

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



July 28, 2023

Jerry Richmond
Integrity Land Ventures, LLC
7200 S Alton Way
Centennial, CO 80112

Re: Initial Submission Review – Foundry Site Plan No 1 – Site Plan and Plat
Application Number: **DA-2315-01**
Case Numbers: **2023-4010-00; 2023-3031-00**

Dear Mr. Richmond:

Thank you for your initial submission, which we started to process on July 3, 2023. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before August 18, 2023.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7121 or dosoba@auroragov.org.

Sincerely,

A handwritten signature in cursive script that reads "Daniel Osoba".

Daniel Osoba, Planner II
City of Aurora Planning Department

cc: Eva Mather, Norris Design
Tonya Swartzendruber, Norris Design
Justin Andrews, ODA
Filed: K:\SDA\2315-00rev1



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%).
- 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.
- 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.
- 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.
- 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.
- Modify fire hydrant placement per Fire/Life Safety comments.
- 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.

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.
- 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.

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.

Site Plan Comments

Sheet 1

- 2B. Fix the typo to "Number".
- 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.
- 2D. For all area breakdowns: include a percentage of the overall site area. The percentage needs to add up



to 100%.

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

Sheet 4

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

Sheet 7

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

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.

Sheet LP-101

- 2K. Fix the text overlap.

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.

Sheet 2

- 3B. These duplexes are standard, alley-loaded duplexes. Please differentiate them between the green court duplexes called out on this sheet.
- 3C. Label these lots as a Duplex, green court.
- 3D. Label the lots with intervening open space as SFD small, green court.
- 3E. Label these lots that face green courts as Townhome, green courts.
- 3F. Total small lots: 259 (56.06%).
- 3G. Townhomes do not count as small lots. Move this item to the standard lot side.
- 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%).
- 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.
- 3J. There are no motor courts shown on this plan. Please relabel this item to Small Lot Paired.
- 3K. A separate legend item needs to be added for Townhome, green court.
- 3L. A separate legend item needs to be added for the Duplex, green court.
- 3M. A separate legend item needs to be added for a 32' wide small lot SFD, green court.
- 3N. Label these lots as a Duplex, green court.
- 3O. Label the lots with intervening open space as SFD small, green court.
- 3P. Label these lots as Duplex, green court.
- 3Q. Lots with a minimum frontage of 45' are considered small lots. Move this item to the small lot side.



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

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.

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.

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.

Sheet 36

- 3X. There are no motor courts shown on the site plan. Remove this graphic.
- 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.
- 3Z. Change the rear setback to 3'.
- 3AA. Typical: call out the front and alley on these typicals.
- 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.
- 3CC. Call out the ROW for front-loaded lots.

Sheet LP-200

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

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.



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

Sheet 5

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

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.
- 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.
- 4J. Continue this pedestrian connection to Road D through 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.

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.

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.

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.

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.



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

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.

Sheet LP-302

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

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.

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.

Sheet LP-402

- 7C. Please also provide a horizontal cross-section of the fence column.
- 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.
- 7E. Lighting should be "out-facing" only. Please add a note to indicate this design.

Sheet LP-403

- 7F. Sign area for monument signs shall be the area of the sign face and not individual letters. The area bound in the blue box below may not exceed 96 s.f.
- 7G. Exclude the sign content. Only include a dashed area on the monument sign that indicates "sign area".

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.

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.

Sheet LP-001

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



- 8D. This note was already included on note number 11.
- 8E. Include on the plan set, Sheet X of X.

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.
- 8G. For the Green Courts and Townhomes, provide the table with the requirements.
- 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.
- 8I. This number should be 946 as the total Street Tree numbers provided. For the numbers required it should be 963.

Sheet LP-003

- 8J. Note that the ornamental grasses in the curbside landscape area are required to be five gallons.
- 8K. All ornamental trees are required to be 2" caliper.

Sheet LP-100

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

Sheet LP-101

- 8M. For all sheets, show the current sheet darker on the keymap.
- 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.
- 8O. On all sheets, this hatch pattern makes the planting below if not legible.
- 8P. Provide street tree groupings of three to five of the same species for consistency.
- 8Q. The building perimeter landscape shall be provided for each Townhome, Duplex/Green Court building types.
- 8R. Label and dimension the Street Frontage Buffer.

Sheet LP-102

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

Sheet LP-103

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

Sheet LP-104

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

Sheet LP-106

- 8W. Show East Jewel Avenue along this perimeter.

Sheet LP-107

- 8X. Label and dimension the Street Frontage Buffer.

Sheet LP-110

- 8Y. Show planting for this median.



Sheet LP-111

- 8Z. Label this Tract BX.

Sheet LP-112

- 8AA. Note the 100-year WSE Line on the plans.
- 8BB. Call out this element and reference the sheet and detail.

Sheet LP-113

- 8CC. Label Tract AS and Future Use.

Sheet LP-117

- 8DD. Missing Call-out.
- 8EE. To provide sod for this Tract, provide elements to activate this greenspace.

Sheet LP-118

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

Sheet LP-122

- 8GG. Note the 100-year WSE Line on the plans.
- 8HH. Omit this Matchline against this edge.

Sheet LP-123

- 8II. Label Tract AS

Sheet LP-124

- 8JJ. Label Tract AS
- 8KK. Provide street tree groupings of three to five of the same species for consistency.

Sheet LP-125

- 8LL. Label and dimension the Street Frontage Buffer.

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

- 8MM. Label Tract CA

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

Sheet LP-201

- 8QQ. Grass intended to be five gallons within the curbside landscape should be listed as five gallons in the plant schedule.
- 8RR. Show the plant list for each Single-Family Lot Typical. The Curbside landscaping shall be shown separately.
- 8SS. Instead of the Table below, consider providing a plant list below each typical using the sample provided to the right.
- 8TT. Provide the number of boulders.
- 8UU. The requirements for the Townhomes shall be shown for each building Type: 4,5,6 & 7 Plex Townhome. Example: $221' / 5 = 44.2$ X $1.25 = 55.25$



- 5% Evergreen & deciduous trees = 3
- 15% tall shrubs 6' ht. = 8,
- 80% mixture of evergreen and deciduous shrubs = 44
- 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.
- 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.
- 8XX. Townhome Six Plex Typical Planting
- 8YY. Provide typical planting for Motor Courts with planting included and a Plant List below.
- 8ZZ. Provide the Plant list for each building type below that building planting.

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.
- 8BBB. Note number 1 shall be shown larger and darker.
- 8CCC. Label and dimension the easement for each typical lot.
- 8DDD. Include the utilities, sewer, and water on each of the lot typicals. Do not show any connections below the driveway.
- 8EEE. For each Single-Family width, provide the Interior and corner lot and provide a plant list for each typical.
- 8FFF. Provide the curbside landscape requirement for each lot separate from the lot typical.
- 8GGG. Sizes of Tree calipers and heights and specific shrub types shall be included in the requirements.
- 8HHH. Provide a scale for each typical or list as N.T.S.
- 8III. Specify the specific quantity of natural landscape boulders for each typical.
- 8JJJ. Move the Legend to the other side of the sheet and align the yard landscape under each lot typical.
- 8KKK. Sample Typical Planting - note it does not include curbside planting.

Sheet LP-300

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

9. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 9A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement, and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

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.

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.

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.
- 10F. On the plat this is called out as "U.E" not "E.E." Ensure you are consistent with labeling in the plat, typ.
- 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.
- 10H. All alleys that are tracts need to have public access easements, typ.
- 10I. Ensure prop. concrete hatching is shown on plans, typ.
- 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.
- 10K. All alleys that are tracts need to have public access easements, typ.
- 10L. Advisory comment: During civil plan review, max. cross slope along the ADA route is 2% typ.
- 10M. On the plat this is called out as "U.E" not "E.E." Ensure you are consistent with labeling in the plat, typ.

Sheet 5

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

Sheet 6

- 10O. Please remove any reference to cross pans and only include this level of detail on the civil plan submittal, typ.
- 10P. Fix the sheet numbering. It doesn't match the context map on sheet 3.

Sheet 7

- 10Q. Please remove any reference to cross pans and only include this level of detail on the civil plan submittal, typ.
- 10R. On the plat this is called out as "U.E" not "E.E." Ensure you are consistent with labeling in the plat, typ.

Sheet 12

- 10S. Fix all typos/text overlaps.
- 10T. On the plat this is called out as "U.E" not "E.E." Ensure you are consistent with labeling in the plat, typ.

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.

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.



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

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.

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.
- 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.

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.)

Sheet 21

- 10BB. Please ensure contours are correct and that this is tying into the 5700 contours, typ. all contours.
- 10CC. Advisory comment for civil plan review: Minimum 2% for disturbed nonpaved areas, typ. all sheets.

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.)

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.

Sheet 27

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

Sheet 28

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

Sheet 30

- 10HH. Please match typical detail naming convention on sheet 29 or change the typical section detail name.
- 10II. Per sheet 29, this appears to be the PR 12' maintenance access path. Please confirm if this is part of the path.

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.



- 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.
- 10LL. Please add the scale to details, wherever missing, typ.
- 10MM. Please add measurement to determine if table 4.02.7.03 applies.
- 10NN. Advisory comment:
Per Section 4.02.7.06.1, Railings are required on any walls in excess of 30", typ.
- 10OO. Please identify where these wall sections apply on the plan. Either add to typical section name, or reference on the plan, typ.
- 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."
- 10QQ. Advisory comment: Public Street and pedestrian lighting must match the pre-approved 2023 public street and pedestrian lighting equipment list.
- 10RR. Please include a table showing all missing criteria required on site plans for public street lighting per section 2.12.0.1

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.
- 10TT. For all typical sections please put the classification first, as the title, followed by any roads that apply underneath the classification.
- 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.
- 10VV. Remove splashblocks from all medians, typ.

Sheet 34

- 10WW. Remove splashblocks from all medians, typ.

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.

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.

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

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.

**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.
- 12B. Remove note number 6 and add the note listed above.
- 12C. Remove notes 14, 21, 24 and 27.
- 12D. Correct the typos called out in the redlines.

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.

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.

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

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.

Sheet 17-18

- 12K. See fire hydrant comments on sheet 16.

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.
- 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.
- 12N. Remove the fire hydrant.
- 12O. Provide and show a 29' inside and 52' outside turning radius for all 23' fire lane easements.
- 12P. Label the street name if one has been assigned to it by our Planning Department Address coordinator Phil Turner.
- 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".



- 12R. Add a fire hydrant. There are several instances of this comment on this sheet. Please see the redlines for details.
- 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.
- 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.
- 12U. No fire lane is needed in these alleys.
- 12V. If this is the bike lane, what is the lane immediately to the east and west of the bike symbols?
- 12W. No fire lane easement is needed in the alley. Please ensure that all alleys include a public access easement. TYP.
- 12X. Show fire hydrants on the south side of E. Jewell Ave as discussed in the IFC Section provided.
- 12Y. Show water line size and pipe material, typical.
- 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.
- 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.
- 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.

Sheet 20

- 12DD. Label Street names are given for the proposed roadways.
- 12EE. Label Street name (E. Pacific Ave.).
- 12FF. Show the proposed fire hydrant in this area.
- 12GG. Add a fire hydrant.
- 12HH. Remove the fire hydrant. There are several instances of this comment on this sheet. Please see the redlines for details.
- 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.
- 12JJ. Add a fire hydrant in this area.

Sheet 21

- 12KK. Label the street name (E. Evans Drive) given to this proposed roadway.
- 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.
- 12NN. Remove the fire hydrant.

Sheet 22

- 12OO. Remove fire hydrants at the ends of alleys.
- 12PP. Add a fire hydrant. There are several instances of this comment on this sheet. Please see the redlines for details.
- 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.



- 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.
- 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.

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

Sheet 24

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

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.
- 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.

Sheet 26

- 12AAA. Add a fire hydrant. There are several instances of this comment on this sheet. Please see the redlines for details.
- 12BBB. Remove the fire hydrant. There are several instances of this comment on this sheet. Please see the redlines for details.
- 12CCC. Should this bike lane identifier be located in the lane immediately adjacent to the sidewalk?
- 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.

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.

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.
- 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.

*Sheet 30*

12HHH. Provide fire hydrants along all roadways.

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.
- 12JJJ. This sign does not seem appropriate. Some examples of signs are provided to assist you with correctly labeling these needed signs.
- 12KKK. Provide a signage and stripping plan showing the location of the signs intended to be located within the site.
- 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.

Sheet 33

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

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

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

Subdivision Plat Comments

- 12PPP. Show the specific easements that will be within all TRACTS. Example: Tract's AN, CD,
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 12DDDD. Attached Fire for loop road. See the redline attachment (Loop Roach Exhibit (5-5-23.pdf) for details.
- 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.

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.

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.
- 13C. Tract will need to include the hydrant, typical.
- 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.
- 13E. Provide a 5 ft minimum separation between the waterline and C&G.
- 13F. Label size of sanitary piping in conformance with approved MUS.
- 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.
- 13H. Label as PRIVATE.
- 13I. Please include a water sampling station in this location.
- 13J. Show water road B to keep meters out of the alley wherever possible.
- 13K. Remove waterline from alley as these homes can be served from Road B or Kewaunee.
- 13L. Max 3:1 slopes.

Sheet 21

- 13M. Provide/dimension 5 ft separation between water and C&G.
- 13N. Please clearly show and label Zone 4 Point of Connection and Zone 5 Point of Connection.
- 13O. Show WL bend.
- 13P. Max 3:1 slopes.

Sheet 22

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

Sheet 27

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

*Sheet 29*

- 13T. I recommend installation of the WL in green court to serve these units to the north.
- 13U. Dimension tract width.

Sheet 31

- 13V. A drainage easement is required for all detention/water quality ponds. Show/label the drainage easement.
- 13W. Show/label the 100-year WSEL in the ponds.
- 13X. 10% max longitudinal slope and 2% cross slope for maintenance access. Revise grades to meet criteria.
- 13Y. Is this meant to function as maintenance access to the top of the outlet structure? If so, label as maintenance access.
- 13Z. Add slope label to the bottom of the pond (minimum 2%).
- 13AA. Max 4.0:1. Please revise.

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.

Sheet 2

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

Sheet 12

- 14E. What does this linetype indicate? A fence? A slope? Please include in legend.
- 14F. What does this dark shaded area indicate?

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



Sheet 20

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

Sheet 22

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

Sheets 24, 26, 29, & 30

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

Sheet LP-101

- 14L. Label this feature. There are two instances of this comment on this sheet. Please see the redlines for details.
- 14M. Provide bike racks somewhere within the neighborhood park in the vicinity of seating.

Sheet LP-104

- 14N. What are these blank areas?

Sheet LP-107

- 14O. Ensure separate 2-5yo and 5-12yo equipment is provided, as well as all abilities, inclusive and accessible features.
- 14P. Provide more seating and shade shelters in the vicinity of the playground for parents to sit while viewing their children play.

Sheet LP-108

- 14Q. Label these amenities, seat wall, and shelter. Provide details.
- 14R. Choose a non-color icon to indicate trash receptacles.
- 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.
- 14T. What is this feature? A BMW track, pump track, walking path?
- 14U. Are these bollards? Please label.

Sheet LP-120

- 14V. Are these steps? Please label.

Sheet LP-128

- 14W. Label shade structure.

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.

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

- 15A. See the Advisory Comments on the first page of the plat.
- 15B. There are some lines that need to have tic marks at the change of direction on the line.
- 15C. There are Tracts that should have some easements in them.
- 15D. Confirm with Aurora Water and the Fire/Life Safety Depts. the need and type of easements.
- 15E. The Tracts also should allow access to all the Lots from and to the street R.O.W.
- 15F. Make sure the easement names match on all the documents.



15G. See other comments on the documents.

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

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



2480 W. 26th Ave Suite 156-B | Denver, CO 80211
TEL 303 455 6277 | FAX 303 455 7880



For Internal MHFD Use Only.	
MEP ID:	106325
Submit tal ID:	10011300
Partne r ID:	1716246
MEP Phase:	Referral

MAINTENANCE ELIGIBILITY PROGRAM (MEP)

MHFD Referral Review Comments

Date: July 24, 2023
To: Daniel Osoba
Via Aurora Website
RE: MHFD Referral Review Comments

Project Name:	FOUNDRY SITE PLAN NO 1 - SITE PLAN AND PLAT
Location:	Aurora
Drainageway:	Foxtail Run

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Regional Detention Pond 'A'
- Improvements to Foxtail Run

We have the following comments to offer:

- 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.
- 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.

MHFD requires responses to the review comments, please include these responses with any future submittal.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Sincerely,

Derek Clark, PE
Project Manager
Mile High Flood District



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

July 17, 2023

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

Attn: Daniel Osoba

RE: Foundry Site Plan No. 1 and Foundry Filing No. 1, Case # DA-2315-01

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. 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.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: Donna.L.George@xcelenergy.com