Sidewalk maintained due to coordinated maintenance access along with a gravel edge adjacent. This will allow a drivable access and space for pedestals.***

4I. Shift this sidewalk to the west to line up with lots 13-16. This will increase the open space area in the green court.

***Response: Sidewalk maintained due to coordinated maintenance access along with a gravel edge adjacent. This will allow a drivable access and space for pedestals.***





4J. Continue this pedestrian connection to Road D through Tract S.

**Response: LP104 includes steppingstones to connect an amenity area in Tract S.**

Sheet 8

4K. Would it make more sense and reduce the amount of concrete to have individual sidewalks from each lot going to the Kewaunee ROW? Please consider using individual sidewalk stubs to connect the lots with intervening common open space.

**Response: Joint sidewalks removed, and lots extended to the ROW.**

Sheet 9

4L. Would it make more sense and reduce the amount of concrete to have individual sidewalks from each lot going to the Kewaunee ROW? Please consider using individual sidewalk stubs to connect the lots with intervening common open space.

**Response: Joint sidewalks removed, and lots extended to the ROW.**

Sheets 13-14

4M. Would it make more sense and reduce the amount of concrete to have individual sidewalks from each lot going to the Kewaunee ROW? Please consider using individual sidewalk stubs to connect the lots with intervening common open space.

**Response: Joint sidewalks removed, and lots extended to the ROW.**

## 5. Parking Comments

### Site Plan Comments

Sheet 1

5A. Line items for parking required and parking provided need to be added to the data block. Note the specific parking requirements for loop lanes on the associated redlined sheet.

**Response: Parking row added to data table.**

Sheet 10

5B. For loop lanes: 1 guest space is required for each lot within the loop lane. The 8 parallel spaces count as this guest parking, but one additional space is required, which can be accommodated with on-street parking on Road I. No revisions are required on this sheet regarding loop lane parking; however, this should be reflected on the cover sheet.

**Response: Noted, loop lane configuration revised. Now all necessary parking can be accommodated in parallel spaces.**

## 6. Urban Design Comments

### Site Plan Comments

Sheet LP-108

6A. Advisory comment regarding the soccer fields: Field sizes differ for all ages and having staggered field sizes would include all age groups. It would be great to provide one full (or close to full) size field as there are none in this area.

**Response: Soccer field size shown for reference only for U4, but could be used for 6U. Scale revised to match City of Aurora Youth Sports 2023 Soccer Laws document. Additional 8U soccer field will be provided with rec center tract (BX) not a part of this submittal.**

6B. Please also add a note or indicate if the fields are to be stripped and if the goals are to be permanent.

**Response: Field to be multi-use sports turf. Soccer field shown for reference only.**





Sheet LP-300

6C. For the fence types, please vary the line type instead of the line width. It is very difficult to discern which fence type is being used. The 6' standard fence, 5' concrete trail fence, and the 5' crusher fines trail are all the same.

**Response: Line types have been updated for clarity.**

Sheet LP-302

6D. These symbols are the same. Please change to a hatch or similar.

**Response: Hatch revised for clarity.**

6E. As we still require mylar submittals for site plans, please do not use full black fill for large areas. It makes mylar printing and readability difficult. Please change these to hatches.

**Response: Hatches updated**

## 7. Signage & Lighting Comments

### Site Plan Comments

Sheet 1

7A. The master plan does not indicate a specific sign area. Please revise to just include per sign code or be specific with a maximum area of 96 s.f. per sign.

**Response: The Master Plan does include dimensions for the primary sign. The Site Plan signage adheres to these dimensions. This was discussed with Staff on August 11, 2023.**

Sheet 32

7B. Light fixtures that illuminate private sidewalks, internal pedestrian paths, and bicycle paths may not be taller than 16'. If SL-1 is utilized for these areas, please ensure that it does not exceed 16'. This can be accomplished by adding a note or reducing the height on the detail.

**Response: Note added.**

Sheet LP-402

7C. Please also provide a horizontal cross-section of the fence column.

**Response: Fence column revised with cross section.**

7D. Could you provide additional detail on the backlight? Lumens, lighting levels, etc. Staff is supportive of this design but wants to be cognizant of lighting levels that face vehicle driving lanes adjacent to collector/arterial streets.

**Response: Additional lighting information provided in alignment with Aurora Code.**

7E. Lighting should be "out-facing" only. Please add a note to indicate this design.

**Response: Note added regarding lighting direction.**

Sheet LP-403

7F. Sign area for monument signs shall be the area of the sign face and not individual letters. The area bound

**Response: This design follows what was approved in the approved Foundry Master Plan.**

7G. Exclude the sign content. Only include a dashed area on the monument sign that indicates "sign area".

**Response: Revised as noted.**



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

Sheet 2

8A. Include this plan (enlarge it for better clarity) and symbols on Sheet LP-200 with the typical planting.

**Response: This plan and symbols have been added to LP-200**

Sheet 31

8B. If this area is to be developed as part of this site plan, the Planting Plans shall include planting around this area.

**Response: The drainage improvements will be constructed by the developer for FOUNDRY. A separate site plan will include landscaping for the drainage improvements and is forthcoming.**

Sheet LP-001

8C. Remove the reference to the previous landscape code.

**Response: Section of note removed as indicated.**

8D. This note was already included on note number 11.

**Response: Note revised as indicated.**

8E. Include on the plan set, Sheet X of X.

**Response: Sheet 'x' of 'x' added.**

Sheet LP-002

8F. Note Maximum 40% Ornamental Grasses. See that most of the quantities of shrubs in the curbside landscape area exceed the 40% maximum. Please reduce the ornamental grasses in these areas, on the plant list, and on this Table.

**Response: Planting revised to confirm that ornamental grasses and perennials do not exceed 40% maximum of shrub equivalent requirement. In other words 60% of the requirement will be fulfilled with shrubs. Numbers appear higher for ornamental grasses and perennials as they are a 3 to 1 substitution for shrub equivalent.**

8G. For the Green Courts and Townhomes, provide the table with the requirements.

**Response: Following correspondence with Dan Osoba / Kelly Bish on 8/18, the landscape plantings shown on the landscape plan sheets comply with the requirements for green courts and townhomes and a tracking table for these areas is not required.**

8H. Provide a detention pond landscape table for the drainage way proposed on Tract BY- Sheets 106, 112, 118, 122, and 128. If Sheet 31 of the Civil Sheets is part of the Phase 1 submittal, then the landscape plans need to include this sheet and planting around this detention area.

**Response: Drainage tract calculations included for all area above 100 year line. Not a detention pond. The drainage improvements shown on Sheet 31 will be constructed by the developer for FOUNDRY. A separate site plan will include landscaping for the drainage improvements and is forthcoming.**

8I. This number should be 946 as the total Street Tree numbers provided. For the numbers required it should be 963.

**Response: Totaled number confirmed to be accurate. Number of trees has been calculated by rounding up and is sufficient in meeting code minimums.**



Sheet LP-003

8J. Note that the ornamental grasses in the curbside landscape area are required to be five gallons.

**Response: Noted, plant list has been revised to include 5 gallons for curbside landscape.**

8K. All ornamental trees are required to be 2" caliper.

**Response: Revised to 2" caliper.**

Sheet LP-100

8L. On all sheets, note this as Future School Site.

**Response: Note added on all relevant sheets.**

Sheet LP-101

8M. For all sheets, show the current sheet darker on the keymap.

**Response: Sheet outline has been darkened for clarity.**

8N. For all sheets, the specific planting shall be shown on the plans for these areas, not a hatch pattern. If these plants are to be proposed as part of this site plan, the planting shall be shown dark not screened back.

**Response: The hatch indicates the ground plane material, not representative of plants.**

8O. On all sheets, this hatch pattern makes the planting below if not legible.

**Response: Hatch lightened for legibility.**

8P. Provide street tree groupings of three to five of the same species for consistency.

**Response: Street tree groupings revised to larger groupings.**

8Q. The building perimeter landscape shall be provided for each Townhome, Duplex/Green Court building types.

**Response: Lot typicals to be provided with additional detail for each building type.**

8R. Label and dimension the Street Frontage Buffer.

**Response: Label added.**

Sheet LP-102

8S. Label the stop sign and the 50' dimension to the first tree.

**Response: Label and dimensions added.**

8T. For all sheets: The Street Trees regardless of who is installing them shall be darkened as they are being counted as the required curbside landscaping in this submittal.

**Response: Trees darkened. Legend revised.**

Sheet LP-103

8U. To use sod, the areas shall include elements to activate it.

**Response: Bench and pet pickup have been provided in addition to useable turf areas.**

Sheet LP-104

8V. Label the stop sign and the 50' dimension to the first tree.

**Response: Dimensions added from stop sign to first tree in all instances along right of way.**

Sheet LP-106

8W. Show East Jewel Avenue along this perimeter.

**Response: Additional sheets added to include northern portion of E Jewell Ave.**



Sheet LP-107

8X. Label and dimension the Street Frontage Buffer.

**Response: Dimension added.**

Sheet LP-110

8Y. Show planting for this median.

**Response: Not a median. Light gray line shows striping plan.**

Sheet LP-111

8Z. Label this Tract BX.

**Response: Tract label added.**

Sheet LP-112

8AA. Note the 100-year WSE Line on the plans.

**Response: 100 year line label added.**

8BB. Call out this element and reference the sheet and detail.

**Response: Callout added.**

Sheet LP-113

8CC. Label Tract AS and Future Use.

**Response: Tract label added. Labeled as Future School Site.**

Sheet LP-117

8DD. Missing Call-out.

**Response: Callouts revised.**

8EE. To provide sod for this Tract, provide elements to activate this greenspace.

**Response: Bench provided and callout added for clarity. Per intent green court code, it is designed to accommodate foot traffic and play area, intended to maximize the usefulness green court open space, particularly for this block of homes due to the limited turf areas for this density of townhomes.**

Sheet LP-118

8FF. Note the 100-year WSE Line on the plans.

**Response: Label added.**

Sheet LP-122

8GG. Note the 100-year WSE Line on the plans.

**Response: Label added.**

8HH. Omit this Matchline against this edge.

**Response: Text removed.**

Sheet LP-123

8II. Label Tract AS

**Response: Tract label added.**

Sheet LP-124

8JJ. Label Tract AS

**Response: Tract label added.**



8KK. Provide street tree groupings of three to five of the same species for consistency.

**Response: Trees revised to groupings.**

Sheet LP-125

8LL. Label and dimension the Street Frontage Buffer.

**Response: Dimension added.**

Sheets LP-127, 129, 130, 131, 132, 133

8MM. Label Tract CA

**Response: Tract label added.**

Sheet LP-200

8NN. For the Townhome, Duplex/ Greencourts, label the lettering on the plan from Sheet #2 and show each building. Include each 4-plex, 5-plex, 6-plex and 7-plex for the townhome and the duplex/Greencourt typical building. Use the perimeter building requirement for Townhomes for these typicals.

8OO. Use the Plan from Sheet #2 for this plan. Then, use the symbol reference for each one on the typical unit planting so it is clear where the units correlate to the plan.

**Response: Typicals added for each of these conditions following the perimeter building requirements for townhomes. Symbols from tracking sheet plan have been added to the overall on-lot typical keymap and legend for clarity.**

8PP. Provide a typical planting plan for some of these “un-typical” lots.

**Response: Atypical provided for worst case scenario of each lot type, or more if warranted by unique lot scenarios as discussed on follow up calls with city staff.**

Sheet LP-201

8QQ. Grass intended to be five gallons within the curbside landscape should be listed as five gallons in the plant schedule.

**Response: Plant schedule has been revised to indicate 5 gallon for curbside landscape with note added to plant schedule further clarifying. However, this note should be reiterated here for homebuilders who may only be referring to this sheet for installation adjacent to homes as curbside landscape adjacent to homes will be installed with completion of homes.**

8RR. Show the plant list for each Single-Family Lot Typical. The Curbside landscaping shall be shown separately.

**Response: Plant lists for each lot type added.**

8SS. Instead of the Table below, consider providing a plant list below each typical using the sample provided to the right.

**Response: Plant list provided on each sheet for each lot type along with requirement notes specific to each lot type.**

8TT. Provide the number of boulders.

**Response: Number of boulders added to requirement notes for each lot type.**

8UU. The requirements for the Townhomes shall be shown for each building Type: 4,5,6 & 7 Plex Townhome.

Example:  $221' / 5 = 44.2 \times 1.25 = 55.25$

-5% Evergreen & deciduous trees = 3

-15% tall shrubs 6' ht. = 8,



-80% mixture of evergreen and deciduous shrubs = 44

**Response: Townhome calculations revised per perimeter requirement code specific to townhomes. Duplex/Green Court requirements broken out for each type for specificity.**

8VV. Provide the Plant List for each building Type: 4,5,6 & 7 Plex with the required planting. The Curbside landscaping should be shown separately.

**Response: Typical added for each building plex quantity and atypical condition.**

8WW. FOR ALL TYPICALS: PROVIDE THE WATER/SEWER CONNECTIONS, ALL EASEMENTS, AND SIGHT LIGHTING ON THE PLANTING PLANS. Note that the water and sewer connections cannot go under the driveways.

**Response: Easements are generally consistent and shown and labeled on typicals for the intent of ensuring no trees are placed in easement areas. However specific utilities are not provided as it will vary lot to lot and cannot be captured as a 'typical' condition.**

8XX. Townhome Six Plex Typical Planting

**Response: Typical added for each building plex quantity and atypical condition.**

8YY. Provide typical planting for Motor Courts with planting included and a Plant List below.

**Response: Specific typical added for condition.**

8ZZ. Provide the Plant list for each building type below that building planting.

**Response: Plant lists for each lot type added.**

Sheet LP-202

8AAA. These notes appear to be the same on all the lot typical sheets. They can be listed as residential yard landscape noted and just include them once.

**Response: Noted, thank you. Format revised.**

8BBB. Note number 1 shall be shown larger and darker.\

**Response: Note shown bold and larger.**

8CCC. Label and dimension the easement for each typical lot.

**Response: All easements dimensioned for all examples.**

8DDD. Include the utilities, sewer, and water on each of the lot typicals. Do not show any connections below the driveway.

**Response: Easements are generally consistent and shown and labeled on typicals for the intent of ensuring no trees are placed in easement areas. However specific utilities are not provided as it will vary lot to lot and cannot be captured as a 'typical' condition.**

8EEE. For each Single-Family width, provide the Interior and corner lot and provide a plant list for each typical.

**Response: At minimum, one of each lot condition is now provided including unique planting designs and a plant list for each lot type.**

8FFF. Provide the curbside landscape requirement for each lot separate from the lot typical.

**Response: Curbside landscape requirement included with lot typicals as it will be responsibility of builder and completed at time of home construction.**



8GGG. Sizes of Tree calipers and heights and specific shrub types shall be included in the requirements.

**Response: Caliper and sizes added.**

8HHH. Provide a scale for each typical or list as N.T.S.

**Response: Graphic scale included and moved to be adjacent to plans.**

8III. Specify the specific quantity of natural landscape boulders for each typical.

**Response: Note for quantity added for each lot typical requirement.**

8JJJ. Move the Legend to the other side of the sheet and align the yard landscape under each lot typical.

**Response: Layouts revised to include legend and scale closer to plans.**

8KKK. Sample Typical Planting - note it does not include curbside planting.

**Response: Notes added specifying curbside landscape requirements for each typical.**

Sheet LP-300

8LLL. For each, provide a reference to Sheet and Detail.

**Response: Additional reference information added.**

9. Addressing (Phil Turner / 303-739-7357 / pturner@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.

**Response: Addressing received from Phil during August. The City recommended grid names have been utilized for this 2<sup>nd</sup> submittal.**

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Civil Engineering (Kendra Hanagami / 303-739-7295 / khanagam@auroragov.org / Comments in green)

Site Plan Comments

Sheet 1

10A. Please add the subdivision name: Foundry Subdivision Filing No. 1 to the description in the title block.

**Response: Added.**

10B. Please reduce the hatched area to only include this site. This hatching includes more area than is included in this site plan.

**Response: The hatch has been updated but still includes the northern area (regional pond) which is necessary to service and shown within this site plan on page 32.**

Sheet 2

10C. Please add typical sections for interior local streets or include roadway name on the typical section on sheet 33 (identify classification type for each internal roadway (i.e. Roads A, B, D, E, F, G, H, I, J, K, E Baltic Place), typ. Also, is Road K supposed to be E Louisiana Ave per PIP? Please ensure that the information shown is consistent with the information shown on the PIP.

**Response: Sections have been added**

Sheet 3

10D. Please check sheet numbers, doesn't seem to match up with the plan views (this seems to be sheet 7). Please check all sheet numbers, typ.

**Response: Sheet numbers updated throughout.**





Sheet 4

10E. Please show and/or call out all proposed sidewalk easements and proposed ROW per typical sections on page 33, typ. Overlaying of a sidewalk easement and utility/gas easement is not allowed.

**Response: Additional labels added. Sidewalk easements added and dry utility easements shifted accordingly.**

10F. On the plat this is called out as "U.E" not "E.E." Ensure you are consistent with labeling in the plat, typ.

**Response: Plat updated to reflect E.E.**

10G. Please specify where the typical sections on page 33 apply, typ. ALL. This ROW width does not match the enhanced local street width, and instead looks like the "Kewaunee Street, local street (type 1) from E Warren Ave South to E Harvard Ave." Please revise the typical section names per the comment on sheet 33.

**Response: Additional typical sections added for local streets. Additional row & sidewalk easement labels added.**

10H. All alleys that are tracts need to have public access easements, typ.

**Response: Tract table added to page 2 of plat to dedicate the entire tract access.**

10I. Ensure prop. concrete hatching is shown on plans, typ.

**Response: Concrete hatch added to the sidewalks along public row.**

10J. Is there a way to distinguish the line types more clearly, or call out the different rights of way on plan? Per sheet 33, it seems like ROW or sidewalk easements are necessary. It is hard to tell where proposed easements/ROW is required. Please revise all sheets, typ.

**Response: Additional typical sections added for local streets. Additional row & sidewalk easement labels added.**

10K. All alleys that are tracts need to have public access easements, typ.

**Response: Tract table added to page 2 of plat to dedicate the entire tract access.**

10L. Advisory comment: During civil plan review, max. cross slope along the ADA route is 2% typ.

**Response: Noted.**

10M. On the plat this is called out as "U.E" not "E.E." Ensure you are consistent with labeling in the plat, typ.

**Response: Plat updated to reflect E.E.**

Sheet 5

10N. Fix the label so there's no overlap.

**Response: Text overlaps revised.**

Sheet 6

10O. Please remove any reference to cross pans and only include this level of detail on the civil plan submittal, typ.

**Response: Additional detail removed.**

10P. Fix the sheet numbering. It doesn't match the context map on sheet 3.

**Response: Sheet numbering updated.**



Sheet 7

10Q. Please remove any reference to cross pans and only include this level of detail on the civil plan submittal, typ.

**Response: Additional detail removed.**

10R. On the plat this is called out as "U.E" not "E.E." Ensure you are consistent with labeling in the plat, typ.

**Response: Plat updated to reflect E.E.**

Sheet 12

10S. Fix all typos/text overlaps.

**Response: Addressed.**

10T. On the plat this is called out as "U.E" not "E.E." Ensure you are consistent with labeling in the plat, typ.

**Response: Plat updated to reflect E.E.**

Sheet 13

10U. On the plat this is called out as "U.E" not "E.E." Ensure you are consistent with labeling in the plat, typ.

**Response: Plat updated to reflect E.E.**

Sheet 14

10V. On the plat this is called out as "U.E" not "E.E." Ensure you are consistent with labeling in the plat, typ.

**Response: Plat updated to reflect E.E.**

10W. Please add this proposed linetype to the legend. Please be sure to call out any proposed walls, referencing details on sheet.

**Response: Fence added to legend. Retaining walls labeled and reference detail sheet 44.**

Sheet 15

10X. On the plat this is called out as "U.E" not "E.E." Ensure you are consistent with labeling in the plat, typ.

**Response: Plat updated to reflect E.E.**

Sheet 16

10Y. After the meeting indicated on the left, one solution may be, a deferral to be entertained for the half median (including landscaping and median curb and gutter) that is a responsibility of this project. typ, Also see later comments about asking for the removal of median splash blocks.

**Response: Noted, we will await direction and have removed median splash blocks in the meantime.**

10Z. There are multiple projects along Jewell Avenue that are concurrently under review within the city. The city will be reaching out to do some big-picture coordination with relevant developers for viable paths forward to minimize interim condition conflicts and to ensure engineering designs are compatible and meet city standards. There are concerns with interim conditions and multiple concurrent projects.

**Response: Noted.**

Sheet 19

10AA. Advisory Comment: 0.8% minimum encouraged to minimize maintenance and icing per section 4.05.1 of the COA Roadway Design & Construction Specifications. (TYP.)

**Response: Agreed, grade of Jewell Ave increased to 0.7%, above the 0.5% minimum. There is already a low point in Jewell Ave and increasing the slope more would add excessive fill over existing waterline and other utilities.**



Sheet 21

10BB. Please ensure contours are correct and that this is tying into the 5700 contours, typ. all contours.

**Response: Grades revised. Please note this is an interim condition best approximating what this future school site may utilize grades.**

10CC. Advisory comment for civil plan review: Minimum 2% for disturbed nonpaved areas, typ. all sheets.

**Response: Noted.**

Sheet 22

10DD. Advisory Comment: 0.8% minimum encouraged to minimize maintenance and icing per section 4.05.1 of the COA Roadway Design & Construction Specifications. (TYP.)

**Response: Agreed, grade of Jewell Ave increased to 0.7%, above the 0.5% minimum. There is already a low point in Jewell Ave and increasing the slope more would add excessive fill over existing waterline and other utilities.**

Sheet 26

10EE. Please indicate what this double line on the 12' maintenance path indicates in the legend. Is it a proposed railing, please add a callout, if necessary, typ.

**Response: Double line is a 10' concrete trail with 1' gravel shoulders on each side to equal 12' total. A railing is necessary only off the S Muscadine Way approach.**

Sheet 27

10FF. Callout appears to be in the wrong place. Please adjust and fix hatch if necessary.

**Response: Label revised.**

Sheet 28

10GG. Please match typical detail naming convention on sheet 29 or change the typical section detail name.

**Response: Label updated and reference to sheet 44 added.**

Sheet 30

10HH. Please match typical detail naming convention on sheet 29 or change the typical section detail name.

**Response: Label updated and reference to sheet 44 added.**

10II. Per sheet 29, this appears to be the PR 12' maintenance access path. Please confirm if this is part of the path.

**Response: Double line is a 10' concrete trail with 1' gravel shoulders on each side to equal 12' total.**

Sheet 32

10JJ. Please add a max height dimension to the detail, typ. ALL Advisory comment: Structural calculations may be required during civil plan review, per Table 4.02.7.03 of the roadway manual.

**Response: Noted, these are typical manufacturer details. Max height for the two walls called out in plan view. Design height of this typical detail is based on soil type, grid length, etc. To be specified in depth at CD level.**

10KK. Advisory comment: Depending on the height of the walls and the spacing between the tiered walls, structural calculations will be required during the civil plan review, per Table 4.02.7.03 of the roadway manual.

**Response: Noted.**



10LL. Please add the scale to details, wherever missing, typ.

**Response: These are generic manufacturer details indicated to show type, connections, material face, and typical reinforcement for walls. Exact dimensions of the walls, reinforcing, and adjacent grades will be provided at CD level.**

10MM. Please add measurement to determine if table 4.02.7.03 applies.

**Response: Labels added to the two plan view walls limiting height to 3' max.**

10NN. Advisory comment: Per Section 4.02.7.06.1, Railings are required on any walls in excess of 30", typ.

**Response: Noted.**

10OO. Please identify where these wall sections apply on the plan. Either add to typical section name, or reference on the plan, typ.

**Response: Both retaining wall locations are noted on pages 13 & 15 with a reference to the detail on sheet 44 and an indication of 3' max height.**

10PP. Please add the following note: "Proposed streetlight locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."

**Response: Note added.**

10QQ. Advisory comment: Public Street and pedestrian lighting must match the pre-approved 2023 public street and pedestrian lighting equipment list.

**Response: Noted.**

10RR. Please include a table showing all missing criteria required on site plans for public street lighting per section 2.12.0.1

**Response: Lighting pages added as sheets 33-44.**

Sheet 33

10SS. Where are E Harvard Avenue and E Yale Avenue in this site plan? Please be consistent with roadway naming on plan sheets in this set and on the PIP, typ.

**Response: Road naming received from Aurora in August. These grid names have been added to the 2<sup>nd</sup> submittal.**

10TT. For all typical sections please put the classification first, as the title, followed by any roads that apply underneath the classification.

**Response: Additional clarification of newly assigned road names & classification added to each section. New sections added for clarity.**

10UU. PW requires a sidewalk easement or tract dedicated for the use of public sidewalk or ROW dedication for full width plus 0.5' shown on both the site plan and plat, ALL areas that apply. Overlaying of a sidewalk easement and utility/gas easement is not allowed. There are two instances of this comment on the sheet. Please see the redlines for details.

**Response: Noted, sidewalk easements added and dry utility easements adjusted.**

10VV. Remove splashblocks from all medians, typ.

**Response: Splashblocks removed.**

Sheet 34

10WW. Remove splashblocks from all medians, typ.

**Response: Splashblocks removed.**



Sheet LP-401

10XX. Please add to legend and add callouts to the plan views about where these details should apply. If any are intended to be used within public ROW, please indicate that on the plan view and in the legend.

**Response: Legend revised and additional annotation added. Trails locations are also specifically captured within the Master Fence and Trail Plan, LP-300 and LP-301.**

Sheet LP-404

10YY. Please add to legend and add callouts to the plan views about where these details should apply. If any are intended to be used within public ROW, please indicate that on the plan view and in the legend.

**Response: Callouts added. This only applies to playground areas within tracts and does not apply to civil improvements within ROW.**

Subdivision Plat Comments

10ZZ. Tracts that are alleys need to be included as utility (please reach out to Aurora Water about where utility easements are required) and public access easements. Please update the plat and plans to show them.

**Response: Noted, a tract table has been included on page 2 of the plat for dedication use.**

10AAA. All alleys that are tracts need to have public access easements, typ.

**Response: Noted, a tract table has been included on page 2 of the plat for dedication use.**

10BBB. On the site plan this is called out as "E.E" not "U.E." Ensure you are consistent with labeling in the site plan, typ. There are many instances of this comment throughout the plan set. Please review the redline comments for details.

**Response: Plat updated to reflect E.E.**

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

11A. Traffic Engineering comments were received late and are not compiled in this review letter. Please review the redlined documents for all redline comments from Traffic Engineering.

**Response: Traffic comments have been reviewed and updated.**

12. Fire / Life Safety (Mike Dean / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

Site Plan Comments

Sheet 1

12A. Provide the following site plan note: all building address numbers shall comply with the Aurora City Code, Section 126, Article VII – Numbering of Buildings.

**Response: Note added.**

12B. Remove note number 6 and add the note listed above.

**Response: Removed and added.**

12C. Remove notes 14, 21, 24 and 27.

**Response: Removed.**

12D. Correct the typos called out in the redlines.

**Response: Corrected.**

Sheet 2

12E. Will this project be phased? If so, please read the requirements for phased construction and make sure each item is addressed. See the redline stamp for details.



***Response: This site plan is planned to be constructed in one phase.***

Sheet 3

12F. Using the fire hydrant additions and relocations shown in the utility sheets I would recommend using this overall site map to show the location of both existing and proposed fire hydrants. This makes the spacing of the fire hydrants more consistent with the intent of the comments provided in the utility sheets.

***Response: An overall utility map added which will help with review of the hydrant layout.***

Sheet 4

12G. For fire hydrant removals and additions see the utility sheets. Please revise all drawings reflecting fire hydrants per the comments within the utility sheets.

***Response: Revised.***

12H. Will there be mailbox kiosks? If so, provide locations on all site and landscape plans. Also, provide a detail of the mailboxes to be installed. See the mail kiosk details on the redlines.

***Response: Mail kiosks have been added to all site and landscape plans. Details have also been added.***

12I. Show accessible routes on all site and landscape plans. See the information provided on the redline stamp for details.

***Response: All public routes are currently designed as ADA. A note has been added to clarify. If there are any exceptions to the plans those areas will be noted. Generally, a routing map would make sense, however all routes on this plan are currently ADA so it will do nothing but create obfuscation.***

Sheet 16

12J. Within the utility plans, E. Jewell Avenue will need to show fire hydrants in accordance in accordance with the attached IFC NOTE (see redlines). Where fire hydrants are shown within these plans you will need to adjust their locations to meet this standard.

***Response: Locations revised. Emailed to receive confirmation of revised layout in regard to spacing specifically along Jewell Ave.***

Sheet 17-18

12K. See fire hydrant comments on sheet 16.

***Response: Revised.***

Sheet 19

12L. Using the life safety comments for fire hydrants and fire lane easements, please update all other sheets within your site plan showing fire hydrants or fire lane easements. Please note: Not every sheet reflects my modifications to relocated fire hydrants to the 600' spacing within the residential site or the 500' spacing along abutting streets. Once you have revised the fire hydrant locations you can set up a virtual meeting with me to discuss your layout prior to your resubmittal to the city. Mike Dean, 303-739-7447, [mdean@auroragov.org](mailto:mdean@auroragov.org).

***Response: Noted on general spacing comments, carried over throughout. Emailed confirmation of layout verification.***

12M. A fire lane easement will be needed in this particular alley. Please provide a separate label showing a minimum 23' fire lane easement. Please include (combine) and label any other easements included with the fire lane (water/sanitary). Typical for all alley easements.

***Response: Tract table added to page 2 of the plat. Entire 26' tract dedicated as fire access as well as water and sewer access.***

12N. Remove the fire hydrant.



***Response: Removed.***

12O. Provide and show a 29' inside and 52' outside turning radius for all 23' fire lane easements.

***Response: Radii added to the inside and outside of 24' drive lane proving minimums.***

12P. Label the street name if one has been assigned to it by our Planning Department Address coordinator Phil Turner.

***Response: Street name added. Assigned by COA in August.***

12Q. Adjacent future site to the west will need to place a fire hydrant in this location. Please note this in your plan set and label it as "installed by others at a future date".

***Response: Hydrant from Harvest Crossing Filing 1 shown as existing since the approved plans and they are starting construction. Future hydrants labeled as requested.***

12R. Add a fire hydrant. There are several instances of this comment on this sheet. Please see the redlines for details.

***Response: Added.***

12S. Show and label the proposed fire hydrant and lateral 106' to the west. This will assist in determining the locations of fire hydrants every 250' on alternating sides of E Jewell Avenue at full build-out.

***Response: Hydrants along Jewell Ave revised. Layout emailed for verification.***

12T. Confirm if this is a water line valve for an existing lateral for a future fire hydrant. If so, show and label the existing lateral and provide a fire hydrant symbol indicating that it will be installed by others.

***Response: Unable to verify that this valve is a for a future hydrant. Conceptual future layout provided.***

12U. No fire lane is needed in these alleys.

***Response: Noted.***

12V. If this is the bike lane, what is the lane immediately to the east and west of the bike symbols?

***Response: Bike lane symbol verified adjacent parking.***

12W. No fire lane easement is needed in the alley. Please ensure that all alleys include a public access easement. TYP.

***Response: Noted.***

12X. Show fire hydrants on the south side of E. Jewell Ave as discussed in the IFC Section provided.

***Response: Hydrants along Jewell Ave revised. Layout emailed for verification.***

12Y. Show water line size and pipe material, typical.

***Response: Noted.***

12Z. Show and label required fire hydrants along all abutting roadways. Fire Hydrants must be spaced every 500' on alternating sides of two-way streets.

***Response: Hydrant layout revised.***

12AA. Remove all fire hydrants being shown at the end of these dead-end roadways. Fire hydrants must be located on the internal roadways, spaced at 600' on center on alternating sides. Note: A fire hydrant should not be greater than 300' from any structure within the site. The measurements of fire hydrants are taken along the roadways providing access to these residential units and not as the crow flies, typical.





12BB. Note: It appears that the placement of these fire hydrants is being done to cover the adjacent streets. If so, this is not acceptable. Each adjacent street must provide its own fire hydrants as well as your internal streets.

**Response: Hydrants at end of dead ends removed. Layout updated accordingly.**

12CC. Lots 31-38 appear to be fronting onto Kewaunee. Lots 5-11 fronting onto Road B. No fire lane easement is needed in this alley.

**Response: Noted.**

Sheet 20

12DD. Label Street names are given for the proposed roadways.

**Response: Street name added. Assigned by COA in August.**

12EE. Label Street name (E. Pacific Ave.).

**Response: Street name added. Assigned by COA in August.**

12FF. Show the proposed fire hydrant in this area.

**Response: Added.**

12GG. Add a fire hydrant.

**Response: Added.**

12HH. Remove the fire hydrant. There are several instances of this comment on this sheet. Please see the redlines for details.

**Response: Removed, typical.**

12II. A fire lane easement will be needed in this particular alley. Please provide a separate label showing a minimum 23' fire lane easement. Please include (combine) and label any other easements included with the fire lane (water/sanitary). Typical for all alley easements.

**Response: Tract table added to page 2 of the plat. Entire 26' tract dedicated as fire access as well as water and sewer access.**

12JJ. Add a fire hydrant in this area.

**Response: Added.**

Sheet 21

12KK. Label the street name (E. Evans Drive) given to this proposed roadway.

**Response: Street name added. Assigned by COA in August.**

12LL. Show all proposed fire hydrants abutting your site. All sheets where hydrants are being proposed.

12MM. Provide a fire hydrant at this location. There are several instances of this comment on this sheet. Please see the redlines for details.

**Response: Addressed.**

12NN. Remove the fire hydrant.

**Response: Removed.**

Sheet 22

12OO. Remove fire hydrants at the ends of alleys.

**Response: Removed.**



12PP. Add a fire hydrant. There are several instances of this comment on this sheet. Please see the redlines for details.

**Response: Added.**

12QQ. Confirm if this is a water line valve for an existing lateral for a future fire hydrant. If so, show and label the existing lateral and provide a fire hydrant symbol indicating that it will be installed by others.

**Response: Unable to verify that this valve is a for a future hydrant. Conceptual future layout provided.**

12RR. Only this area requires a fire lane easement dedication. It is up to you if you would like to include the entire drive of Tract U within the fire lane easement.

**Response: Noted, we are proposing to dedicate the entire length as fire lane easement.**

12SS. Note: A 26' wide easement is being shown in the alleys. Where a fire lane easement needs to be dedicated, no portion of a structure can encroach into or over the fire lane easement. I believe Aurora Water has the same requirement. For the fire lane, you may have to reduce the width to 23' to avoid any potential encroachment. TYP for all fire lane easements.

**Response: Tract table added to page 2 of the plat. Entire 26' tract dedicated as fire access as well as water and sewer access.**

Sheet 23

12TT. A fire lane easement will be needed in this particular alley. Please provide a separate label showing a minimum 23' fire lane easement. Please include (combine) and label any other easements included with the fire lane (water/sanitary). Typical for all alley easements.

**Response: Tract table added to page 2 of the plat. Entire 26' tract dedicated as fire access as well as water and sewer access.**

12UU. Add a fire hydrant. There are several instances of this comment on this sheet. Please see the redlines for details.

**Response: Added.**

12VV. Remove the fire hydrant. There are several instances of this comment on this sheet. Please see the redlines for details.

**Response: Removed, typical.**

Sheet 24

12WW. Add a fire hydrant. There are several instances of this comment on this sheet. Please see the redlines for details.

**Response: Added, typical**

12XX. Remove the fire hydrant.

**Response: Removed.**

Sheet 25

12YY. Provide a separate detail of the fire apparatus auto-turn template previously discussed showing the emergency vehicles' ability to turn through roadway.

**Response: Loop lane layout revised entirely to ensure min & max radii are being met. We feel the product provides a better overall layout in addition to the new pocket park.**

12ZZ. Example of fire hydrants being too close to a residential site. Please use the examples I have provided in previous pages to reset the spacing of fire hydrants to 600 ft. in the center where applicable.

**Response: Noted, revised.**



Sheet 26

12AAA. Add a fire hydrant. There are several instances of this comment on this sheet. Please see the redlines for details.

**Response: Added, typical.**

12BBB. Remove the fire hydrant. There are several instances of this comment on this sheet. Please see the redlines for details.

**Response: Removed, typical.**

12CCC. Should this bike lane identifier be located in the lane immediately adjacent to the sidewalk?

**Response: Bike lane symbol verified adjacent parking.**

12DDD. Please review the traffic study to determine if the fire hydrant spacing must be set a 500' on each side of the street where the traffic count is more than 30,000 vehicles per day. If it is not, please provide a fire hydrant every 500' on alternating sides of Warren Street. Use this fire hydrant to anchor the needed fire hydrant spacing to the east along Warren Street.

**Response: Less than 30,000 vpd. 500' spacing utilized.**

Sheet 28

12EEE. A fire lane easement will be needed in this alley. Please provide a separate label showing a minimum 23' fire lane easement. Please include (combine) and label any other easements included with the fire lane (water/sanitary). Typical for all alley easements.

**Response: Tract table added to page 2 of the plat. Entire 26' tract dedicated as fire access as well as water and sewer access.**

Sheet 29

12FFF. A fire lane easement will be needed in this alley. Please provide a separate label showing a minimum 23' fire lane easement. Please include (combine) and label any other easements included with the fire lane (water/sanitary). Typical for all alley easements.

**Response: Tract table added to page 2 of the plat. Entire 26' tract dedicated as fire access as well as water and sewer access.**

12GGG. Using the IFC code reference above you can see that these fire hydrants are a good example of being close. Please adjust fire hydrants within the residential area to 600' along interior roadways. Please adjust the fire hydrants throughout the plans as needed using the examples provide.

**Response: Noted, revised.**

Sheet 30

12HHH. Provide fire hydrants along all roadways.

**Response: Noted.**

Sheet 32

12III. With some of the alleys needing fire lane easement I would recommend that some form of wall-mounted fire lane signs be added for the alleys. This detail is only an example. I would recommend that the new detail needed simply combine both the fire lane and tow-away signs into a wall-mounted frame and show it in this sheet.

**Response: Noted, wall mounted sign option added.**



12JJJ. This sign does not seem appropriate. Some examples of signs are provided to assist you with correctly labeling these needed signs.

**Response: Noted.**

12KKK. Provide a signage and stripping plan showing the location of the signs intended to be located within the site.

**Response: S&S plan added as sheets 33-44.**

12LLL. Will you be providing accessible parking spaces? If so, show on-site plans with accessible routes. Also, provide detail of handicapped spaces. See the example on the redlines.

**Response: No ADA parking spaces required for this site plan.**

Sheet 33

12MMM. For every applicable street section, show hydrant placement. Use the example provided on the redlines.

**Response: Typical hydrant placements added.**

Sheet LP-101

12NNN. Replace note No. 9 with the revised note immediately below.

- Landscape plantings cannot encroach more than 25% into adjacent fire lane easements.

Landscape Sheet Comments – Generally

**Response: Noted added.**

12OOO. Revise landscape plan sheets to reflect new locations of fire hydrants as discussed in the utility sheets.

**Response: Hydrant layout revised.**

Subdivision Plat Comments

12PPP. Show the specific easements that will be within all TRACTS. Example: Tract's AN, CD,

**Response: Easements added**

12QQQ. Tract AF must include a dedicated fire lane easement. The minimum width of 23', 29' inside, and 52' outside turning radii within all turning elements of the fire lane.

**Response: Tract table added to page 2 of the plat. Entire 26' tract dedicated as fire access as well as water and sewer access. All alleys have 24' driveable surface and 26' tract, 29' inside & 52' outside radii. No encroachments verified as all units are set back at least 4' from the drive lane.**

12RRR. Note: A 26' wide easement is being shown in the alleys. Where a fire lane easement needs to be dedicated, no portion of a structure can encroach into or over the fire lane easement. I believe Aurora Water has the same requirement. For the fire lane, you may have to reduce the width to 23' to avoid any potential encroachment. TYP for all fire lane easements.

**Response: Tract table added to page 2 of the plat. Entire 26' tract dedicated as fire access as well as water and sewer access. All alleys have 24' driveable surface and 26' tract, 29' inside & 52' outside radii. No encroachments verified as all units are set back at least 4' from the drive lane.**



12SSS. Note, fire lane easements are only be requested for the areas highlighted in blue. All other drive aisles/alleys should be dedicated to a public access easement along with water and sanitary easements. 12TTT. Tract U must include a dedicated fire lane easement. The minimum width of 23', 29' inside, and 52' outside turning radii within all turning elements of the fire lane.

**Response: Noted, only areas in blue. Tract table added to page 2 of the plat. Entire 26' tract dedicated as fire access as well as water and sewer access. All alleys have 24' driveable surface and 26' tract, 29' inside & 52' outside radii. No encroachments verified as all units are set back at least 4' from the drive lane.**

12UUU. The remaining portion of tract U may need to be re-designated since it will not have a dedicated fire lane easement within its boundaries.

**Response: Noted.**

12VVV. Only this area requires a fire lane easement dedication. It is up to you if you would like to include the entire drive of Tract U within the fire lane easement.

**Response: Noted, thank you for the clarification. We intend to dedicate the entire tract.**

12WWW. Note: A 26' wide easement is being shown in the alleys. Where a fire lane easement needs to be dedicated, no portion of a structure can encroach into or over the fire lane easement. I believe Aurora Water has the same requirement. For the fire lane, you may have to reduce the width to 23' to avoid any potential encroachment. TYP for all fire lane easements.

**Response: Tract table added to page 2 of the plat. Entire 26' tract dedicated as fire access as well as water and sewer access. All alleys have 24' driveable surface and 26' tract, 29' inside & 52' outside radii. No encroachments verified as all units are set back at least 4' from the drive lane.**

12XXX. Tract AN must include a dedicated fire lane easement. The minimum width of 23', 29' inside, and 52' outside turning radii within all turning elements of the fire lane.

**Response: Tract table added to page 2 of the plat. Entire 26' tract dedicated as fire access as well as water and sewer access. All alleys have 24' driveable surface and 26' tract, 29' inside & 52' outside radii. No encroachments verified as all units are set back at least 4' from the drive lane.**

12YYY. Tract CD must include a dedicated fire lane easement. minimum width of 23', 29' inside, and 52' outside turning radii within all turning elements of the fire lane. 12ZZZ. Tract BM must include a dedicated fire lane easement in the area shown in blue. The minimum width of 23', 29' inside, and 52' outside turning radii within all turning elements of the fire lane.

**Response: Tract table added to page 2 of the plat. Entire 26' tract dedicated as fire access as well as water and sewer access. All alleys have 24' driveable surface and 26' tract, 29' inside & 52' outside radii. No encroachments verified as all units are set back at least 4' from the drive lane.**

12AAAA. These areas will not be included in the fire lane dedication and may need a new tract designation. If they are included with the fire lane easement, then the 29' inside turning radii will be required.

**Response: Noted.**

12BBBB. Tract BM must include a dedicated fire lane easement in the area shown in blue. The minimum width of 23', 29' inside, and 52' outside turning radii within all turning elements of the fire lane.

**Response: Tract table added to page 2 of the plat. Entire 26' tract dedicated as fire access as well as water and sewer access. All alleys have 24' driveable surface and 26' tract, 29' inside & 52' outside radii. No encroachments verified as all units are set back at least 4' from the drive lane.**



12CCCC. Where is the roadway dedication in this area? If a public roadway is not being proposed, please provide a fire lane easement within the flowline of the proposed street. Show turning radii within the fire lane easement that matches the previous agreement with Fire/Life Safety.

**Response: Loop lane revised layout. A tract is now being dedicated. Tract table added to page 2 of the plat. Entire 26' tract dedicated as fire access as well as water and sewer access. All alleys have 24' driveable surface and 26' tract, 29' inside & 52' outside radii. No encroachments verified as all units are set back at least 4' from the drive lane.**

12DDDD. Attached Fire for loop road. See the redline attachment (Loop Roach Exhibit (5-5-23.pdf) for details.

**Response: Loop lane layout revised to improve circulation. No longer a tight U-turn.**

12EEEE. The curve tables may be required to be revised based on previous life safety comments on the reduction in the fire lane easements where necessary.

**Response: Noted, revised in a couple select areas.**

13. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)  
Site Plan Comments

Sheet 1

13A. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

**Response: Noted.**

Sheet 19

13B. Please show service alignment for water and sanitary to each unit. Please also include the location of the meter for each unit.

**Response: Service alignments added. Meter locations added.**

13C. Tract will need to include the hydrant, typical.

**Response: Noted, hydrant relocated at request of fire.**

13D. Please increase the width of the tract in the alleys to 26 ft or relocate the water to the green court and dedicate a 16 ft tract/water easement. TYP on all alley-loaded products.

**Response: Tract table added to page 2 of the plat. Entire 26' tract dedicated as water and sewer access.**

13E. Provide a 5 ft minimum separation between the waterline and C&G.

**Response: Revised.**

13F. Label size of sanitary piping in conformance with approved MUS.

**Response: Noted, labeling verified/revised.**

13G. Public storm is only for inlets and pipes collecting flows from public ROW. Inlets in alleys or green courts will be Privately owned and maintained. Please revise as not all infrastructure shown will be public.

**Response: Noted, notes added to the site plan sheets specifically regarding the private storm sewer in alleys and green courts.**

13H. Label as PRIVATE.

**Response: Private label added.**

13I. Please include a water sampling station in this location.

**Response: Added.**



13J. Show water road B to keep meters out of the alley wherever possible.

**Response:** *This would require more water main for the City to maintain in the long run. Design team is proposing to keep water main in alley's for consistency. Water meters can then stay in the same spot in the alley. Developer does not want to have a mixed product with some units on one alley being served from a local street while those on the other side of the alley are serviced from the front. This will create many non-typical details for the different unit mix.*

13K. Remove waterline from alley as these homes can be served from Road B or Kewaunee.

**Response:** *Design team is proposing to keep water main in alley's for consistency. Water meters can then stay in the same spot in the alley. Developer does not want to have a mixed product with some units on one alley being served from a local street while those on the other side of the alley are serviced from the front. This will create many non-typical details for the different unit mix.*

13L. Max 3:1 slopes.

**Response:** *Noted, grading revised and labels updated.*

Sheet 21

13M. Provide/dimension 5 ft separation between water and C&G.

**Response:** *Revised.*

13N. Please clearly show and label Zone 4 Point of Connection and Zone 5 Point of Connection.

**Response:** *Point of connection labels added.*

13O. Show WL bend.

**Response:** *WL bends added.*

13P. Max 3:1 slopes.

**Response:** *Noted, grading revised and labels updated.*

Sheet 22

13Q. Remove WL from alley as these lots can be served with water from Road D or Road K.

**Response:** *Design team is proposing to keep water main in alley's for consistency. Water meters can then stay in the same spot in the alley. Developer does not want to have a mixed product with some units on one alley being served from a local street while those on the other side of the alley are serviced from the front. This will create many non-typical details for the different unit mix.*

13R. Label as PRIVATE.

**Response:** *Private label added.*

Sheet 27

13S. Provide matchline for this area to the north.

**Response:** *Matchline added.*

Sheet 29

13T. I recommend installation of the WL in green court to serve these units to the north.

**Response:** *Noted, East-west alley utilized to service townhomes on both the north & south of alley.*

13U. Dimension tract width.

**Response:** *26' dimension added.*





Sheet 31

13V. A drainage easement is required for all detention/water quality ponds. Show/label the drainage easement.

**Response: Noted, a drainage easement added for regional pond.**

13W. Show/label the 100-year WSEL in the ponds.

**Response: WSEL added and labeled.**

13X. 10% max longitudinal slope and 2% cross slope for maintenance access. Revise grades to meet criteria.

**Response: Revised, labels added for verification.**

13Y. Is this meant to function as maintenance access to the top of the outlet structure? If so, label as maintenance access.

**Response: No, since there is maintenance access immediately below and on the opposite side the intent was to keep this a berm unless required to pave it.**

13Z. Add slope label to the bottom of the pond (minimum 2%).

**Response: Slope labels added.**

13AA. Max 4.0:1. Please revise.

**Response: Verified slopes remain below 4.0 maximum grades.**

14. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve) – Note: comments are from Joe Odrzywolski on the plan set; however, Joe is no longer with the City. Please direct questions to Curtis Bish)

Site Plan Comments

Sheet 1

14A. Provide standard PROS notes under a separate header.

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

**Response: Note added to cover page.**

Sheet 2

14B. Population numbers should be rounded up to the nearest whole number.

**Response: Population numbers have been rounded.**

14C. Add Acknowledgement. PARKS, RECREATION AND OPENSACE (PROS) NOTES 1. REQUIRED LAND DEDICATION FOR COMMUNITY PARK PURPOSES IS 1.35 ACRES. THE LAND DEDICATION REQUIREMENT SHALL BE SATISFIED BY A CASH-IN-LIEU PAYMENT. 2. EACH UNIT WILL HAVE A PARK DEVELOPMENT FEE DUE WHEN BUILDING PERMITS ARE PULLED. FEES WILL BE BASED ON THE PER-ACRE PARK CONSTRUCTION COSTS IN EFFECT AT THE TIME OF PERMIT ISSUANCE.

**Response: Acknowledgement has been added to the sheet**

14D. All open space areas seeking PROS land dedication credit must provide an amenity per PROS requirements such as a trail connection, seating area, trash receptacle, dog waste station, shelter, etc. to activate the area. Please add to the table a column listing amenity provided in open space areas.

**Response: Amenity information has been provided.**



Sheet 12

14E. What does this linetype indicate? A fence? A slope? Please include in legend.

**Response: Top and bottom of slope line types added to legend.**

14F. What does this dark shaded area indicate?

**Response: This grey hatch indicates a boulder cascade. Typcial callouts added along channel corridor for additional clarity.**

Sheet 19

14G. Please label all trail and pathway grades. PROS standard requires maximum 5% longitudinal grade and maximum 2% cross slope on all trails, sidewalks and pathways within park and open space areas. If this cannot be achieved, ADA requirements for max slope, distance and landings shall apply.

**Response: Noted, labels added and note requiring all walks have maximum 2% cross slope.**

14H. Open space and park areas may not exceed 4:1 (25%) slope to be creditable toward land dedication requirements.

**Response: Noted, grades revised.**

Sheet 20

14I. Open space and park areas may not exceed 4:1 (25%) slope to be creditable toward land dedication requirements.

**Response: Noted.**

Sheet 22

14J. Are there supposed to be stairs in this location. Please indicate stairs if necessary.

Sheets 24, 26, 29, & 30

**Response: Grading revised to remove need for stairs at this particular location. Reviewed other sheets and labeled accordingly.**

14K. Open space and park areas may not exceed 4:1 (25%) slope to be creditable toward land dedication requirements.

**Response: Noted, lots along S Muscadine Way extended to ROW.**

Sheet LP-101

14L. Label this feature. There are two instances of this comment on this sheet. Please see the redlines for details.

**Response: Feature has been revised and labeled accordingly.**

14M. Provide bike racks somewhere within the neighborhood park in the vicinity of seating.

**Response: Bike racks added. Additional bike racks located further south in this park.**

Sheet LP-104

14N. What are these blank areas?

**Response: Tract landscaping revised.**

Sheet LP-107

14O. Ensure separate 2-5yo and 5-12yo equipment is provided, as well as all abilities, inclusive and accessible features.

**Response: Details provided for all equipment and separated out by age groups. Playgrounds labeled by age groups.**



14P. Provide more seating and shade shelters in the vicinity of the playground for parents to sit while viewing their children play.

**Response: Foundry cubes provided for additional seating at playground.**

Sheet LP-108

14Q. Label these amenities, seat wall, and shelter. Provide details.

**Response: Labels added. Cross section added on sheet LP-401 and shelter detail on sheet LP-404**

14R. Choose a non-color icon to indicate trash receptacles.

**Response: Trash block revised to grayscale.**

14S. Per the City's turf ordinance, no more than 30% of the park may be turf and the proposed turf must be useable for active play.

**Response: Per discussion with city staff, ordinance will not apply however, only about 13% of total landscape area will be turf. This area is provided as a sports field to meet PROS recreational requirements.**

14T. What is this feature? A BMW track, pump track, walking path?

**Response: This will be a bike track. Label added.**

14U. Are these bollards? Please label.

**Response: Bollard label added.**

Sheet LP-120

14V. Are these steps? Please label.

**Response: Label added.**

Sheet LP-128

14W. Label shade structure.

**Response: Label added.**

Sheet LP-405

14X. Indicate that the requirement for 2-5yo and 5-12yo play equipment is being provided, as well as all abilities, inclusive and accessible features as required.

**Response: Revised to be indicated on plans. Equipment grouped separately by age group.**

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

15A. See the Advisory Comments on the first page of the plat.

**Response: Noted.**

15B. There are some lines that need to have tic marks at the change of direction on the line.

**Response: Noted.**

15C. There are Tracts that should have some easements in them.

**Response: Noted.**

15D. Confirm with Aurora Water and the Fire/Life Safety Depts. the need and type of easements.

**Response: Noted.**

15E. The Tracts also should allow access to all the Lots from and to the street R.O.W.

**Response: Noted. Tract table with dedicated uses added to page 2 of plat.**



15F. Make sure the easement names match on all the documents.

**Response: Noted.**

15G. See other comments on the documents.

**Response: Noted.**

16. Revenue (Diana Porter / 303-739-7395 / [dsporter@auroragov.org](mailto:dsporter@auroragov.org))

16A. Storm Drainage Development fees due 148.5742 acres x \$1,242.00 per acre = \$184,529.16

**Response: Noted thank you**

16B. Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

**Response: Noted**

16C. When this subdivision is ready to be platted you will need to get in touch with the Aurora Water Taps office to receive the invoice for the Development Fees. Contact Diana at 303-739-7395 or Jason at 303-739-7393.

**Response: Noted.**

Comments from MHFD by Derek Clark

1) Several comments on the preliminary drainage report and maps were provided by MHFD with the Public Works submittal with RSN 1723675. Please ensure that any design changes are also incorporated into the relevant planning document submittal.

**Response: Noted, separate comment responses provided.**

2) Please review and revise the proposed tree and shrub plantings within the Foxtail Run corridor. There appear to be several proposed plantings that are within the limits of cascade boulder drop structures as well as the low flow of the proposed channel. Also, please show plantings for the channel section upstream of the Road K crossing.

**Response: Planting has been revised out of proposed channel.**

Comments from Xcel Energy by Donna George

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined there is a conflict with the above captioned project. It is unclear where natural gas and electric distribution facilities will be located within many lots. Please be aware that Note 8 only applies to the lots, and not all lots contain 6' utility easements for the location of natural gas distribution facilities.

Please also note the following utility easements are needed for residential lots:

- Gas distribution line, 6'
- Electrical distribution line, 8'
- Joint trench 10'
- Multi-Unit developments require a 10' along all lot lines abutting any public rights-of-way
- Transformer 15' x 15'
- Switch cabinet 20' x 20' or 15' x 25' depending on model
- All gas lines must maintain a minimum 5' of clearance from any structure, therefore, easement must adjust accordingly
- Gas lines must be adjacent to drivable pavement/walkway that is a minimum of 8' wide and 6" thick to allow service trucks access & plowing in snowy conditions



PSCo owns and operates existing overhead electric distribution facilities along East Jewell Avenue and to the existing property at 25920 East Jewell Avenue. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities 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.

For additional easements that may need to be acquired by separate document for new facilities, the Designer must contact a Right-of-Way and Permits Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

***Response: Noted, requested easement widths depicted and initial estimated transformer locations provided. Please feel free to review and provide any feedback beyond the general outline during this subsequent referral.***