



June 14, 2023

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

Re: FOUNDRY Filing 01 (#1696475)/Pre-Application Meeting held March 23, 2023

Dear Dan Osoba:

Thank you for taking the time to review Filing 01 for FOUNDRY Pre-Application Meeting held on March 23, 2023. We received comments and valuable feedback on April 06, 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.

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

Sincerely,
Norris Design

A handwritten signature in blue ink, appearing to read "Eva Mather", with a long horizontal flourish extending to the right.

Eva Mather
Principal



1. Zoning and Placetype

1A. Zoning

The purpose of the R-2 district is to promote and preserve various types of medium density housing with adequate amounts of usable common space and amenities. Development pursuant to a Small Residential Lot option is allowed in Subarea C. This district is intended for use close to collector streets and public transit facilities. The primary use in this district is single-family residences, but several types of attached dwellings are also permitted. The district generally prohibits commercial activity except for home occupations and typical neighborhood services.

Response: Comment noted, thank you. No commercial activity occurs on this site.

1B. Overlay Districts

Avigation Easements

Because the property is within the Airport Influence District surrounding Buckley Air Force Base, an avigation easement with the city and the airport shall be conveyed by the person subdividing lands or initiating construction of any structure on already subdivided lands. Such avigation easement shall be an easement for right-of-way for unobstructed passage of aircraft above the property and shall waive any right of cause of action against the city of associated airport arising from noise, vibrations, fumes, dust, fuel particles, and other effects caused by aircraft and airport operations. The avigation easement shall be in a form approved by the city and shall be recorded in the office of Clerk and Recorder for the county where the property is located before permit or plat approval is granted. The avigation easement form can be found [here](#). Please contact Jeffrey Moore at 303. 739.7676 or jsmoore@auroragov.org with any questions you may have.

Response: This easement documentation will be provided in subsequent submittals prior to the approval of the Site Plan.

1C. Placetype

The Aurora Places Plan identifies this property within the Emerging Neighborhood. The Emerging Neighborhood Placetype is a newer largely residential neighborhood located in previously undeveloped areas. These neighborhoods should offer a mix of housing types at various densities within the neighborhood fabric. Single-family detached, attached, and multifamily dwellings are all primary land uses within this Placetype.

Response: This neighborhood consists of 40'-60' single-family detached lots, 32' single-family attached lots, townhomes, and paired homes.

1D. Foundry Master Plan

The area for this proposal is within Neighborhood 1 identified in the Foundry Master Plan. The residential and parks and open space planning areas defined in Tab 8 and 9 shall determine the maximum density of residential areas and acreage for parks and open space. Incorporate urban, landscape, and architectural design elements from Tabs 10, 11, and 12 throughout with an emphasis on pedestrian facilities and connections.

Response: The site plan incorporates the design guidelines established in the master plan.



2. Land Use

2A. Proposed Land Use

The proposed land use shown in the Phase 1 lot summary needs to be refined and specific to the lot types per the UDO. There are several lots that face an open space or intervening green space that will count as green court units for the purposes of lot/housing type mix and distribution of small lots. Below is a revised count of each lot type as defined by the UDO. Note that the percentages are based on a total number of 511 lots (778 total per proposal – 288 multifamily + 21 SFD Large within Neighborhood 1 just east of the drainage corridor). Please see further discussion on this table and applicable small lot standards in the Development Standards section in this letter.

Standard Lots			Small Lots		
50' x 110'	100	19.6%	45' x 110'	61	11.9%
60' x 110'	43 (+21 lots outside of proposal area)	12.5%	32' x 75'	76	14.9%
Green Court (Townhome)*	17	3.3%	Paired Duplex	78	15.3%
Townhome (Street-fronting)	26	5.1%	Green Court (SFD or Duplex)	89	17.4%
Total	207	40.5%	Total	304	59.5%

*The Planning Department has interpreted that single-family attached townhomes do not count as small lots regardless of the lot configuration. Therefore, in opposition to the discussion during the Pre-App Meeting, a townhome that is on a green court will not count as a small lot.

Response: Noted, thank you. We concur.

3. Development Standards

3A. Small Lot Standards

Amount & Distribution of Small Lots: As indicated in the table above, the small lot percentage of this proposal is 59.5%, which is higher than the allowed 50% by the UDO. Staff is expecting compliance with the maximum small lot percentage given the density increase permitted by adjustment on the Master Plan. If 50% small lots are utilized, the following standards shall apply on a neighborhood level:

- Small lots and single-family attached townhomes shall be distributed throughout the neighborhood.
- No more than 35% of the total number of lots shall be front-loaded (Proposed: 11.9%).
- No more than 60% of the total number of may be a single type (Proposed: 19.6% max).
- A minimum of 40% of the total number of lots shall meet or exceed the minimum lot width and area for single-family detached standard (Proposed: 32.1%).
- A minimum 10% of the total number of lots must be at least 60 feet in width and 6,000 square feet in area (Proposed 12.5%)

The percentage of lots exceeding the standard lot width and area is not compliant with the required minimum percentage under this current proposal. Please revise the lot layout to include additional lots equal to or greater than the standard lot size of 50 feet in width and 5,000 square feet in area.



Response: Small lots have been adjusted to be 55% of the total single family within Filing 1. The total amount of small lots will not exceed 50% of the total within the master plan as a whole as approved.

Private Open Space: Each small lot shall incorporate private, usable open space with at least 180 square feet of area and minimum dimension of 10 feet. Please provide a lot typical for each type of lot/housing type provided within this proposal to demonstrate compliance with this private open space requirement. Additionally, please show all proposed easements and required setbacks on these typicals to ensure the proposal building footprint is sized appropriately to comply with these requirements.

- With compact products and reduced front setbacks the design of the public realm is of even greater importance.
- Planning supports working with Xcel to have dry utilities under the public sidewalk to have least impact on the tree lawn and the limited front yard.
- Narrow single family detached product should include usable side yard configurations with access where each unit gets to use the entire 10 feet between the homes as opposed to a privacy fence and unusable space.

Response: Lot typicals have been included with this submittal and have all requested information listed above.

Lot/Housing Type: Per Table 4.2-8, four lot or housing types are required to be included in this neighborhood. Each lot or housing type shall consist of a minimum of 10% of the total number of lots to be counted for compliance with this requirement. As proposed, there is an adequate number of lot or housing types proposed that comply with the 10% threshold. As the plan is revised for the above concerns, please ensure that the requirements for percentages and number of lot or housing types are sufficient.

Green Court Standards: A lot shall be identified as a green court lot if the lot is arranged where the front doors of the dwelling units do not face a public or private street, but instead face an open space. If there is intervening common open space between the front property line and the right-of-way, the lot shall be counted as a green court. The following standards apply to all green court lot configurations:

- A green court open space shall have a minimum width of 30 feet or the height of the tallest residential building facing the green court, whichever is greater; or a variable width (see Section 146-4.2.3.C.1.b.ii.b).
- No more than 14 dwellings may face the same green court open space. This may be increased to 24 if both end units have frontage on a public street. The central block adjacent to the 1.9 acre park exceeds the limit of green court units (28 proposed; 14 permitted).
- Each green court lot shall have direct frontage on and pedestrian access to a street that includes on-street parking.
- Green Courts are also required to be bounded on each end by a street or a street and an alley. When this circumstance does not exist there are limits to the number of units on the green court (5 per side) and the number of the green court in a row (ref. <https://aurora.municipal.codes/UDO/146-4.2.3.C.1.b.vii>).
- The green court spaces need to be diverse and usable. Green courts need to include usable common gathering space or common usable yard space. The intent is not to have solely a path to the street surrounded by shrubs and mulch.
- Please review all green court standards.



Response: It is our design intent that the homes facing green courts meet the goals and the spirit of the green court standards.

Loop Lane Standards: The following standards apply to the loop lane proposed. Provide dimensions on the site plan to show compliance with these standards:

- The roadway surface for loop lanes shall be at least 23 feet wide to accommodate two-way circulation.
- No portion of the loop lane shall extend more than 250 feet from the street.
- The common area surrounded by the loop lane shall be at least 60 feet wide.
- The loop lane shall be surfaced with concrete. Both the loop lane and the common area shall be dedicated to the homeowners' association or metro district.
- Guest parking is required at one space per dwelling unit in addition to the standard parking requirement (see below). These guest parking spaces must be at least 125 feet from each dwelling unit. On-street parking on the loop lane is prohibited.

Response: The loop lane meets the requirements outlined in the comment.

3B. Subdivision Standards

The maximum block length and width is 700 feet and the perimeter of blocks shall not exceed 2,800 feet. As proposed, the central block with the 1.9 acre park is measuring approximately 830 feet. A block may be separated by another street or pedestrian passage with a width of at least 30 feet and a minimum 5 foot sidewalk connecting one street to another. Dimension these widths in all applications of this pedestrian passage on the site plan. These connections should not cross alleys or other vehicular circulation areas. Non buildable tracts should not be platted unless required for buffers, parks, drainage or similar features. Stirp tracts long local streets should not be included.

Response: a 30' tract with 5' sidewalk has been added to this block to provide pedestrian passage.

3C. Common Open Space and Amenities

Ensure that all parks and open space areas are within ¼ mile (1,320 feet) of all small lots within the neighborhood. These parks and open spaces shall have pedestrian trail connections that provide direct and easy access to the common spaces. The pedestrian passage travelling west from the north/south collector should continue through the adjacent block and connect to the 3.4 acre park. Refer to the trail locations on Tab 9 of the master plan. Utilize the urban design standards in Tab 10 to program or provide amenities in open spaces, trails, and common areas shown on the plan.

In general higher density products such as multifamily and townhomes which have little to no private outdoor space should have enhanced access to park facilities.

Response: All small lots are within ¼ of a park or open space area and the pedestrian passage has been extended to connect to the 3.4 acre neighborhood park.

3E. Access and Connectivity

Per Section 146-4.5.3.B.1, each subdivision shall organize local streets such that each lot may be accessed by travelling over no more than two local streets after departing from the grid collector or arterial. The lots highlighted in blue in the capture below do not comply with this requirement as one would need to travel on three streets to access the lots from either E Jewell Ave or the north/south collector.



Response: These lots now meet this requirement as the entry road from Jewell was redesigned as collector status.

3F. *Parking, Loading, and Stacking*

Off-street parking is required by Section 146-4.6. Based on the information provided, each lot will require two off-street parking spaces regardless of housing type. Note that loop lanes require one additional guest parking spaces located within 125 feet of the lot and outside of the loop lane. Parking alternatives listed in Section 146-4.6.4 may reduce parking requirements. In addition to vehicle parking, you may consider providing bicycle parking adjacent to bike lanes and/or at park entrances. Bicycle parking is not required, but highly encouraged. Bicycle spaces must comply with Section 146-4.6.3.F.2 including providing a design that includes 2 points of contact with each bicycle. Each inverted “U” rack counts as two bicycle parking spaces. Place any bicycle parking in a convenient, paved, and well-lit location.

Response: Each lot accommodates 2 off street parking spaces. The loop lane includes parallel guest parking spots located within the loop for 8 of the 9 additional space requirements. One additional space (9th) can be provided with on-street parking along road within 125’.

3G. *Landscape, Water Conservation, Stormwater Management*

General Landscape Plan Comments

Prepare your landscape plans in accordance with the Alora (FOUNDRY) Master Plan, the Landscape Reference Manual as well as the Unified Development Ordinance (UDO). The landscape comments provided herein are based upon the above documents. Landscape requirements within the UDO should follow Section 146-4.7 Landscape, Water Conservation, Stormwater Management. The above documents are available online. Please ensure that the landscape architect or designer has a copy of these documents as well as our project specific comments.

Response: Submitted plans have been designed according to the documents listed above.



Landscape Plan Preparation

Please label all landscape sheets “Not for Construction”. Landscape construction drawings are not required and therefore do not necessitate the signature, stamp and seal of a licensed landscape architect upon final approval by the City of Aurora. Landscape plans submitted with a site plan or redevelopment plan are used by the city to determine compliance with the landscape standards and for code enforcement purposes.

Landscape plans submitted during the Development Application submittal process must be prepared on 24” x 36” sheets and have plant symbols, plant labels with quantities, and a plant schedule upon first submission or a complete review will not be possible and may result in additional submittals and ultimately delays in approval of the plan set.

Response: Submitted plans have been prepared as outlined in this comment.

Sight Triangles

Include sight distance triangles per the Roadway Design and Construction Specifications document. All landscaping within the designated triangles shall not exceed 26” in height as measured from the roadway surface.

Response: Sight triangles are included on the submitted plans.

Phasing

If the development is to be constructed in phases, include a landscape phasing plan that delineates the landscaping anticipated for the proposed phases.

Response: Phasing is not proposed for this site plan.

Alora (FOUNDRY) Master Plan

- Several conceptual locations for primary, secondary and tertiary monument signs have been identified in connection with this application. Include the proposed monument types, locations and actual details with the Site Plan submittal.
- Landscaping shall comply with the Unified Development Code as noted below.

Response: Detailed monument information has been included in the submitted plans.

Section 146-4.7 Landscape, Water Conservation, Stormwater Management

The following bullet points are not necessarily an all-inclusive list of the landscape requirements found within this Section 146-4.7. The applicant is responsible for reviewing this section of the UDO and determining all applicable landscape conditions.

Response: Noted

Section 146-4.7.5 Required Landscaping (C) Curbside Landscaping 2a.

Provide one shade/street tree per 40 linear feet of street frontage along all public and private streets. Street trees shall be provided within the designated curbside landscape area when detached walks are required or four to five feet from the back of walk, curb, or pavement when an attached sidewalk is installed. Street trees shall be located 50’ from the face of a stop sign to maintain regulatory sign visibility. Refer to Figure 4.7-2.

Response: Shade/street trees have been provided as outlined in this comment.

City council passed a turf ordinance that prohibits the installation of non-functional turf. This includes all curbside landscapes. Refer to this section of the UDO for alternatives to sod installation. All site plans submitted after September 30, 2022 shall comply with the new ordinance. Questions regarding the ordinance should be directed to Tim York, Water Conservation Supervisor, Water Conservation Division, 303.326.8819.



Response: Proposed landscape complies with this ordinance.

Section 146-4.7.5 D. Street Frontage Landscape Buffers

The proposed multi-family development as well as all single-family residential lots where the rear yards abut an arterial or collector street shall provide a 20' wide street frontage landscape buffer as measured from the back of walk. The buffer location should be based upon the ultimate roadway and sidewalk locations. A reduction in the buffer width is not permitted.

Response: This buffer has been provided.

Landscaping shall consist of one tree and ten shrubs per each forty linear feet of buffer length and shall be installed along the exterior sides of proposed fencing or walls. Shrubs and ornamental grasses may not be substituted for trees in the buffer unless the applicant demonstrates to staff that the site is encumbered. Encumbrances shall include overhead and underground utilities, floodplain, easements or similar.

Response: Shade/street trees have been provided as outlined in this comment.

No portions of buildings, including porches or patios, drive lanes, detention ponds, parking stalls, dumpsters or dumpster enclosures shall be permitted within the buffer.

Response: Noted

Section 146-4.7.5.E.2.b. Non-Street Perimeter Buffers

A 15' wide non-street perimeter buffer shall be provided by the multi-family development along the southern property line adjacent to the residential homes. A reduction in the buffer width to 10' is possible depending upon the buffer reduction feature chosen as specified in Table 4.7- 2 Required Landscaping Buffer Widths and Allowed Reductions. While buffer widths are less restrictive, plant quantities remain consistent. Plant material shall be provided at a ratio of one tree and five shrubs per 40 linear feet.

Plant material shall be chosen based upon its ability to provide appropriate screening and shall be selected to reach a mature height of no less than five feet. Perennials shall only be used as accents and may not count toward the buffer requirement. Shrubs and ornamental grasses may not be substituted for the tree requirement unless the site is encumbered. Refer to the UDO for what is considered an encumbrance. While Junipers are commonly used for buffer screening, alternative plant material shall be integrated that are better suited to winter snow loads and provide year-round visual interest. Refer to the UDO for an alternative plant list.

Response: Noted

Section 146-4.7.5.1. Private Common Open Space/Tract Landscaping

In all developed areas where land has been disturbed during construction and is required or designated to be preserved and protected from future development for nonpublic active and passive recreation including trails, recreation facilities, wildlife habitat, natural land features or the preservation of view corridors, shall be landscaped with one tree and ten shrubs per 4,000 square feet. This excludes areas defined as street buffers, detention and water quality ponds, undisturbed marshes, wetlands, 100-year floodways and lakes.

Response: Proposed landscape has been designed as outlined in this comment.

Section 146-4.7.5 J. Building Perimeter Landscaping

The future park and recreation center building will require building perimeter landscaping. Landscaping is required when building elevations face public rights-of-way, residential neighborhoods, public open space, or whenever an entrance door is present. Landscape each elevation with one tree equivalent or



tree equivalent per each 40 linear feet of elevation length. Building perimeter landscaping provided within 20' of the building face may count towards the building perimeter landscaping requirements including landscaping provided within parking lot islands. Depending upon the length of each side of the building, landscaping may need to be pro-rated if less than 40 linear feet. Landscaping shall be broken down by building face and not as an entire entity.

Response: Proposed landscape has been designed as outlined in this comment.

Section 146-4.7.5.J.3. Multi-family and Single Family Attached (Townhome) Residential Structures
All new multi-family and townhome buildings shall provide building perimeter landscaping. Plant beds shall be an average of six feet wide and shall consist of 1.25 plants per five linear feet of unit perimeter footage. At least 5% should be a mixture of evergreen and deciduous trees, at least 15% shall be tall shrubs with a mature height of six feet and up to 80% shall be a mixture of evergreen and deciduous shrubs chosen to create seasonal interest. An example table demonstrating compliance has been provided below.

Building Perimeter Landscape Table								
Building	Building Perimeter Landscape Description	Length	Trees Required	Trees Provided	Tall Shrubs Required	Tall Shrubs Provided	Regular Shrubs Required	Regular Shrubs Provided
1	Building 1 Elevation	207 LF						
	5% Trees (Mix of Evergreen and Deciduous)		3	3				
	15% Tall Shrubs				8	8		
	80% Other Shrubs						42	42
2	Building 2 Elevation	238 LF						
	5% Trees (Mix of Evergreen and Deciduous)		3	3				
	15% Tall Shrubs				9	9		
	80% Other Shrubs						48	48
3	Building 3 Elevation	208 LF						
	5% Trees (Mix of Evergreen and Deciduous)		3	3				

Response: Proposed landscape has been designed as outlined in this comment.

Section 146-4.7.5 P. Residential Yard

All new single family detached, attached and two-family residential homes shall provide for front and side yard landscaping for corner lot yards visible from public view to meet the water-wise landscape options. Front yard landscape requirements can be found in Table 4.7-3 Residential Yard Landscape Requirements. The table provides a starting point for those lots that are 4,500sf or larger. Smaller lot sizes shall utilize the requirements of this table as much as possible but may need to modify the standards to reflect the lot sizes being proposed.

Landscaping shall be completed prior to the issuance of a final certificate of occupancy. Temporary certificates may be granted at the discretion of the Building Department when certificates are requested outside of the normal landscaping season of April 1st through October 31.

Response: Noted

Section 146-4.7.5 K. Parking Lot Landscaping

Both interior and exterior parking lot landscaping is required for all proposed parking lots. This is not applicable to tractor trailer parking, but employee/patron parking lots. No parking row shall exceed 15 spaces without an intervening landscaped island, median or landscaped peninsula. All parking rows must terminate in a landscaped island.

The perimeter of all parking lots shall be screened from public rights-of-way, public open space and adjacent property with one or a combination of methods shown in this section. If required, street and non-street frontage landscape buffers may be combined with the parking lot screening requirements to



satisfy both if the two requirements should overlap. City staff will determine whether the overlap exists once a formal site plan submittal is made.

Also provide and landscape each parking lot island with one tree and six five-gallon shrubs per 9'X 19' island and two trees and 12 shrubs per 9'X 38' island. Ornamental trees may be used as accents at the ends of parking rows but shall not be used as the primary shade tree within the parking lot.

Response: Proposed landscape has been designed as outlined in this comment.

Section 146-4.7.8. B. 2.b. Service, Loading, Storage and Trash Area Screening

All trash dumpsters and recycling bins must be enclosed and setback at least 12 feet from adjacent properties when adjacent to residential or commercial uses. Dumpsters shall have a wall or opaque fence at least six feet in height on three sides and accompanied by landscaping on the exterior side to soften the appearance of the wall and/or fence. Evergreen plantings are required along the exterior.

Response: Trash dumpsters and recycling bins will not be provided for the development in this site plan.

Section 146-4.7.5 L. Site Entryways and Intersections.

Provide a distinctive landscape feature at each site entrance. Distinctive landscape features should consist of specimen quality plant material that will provide visual interest during all seasons. This is often provided around any proposed signage and/or monumentation.

Response: Proposed landscape has been designed as outlined in this comment.

Section 146-4.7.3 M. Detention and Water Quality Ponds.

The city encourages applicants to utilize Low Impact Development (LID) techniques as permanent best management practices (BMPs). Some examples of LID techniques are depicted in the images below and include permeable pavements, vegetative swales and rain gardens.

Response: Noted



Applicants may propose their own BMPs or work with the City of Aurora's Water and/or Public Work's Departments.

All detention pond facilities shall be approved by the Aurora Public Works Department. The area within the tract surrounding the pond shall contain a minimum of one tree and 10 shrubs or the approved tree and shrub equivalents per 4000 square feet above the 100-year water surface elevation. When overlapping landscape standards occur such as when buffers, detention/water quality and parking lot



landscape requirements fall within the buffer, they may be counted towards meeting the buffer requirements, however the most restrictive requirements shall be met.

Response: Proposed landscape has been designed as outlined in this comment.

Section 146-4.8.3. C. Irrigation

All developments shall install an automatic irrigation system for landscape areas. To assess irrigation tap fees, the Water Department will require the applicant divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the landscape submittal. A table summarizing the quantities along with a plan that clearly delineates these areas should be provided. Contact Timothy York at 303.739.8819 or tyork@auroragov.org regarding irrigation plan requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system.

Response: This table will be provided with a future submittal.

3H. Building Design Standards

Section 146-4.8 of the UDO contains specific standards for the design of buildings. These standards include requirements for building orientation and spacing, breaking up the massing of building facades with articulation elements, four-sided building design, and permitted materials, among other things.

Table 4.8-1
Building Design Standards Applicability by Building Type
Adjustments for Affordable Housing Structures appear in Sections 146-4.8.5 and 146-4.8.6

Standard	Single-family detached or two-family dwellings	Single-family attached	Multifamily buildings	Single-story non-residential buildings	Multi-story mixed-use or non-residential buildings	Large-scale retail large format—over 75,000 sq. ft. gfa.
General building design standards						
Design variety	✓					
Distribution of masonry and architectural features	✓					
Windows	✓					
Building orientation and spacing			✓	✓	✓	✓
Massing and articulation						
Horizontal articulation		✓	✓	✓	✓	✓
Vertical articulation	✓		✓		✓	✓ [1]
Maximum building length			✓	✓	✓	✓
Building materials						
Primary building materials	✓		✓	✓	✓	✓
Masonry standards		✓	✓			
Four-sided building design						
Facade character elements			✓	✓	✓	✓
Entry design			✓	✓	✓	✓
Roof design						
Roof materials	✓		✓	✓	✓	✓
Roof form	✓		✓	✓	✓	✓
Screening of mechanical equipment						
Rooftop equipment	✓		✓	✓	✓	✓
Ground-mounted equipment	✓		✓	✓	✓	✓
Garbage storage areas			✓	✓	✓	✓

Notes:

[1] Only applies when more than two stories or over 30 feet tall.



If the building design for duplex and single-family attached townhomes is known at the time of application submittal, please include elevation plans on within the site plan for review of compliance with the UDO and Foundry Master Plan. If those designs are not known, the review will be conducted during building permit master plan review to show compliance with UDO standards and the Foundry Master Plan. This application will include specific single-family detached home models and will need to follow the styles and level of quality and detail shown in the approved Master Plans. Please be aware that code has specific requirements for design variety and durability, and that the building elevations must meet a minimum score of 17 points in Section 146-4.8.3.F, Table 4.8-2 in order to receive building permits.

Response: Building elevations will be submitted with a later submittal.

3I. Exterior Lighting

Standards for exterior lighting are found in Section 146-4.9. Show typical details of lighting on the plan and on building elevations.

Response: Applicable exterior lighting details have been included on the detail sheets of the submitted plans. Building elevations will be submitted with a later submittal.

3J. Signs

Section 146-4.10 governs signage standards. Please review this section for complete details. Show the location of any monument signs on the plans and indicate the location of wall-mounted signs on the building elevations.

Response: Noted, this section referenced for signage design and locations.

4. Adjustments

Section 146-5.4.4 details the definitions, applicability, procedures, and criteria of approval for all adjustments to development standards. Staff is expecting compliance with UDO standards given the adjustment request for increased density on the Foundry Master Plan. If any adjustments are requested, they must clearly be listed and justified in the Letter of Introduction. They must also be listed on the cover sheet of the Site Plan and any other sheets on which they are applicable. Approvals of adjustment requests are not guaranteed. Adjustment requests should identify the reason for the adjustment, efforts to minimize the adjustment, and design elements proposed to mitigate the standards proposed for reduction. Typically, mitigation techniques should go above and beyond requirements from other code sections. If an adjustment does not meet the limits for administrative approval under Section 146-5.4.4.F, then the adjustment will require approval from the Planning and Zoning Commission.

Response: No adjustments are requested at this time.

5. Submittal Reminders

5A. CAD Data Submittal Standards

The city has developed CAD Data Submittal Standards for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. A digital submission meeting the CAD Data Submittal Standards is required before final mylars can be routed for signatures or recorded for all applications. Please review these standards and ensure that files are in the correct format to avoid future delays.

Response:

Noted, this section has been reviewed to ensure compliance with future submittals when this file is required.



5B. PDF Requirements

The application will be uploaded through the city's development review website as separate PDFs. Please ensure that all AutoCAD SHX text items are removed from the "Comment" section during the PDF creation process and that the sheets are flattened to reduce ability to select items. PDFs will be rejected during pre-acceptance reviews if they do not comply with this requirement, which could result in delays.

Response: Noted, all pdfs have been reviewed to ensure no autocad shx text is left as comments in the pdf.

5C. Mineral Rights Notification

Please fill out the Mineral Rights Affidavit and supply this document to your Case Manager with the application submittal.

Response: Mineral Rights Affidavit has been included with this submittal

Pre-Submittal Meeting:

Contact the assigned Case Manager to schedule a pre-submittal meeting at least one week prior to submitting an application. At the pre-submittal meeting, staff will review the submittal requirements, discuss the review timeline, provide a fee estimate, and review the process for uploading files and inputting adjacent property owners.

Response: Pre-Submittal Meeting was held June 7, 2023.

Please note that a separate pre-submittal meeting is required with the Land Development Review Services Division for the Subdivision Plat prior to application submittal. Please contact them directly to schedule this meeting.

Response: Pre-Submittal Meeting was held June 7, 2023.

Community Participation:

Please work proactively with registered neighborhood organizations and adjacent property owners. Registered neighborhood organizations within a one-mile radius and adjacent property owners will formally be notified of the application when a submittal has been made to the Planning and Development Services Department.

Response: Coordination with the community will follow all City guidelines and requirements.

Oil and Gas Development

There are no known plugged and abandoned (P&A) wells within your site and no existing or planned oil and gas surface facilities on your site at this time. There may be existing underground pipelines in rights-of-way. If you have questions or concerns about this, the Oil & Gas Division can assist with providing additional information.

Currently there is a horizontal well drilled underneath your site. The well is at a depth of greater than 7,000 feet below the surface. The operation of the well is not anticipated to impact your surface development. The City of Aurora has no authority or control over subsurface well equipment or operations. Contact the Colorado Oil & Gas Conservation Commission (COGCC) for more information.

Should you have any questions about oil and gas development, please reach out to Jeffrey S. Moore, Manager of the Oil & Gas Division.

Response: Comment noted.



Parks, Recreation & Open Space Department (PROS)

Planning Design and Construction

General Comments

Within the Master Plan area, all parks and open space located within Neighborhood 1 will be provided. Construction of the PA-1, PA-2, PA-6 and PA-14 open space areas, as well as the PA-3 neighborhood park, are triggered with the development of the residential units in PA-4. Community park cash in lieu will be required with approval of the first plat. Construction of all open space improvements within Neighborhood 1 is to be completed with this filing and the neighborhood park shall be completed by 50% CO of Neighborhood 1. All parks and open space will be privately owned and maintained.

Response: Noted

Site Specific Comments

For the PA-3 neighborhood park, note the neighborhood park design requirements in the PROS Dedication and Development Criteria Manual. This should include two playgrounds, inclusive play equipment, turf play field, etc. We are now enforcing the maximum 30% turf area within the park due to water conservation requirements. Any turf areas provided in the park should be relatively contiguous and regular in shape to provide the largest active play area possible. Since there will be other 'park spaces' provided with the PA-6 open space and PA-9 AAC, we encourage you to include different specialty amenities within each individual park space, avoiding repetition of park elements, because all three of these areas will be serving many of the same residents.

Response: Noted

Overall trail connectivity

The Alora (Foundry) Master Plan is critical to connecting the Murphy Creek Regional Trail to the future Triple Creek Trail along Coal Creek. The drainage corridor and open space running north-south through the site with an 8' wide community trail is key in providing off-street connectivity through the project neighborhoods from Yale, northerly to Jewell Avenue. Local trail corridors should be 30' wide, or within and enhanced street section, with a 6' minimum trail. Identify pedestrian bridges or low water crossings, and the entity responsible for their maintenance, in locations where the community trail or local trail connections cross the north-south drainage corridor.

Response: Proposed trail network has been designed as outlined in this comment.

Forestry Division

There are trees around the existing farmhouse that will be impacted on this property due to development. Tree mitigation will be required for any trees that are removed for this project. You are required to hire a Consulting Arborist to conduct the tree inventory and appraisal. A list has been provided below. Civil and SWMP plans will not be approved by Aurora Forestry until tree mitigation has been approved through the Site Plan Process.

Response: Noted

Tree Mitigation Requirements

- Trees on site that are 4" or greater in caliper that will be impacted by development require tree preservation or mitigation. The intention of the Tree Preservation Policy is to preserve trees that are in good condition and of high value during the process of development. Mitigation for trees removed from the property can be accomplished by trees being planted back onto the site through the landscape plan, payment made into the Tree Planting Fund, or a combination of the two. If trees are planted on the site, the mitigation requirement is an inch-for-inch replacement. This is in addition to



the regular landscape requirements. For example, if a 10" tree is removed, 10 caliper inches must be replaced back onto the site. The use of tree equivalents is not acceptable for tree mitigation.

Response: Noted

Forestry's Role in Site Plan Review

- When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. Since you will be hiring a Consulting Arborist, please provide the inventory and appraisal with the first submittal. Below is the list of Consulting Arborists for your review. Forestry would require a meeting with the arborist selected to make sure that we agree on the appraisal.

Name	Company	Address	Phone
David Merriman	Arbor Scape	5044 S. Youngfield Court Morrison, CO 80465	303-795-2381
Keith Worley	Forestree Development, LLC	7377 Osage Rd, Larkspur, CO 80118	303-681-2492
Robert Brudenell	The Natural Way, Inc.	1952 W. Dartmouth Ave. Englewood, CO 80110	303/347-0988
Scott Grimes	Colorado Tree Consultants	coloradotreeconsultants@yahoo.com	303-720-8170
Stefan Ringgenberg	Boulder Tree and Landscape Consulting	7289 Petursdale Court Boulder, CO 80301	303-530-0640
Steve Geist	SavATree	8585 E Warren Avenue, Denver, CO 80231	303-306-3144

Response: Tree Mitigation Plan has been included with this submittal and prepared according to this comment.

- Once the tree assessment is complete, a spreadsheet will be provided by the Consulting Arborist showing the dollar value of the trees that will be removed as well as the number of inches required for replacement back onto the site – the Consulting Arborist should contact Forestry to make sure they provide the correct number of inches. In most cases, the mitigation inches can be replaced on the site through upgrades to the landscape plan. If there is not room to replace the number of inches that will be lost, payment can be made into the Community Tree Planting Fund based on the dollar value associated with tree loss.

Response: Noted

- Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at:
<https://auroraver2.hosted.civiclive.com/cms/One.aspx?portalId=16242704&pageId=16529352>

Response: Noted



Ash Trees Prohibited

- Due to the invasive Emerald Ash Borer that has been infesting trees along the Front Range, all species of Ash are prohibited from planting within the City of Aurora – please be sure that your Landscape Architect is aware of this requirement.

Response: Noted

Aurora Public Schools

The total school land dedication requirement for the Foundry master plan is approximately 28 acres. A 17 acre P-8 school site is included as part of the master plan. The location, size and configuration of the proposed school site is acceptable. APS will require cash-in-lieu of land when the balance of the obligation from approved site plans within the master plan exceeds the 17 acre school site to be dedicated. Cash-in-lieu of land is required to serve high school age students in another district location. Land value for cash-in-lieu will be based on fair market value of zoned land with infrastructure in place.

The school land requirement for Foundry Filing 1 pre-application is approximately 7 acres. Cash-in-lieu will not be required for this portion of the development provided that no other residential development applications are recorded before Filing 1.

AURORA PUBLIC SCHOOLS - STUDENT YIELD 4/4/2023

Foundry Filing 1 - Pre-application

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	305	0.7	214
MF-LOW	185	0.3	56
MF-HIGH	288	0.145	42
TOTAL	778		311

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	104	0.16	49	153	0.2	61	214
MF-LOW	0.17	31	0.08	15	46	0.05	9	56
MF-HIGH	0.075	22	0.04	12	33	0.03	9	42
TOTAL		157		75	232		79	311

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	157	0.0175	2.7431
MIDDLE	75	0.025	1.8780
HIGH	79	0.032	2.5245
TOTAL	311		7.1456

Foundry (Alora) Master Plan (DA-2315-00)

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	1,458	0.7	1,021
MF-LOW	486	0.3	146
MF-HIGH	288	0.145	42
TOTAL	2,232		1,208

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	496	0.16	233	729	0.2	292	1,021
MF-LOW	0.17	83	0.08	39	122	0.05	24	146
MF-HIGH	0.075	22	0.04	12	33	0.03	9	42
TOTAL		600		284	884		325	1,208

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	600	0.0175	10.4990
MIDDLE	284	0.025	7.0920
HIGH	325	0.032	10.3853
TOTAL	1,208		27.9762



Response: Noted. We will continue to work with APS on cash and land dedications.

Aurora Water

Utilities

Aurora Water will receive a referral of the Site Plan and Subdivision Plat for review and comment. Please respond to all Water Department comments with your initial submittal.

Key Issues:

- Master Utility Study (MUS) must be brought to approval prior to an Civil Plan (CP) being submitted.
 - Utilities must be installed per the approved MUS
 - Verify unit counts on the DA and CP match what is approved on the MUS
- Continue conversations with Aurora Water on meter pit placement for some of these difficult lot configurations.
- If the site is to be phased, ensure all phases provide a looped water supply and the first phase has an outfall in place for the sanitary and storm infrastructure.
- There is currently only one point of connection for the waterline in Zone 4. The development to the west is proposed to have another point of connection but this site has not come in form permits. Be aware of the timing of these improvements.
- Senac Interceptor has an approved design and will be going out to bid following Council Session. This site is required to connect to the interceptor for sanitary service. There is potential for reimbursement for installation of this interceptor based on contributed flow percentage to the improvement. Please email ddpershi@auroragov.org for additional information.

Response: Noted, the site will utilize the interceptor as the site's outfall. Conversations with aurora regarding alignment, flow percentage responsibility, and further details are currently in progress.

Utility Services Available:

- Water service may be provided from: Per MUS
- Sanitary sewer service may be provided from: Per MUS
- Project is located on the following Map Page: 13X

Response: Noted

Utility Service Requirements

- A Site Plan is required for this project and must show existing and proposed utilities including:
 - Public/Private Mains
 - Service Lines
 - Water Meters
 - Fire Suppression Lines
 - Fire Hydrants necessary to service your development.
 - Grease Interceptors are required for commercial kitchens.
 - Sand/Oil Interceptors are required for vehicle maintenance facilities.
 - All utility connections in the arterial roadway are required to be bores.
- General utility design criteria can be found in Section 5 of the Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure (Utility Manual).

Response: Noted, all utilities shall adhere to there applicable standards.

- Note that Aurora Water reserves the right to enact certain restrictions that may include curtailment of water taps or usage of non-functional turf as established by City Ordinance.

Response: Noted.



- Please reference Ordinance No. 2022-46 pertaining to the use and restrictions of turf and ornamental water features.

Response: Noted.

Utility Development Fees:

- A partial Storm Drainage Development fee is required prior to the recording of the Subdivision Plat or at the time of building permit approval if a Plat is not required. Additional Storm Drainage fees may be charged and are based on the amount of impervious surface created by this project.

Response: Noted.

- The Water Transmission Development Fee and the Sanitary Sewer Interceptor Fee have been combined into the water connection fee and are required to be paid after issuance of building permit and prior to issuance of the Certificate of Occupancy.

Response: Noted.

- For a full listing of Utility Fees, please see the Aurora Water Fee Schedules. Connection fees should be paid prior to December 31st which are subject to increases as approved by City Council.

Response: Noted, this section has been reviewed for utility fees.

- 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.

Stormwater Management

Aurora Water reviews the drainage and public improvement components of your project plans. Drainage design standards can be found in the city's "Storm Drainage Design and Technical Criteria" and "Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure".

Response: Noted, all storm infrastructure will be designed to adhere to the aurora storm drainage infrastructure standards.

Key Issues:

- Master Drainage Study will need to be brought to approval prior to Civil Plan Submittal and have no significant comments prior to Development application upload.
- Public improvements shall be provided in conformance with the approved Public Improvement Plan (PIP). The ISP for the infrastructure required with this planning area shall be approved prior to the approval of this site plan.
- A preliminary drainage report shall be submitted with the site plan. On-site detention and water quality/EURV pond is required. The pond shall be in place prior to paving, and it shall be accepted prior to the issuance of Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO).
- This application will be referred to Mile High Flood District (MHFD) for review and comment. It is advised that coordination with MHFD is started as soon as possible.
- All finished floor elevations (FFE) shall be minimum one-foot above all emergency overflow elevations and all 100-year ponding and flow depths.

Response: Noted, a preliminary drainage report has been included with this submittal.

- Per Section 138-367 of the Aurora Municipal Code, a Preliminary Drainage plan and report is required prior to Site Plan or Plat approval. A Preliminary Drainage Plan and Report shall be submitted at the time



of Planning Department application submittal. A review fee shall be paid to the city prior to acceptance of the preliminary drainage report. The site plan will not be approved until the preliminary drainage report is approved. Full spectrum detention is required for this project.

Response: Noted, full spectrum is currently being provided in the design for the site. A preliminary drainage report has been included in this submittal.

- The engineer is responsible for researching and determining if there has been a study by Mile High Flood District (MHFD) proposing improvements within or adjacent to said development. Any such improvements may be required to be constructed with the subject development. Coordination with MHFD and the city shall be initiated in such case at the master plan level or as soon as determined with any proposed development.

Response: The master plan outlines that reach 1 & 2 of foxtail run on-site may be eligible for MHFD maintenance funding. These improvements and the regional full spectrum detention facility will be designed to aurora and MHFD standards with the intent to apply for maintenance eligibility.

- Under the provisions of Colorado Revised Statute 37-92-602(8), any detention or infiltration facility that becomes operational after August 5, 2015, is required to notify downstream water rights holders prior to operation. Mile High Flood District (MHFD) has created a spreadsheet form (called SDI Design Data) for determining compliance with the statute and a web portal that will send a weekly e-mail notification to downstream water rights holders, satisfying the notification requirements. The developer will be responsible for having a professional engineer, licensed in the State of Colorado, complete the SDI Design Data and uploading to the web portal. Aurora Water will verify the information matches the final drainage report. Notification must be made before Civil Plans will be approved or Stormwater Permits will be issued.

Response: Noted, the sdi form shall be completed prior to pond operation and upload to the web portal.

- Detention of storm drainage is required for this site and shall be incorporated on the site, unless a variance is approved through the City review process.

Response: Noted, the detention pond shall be designed in accordance with the above criteria.

- Release rate for the detention pond shall be based upon the "Storm Drainage Design and Technical Criteria" Manual, latest revision, and in conformance with the MHFD's MDP/OSP.

Response: Noted, the detention pond shall be designed in accordance with the above criteria.

- Cross pans are not allowed across collector or arterial roadways, nor are they allowed on roadways with storm sewer systems.

Response: Noted, no crosspans shall be utilized on collector/ arterial roadways and shall not be utilized in any roadway with stormsewer.

- Storm water from concentrated points of discharge from a minor storm event shall not be allowed to flow over sidewalks but shall drain to the roadway by the use of sidewalk chase sections. Sidewalk chase sections shall not be located within a curb cut, driveway, curb ramp, or curb return.

Response: Noted, as design progresses it will be ensured that concentrated flows shall not pass over sidewalks prior to discharge into a roadway. No public chase drains are proposed at this time.

- For alley loaded product areas with more than the equivalent of 2 lots draining to the private alley, flows cannot cross the sidewalk. One of the following treatments shall be utilized unless otherwise approved



by the City Engineer: 1. The 2-year storm event shall be collected prior to the sidewalk crossing. 2. The alley v-pan shall be warped to curb returns which shall include curb ramps with truncated domes. 3. The v-pan of the alley shall be perpetuated to the connecting street with the sidewalk approaching the alley terminated with truncated domes just prior to the alley. Any warping of the v-pan shall occur downstream of a line parallel to the adjacent sidewalk.

Response: Noted, truncated domes have been added to terminate the sidewalk prior to the alley with warping occurring according to option 2.

- Storm sewer system does not extend to this site.
 - Extend storm sewer to this site, including inlets, pipes, manholes, etc.; or
 - Discharge onto the street through a chase; or
 - Discharge onto the adjacent property in accordance with the approved master drainage study/preliminary drainage study for this development.

Response: Storm sewer shall be extended onsite via regional pond agreement on the adjacent property north of Jewell Avenue and shall be designed in compliance with the master drainage study.

- Drainage references provided in these notes may not be an exhaustive list or include all potentially relevant existing or under-review documents. Please note that approved city documents before approximately the year 2000 are not available on the city website and must be requested by the design engineer from the Aurora Water Reviewer listed on the Pre-Application notes. Additionally, the city can only provide copies of approved Master Drainage, Preliminary Drainage, Final Drainage and Civil Plan documents. In cases where city review of these documents is on-going and they may have some impact on the project, it is the design engineer's responsibility to contact the designers of the under-review documents and coordinate designs.

Response: Noted

Public Works Department

Traffic Engineering will receive a referral of the Site Plan, Subdivision Plat, and Civils for review and comment.

Key Issues:

- A Traffic Letter of Conformance with the Alora (Foundry) Master Traffic Impact Study (MTIS) will be required for this development. See below for additional information.
 - If the site is to be phased and/or an interim roadway/access network is proposed, a Traffic Letter of Conformance for each phase will be required.
 - The Traffic Letter will not be approved until the Alora (Foundry) MTIS is approved.
- Ensure access points to roadways occur in conformance of Section 4.04.5.01 of the Roadway Design & Construction Specifications, October 2016 edition.
- Site access drives/streets shall be spaced a minimum 150' CL-CL along collector and local roads including from intersections. Alleys shall be spaced a minimum 75' CL-CL along collectors and local roads including from intersections.
 - All intersections shall be perpendicular +/- 5 degrees.
- Traffic Signal Escrow will apply to future signalized intersections identified in the MTIS.
- Applicant shall coordinate access locations with adjacent development along the bordering facilities.
- Traffic calming elements and pedestrian enhancements will be an area of focus of review for this site, especially adjacent to the school and park sites. See TIS requirements below.



- Applicant shall install two 2" conduits and pull boxes to be owned/maintained by the City of Aurora, for future fiber optic interconnect of traffic signals along arterial roadways (i.e. Jewell Avenue).
 - Conduit
 - Conduit material shall be Schedule 80 HDPE (or similar).
 - A # 14 AWG stranded copper conductor shall be installed for city underground locating purposes.
 - A nylon pull tape with a minimum 1,250 lb tensile strength shall be installed in all new conduit.
 - Pull Box
 - Pull boxes shall be 30"x48"x24", with two-piece interlocking lids.
 - City conduit shall be installed into City Pull Boxes.

Response: Noted, a traffic letter will be provided after the approval of the master traffic impact study. Additionally, the site will adhere to the standards and notes given above.

- Show all adjacent and opposing access points on the Site Plan.

Response: All access points have been labeled on the site plan.

- Label the access movements on the Site Plan.

Response: Access movements for each access point have been labeled on the site plan.

- Objects and structures shall not impede vision within the sight triangles. Show sight triangles on the site plan and landscaping plan at all access points in accordance with City of Aurora Standard Traffic Detail TE-13. In addition, street trees shall be set back from Stop signs and other Regulatory signs as detailed in City of Aurora Standard Traffic Detail TE-13.3.

Add the following note landscape plans: 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'

Response: All sight distance triangles have been shown on the csp plan sheets.

- Show existing stop signs and street name signs or the installation of new stop signs and street name signs by developer at the site access points onto public streets. Add the following not to the Site Plan:
 - The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development.

Response: All existing and proposed stop signs/ street name signs

- Homes and drives are allowed to front on collector streets if the average daily traffic volume is less than 4,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan. See Section 4.04.2.02.4 of the Roadway Design & Construction Specifications, October 2016 edition.

Response: Noted, currently no homes are fronting collector streets.

- Homes are allowed to front a local street within 75-feet of an arterial street if the average daily traffic volume is less than 2,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan/Contextual Site Plan. See Section 4.07.7.02.5.04 of the Roadway Design & Construction Specifications, October 2016 edition.

Response: Noted, currently no homes are fronting a street within 75' of an arterial roadway.



ROW/Plat:

- Designate a Public Access Easement along private drives/streets.
Response: All private drives/streets shall be located within public access tracts.
- To permit maintenance of the proposed traffic signal equipment (such as controller cabinets, pull boxes, and signal poles), dedicate a traffic signal easement (consisting of a 75-ft corner chamfer from the intersection of flowlines) at multiple signalized intersections identified in the MTIS.
Response: 75' traffic signal easements have been added to the corners off all applicable signalized intersections.

Improvements:

- Right turn lanes for major intersections shall consider alternative geometric configurations (standard geometry for channelized right turn lanes with acceleration lane, compound curves for channelized right turn lanes without acceleration lanes).
Response: Noted, right turn lanes have been laid out according to standard details and in accordance with the transportation plan.

Traffic Signal Escrow:

- Multiple intersections are potential candidates for a future traffic signal if and when signal warrants are met. As an adjacent landowner/developer, you must participate in the cost of the traffic signal installation. Add the following note to the Site Plan:
 - **(Applicant/owner name, address, phone)** shall be responsible for payment of 25%/50%/100% of the traffic signalization costs for multiple intersections, if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the most recently adopted version of Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warrant purposes, the minor street approach traffic shall typically be comprised of all through and left-turn movement and 50% of right turn movements unless otherwise determined by the traffic engineer. Pursuant to 147-37.5 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant / owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code. The percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirement.

Response: Note added to the Jewell Avenue improvement sheets.

Traffic Impact Study:

- A full Traffic Impact Study will not be required. The applicant shall prepare a detailed letter to address the following items. The letter shall be signed and stamped by a professional engineer licensed in the State of Colorado, and address:
 - Trip Generation from the site with comparison to the trip generation documented in the MTIS for the site.
 - Analysis of pedestrian connectivity. Enhancements will be required and any concerns with sight distance need to be addressed.
 - Discussion of the application of elements from the Traffic Calming Toolbox and countermeasures applicable from the FHWA Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations (July 2018) to address any concerns for speeding, pedestrian crossings, etc. Techniques in the Traffic Calming Toolbox include: Advanced Yield Lines, Enhanced Crosswalk, High-Visibility Signs and Markings, In-Street Pedestrian Crossing Signs, Enhanced Pedestrian Crossing Sign Devices



(HAWK or RRFB), Mid-Block Lane Narrowing, Curb Extension, Angled Parking, Pedestrian Safety Island, Staggered Pedestrian Safety Island, Lane Narrowing, Mini Roundabout, Speed Cushions and Chicane. Details of Enhanced Crosswalk, compact roundabout, speed cushions and chicane may be made available if requested.

Response: Comments are noted, thank you.

- The Traffic Letter shall be prepared in accordance with the City of Aurora Traffic Impact Study Guidelines.

Response: Comment noted, thank you.

Submitting the Traffic Letter:

- The Traffic Letter shall be sent directly to Steve Gomez at segomez@auroragov.org as soon as possible.
- The Traffic Letter shall also be uploaded with the rest of the submittal.

Response: Comment noted, thank you.

- Previously approved Traffic Impact Studies/Letters are available through this link.

Response: Noted, however the link was not included.

Based on our review of the Traffic Letter, additional improvements may be required.

Engineering Division

The Engineering Division reviews the roadway and public improvement components of your project plans. Engineering reviews referrals of the Site Plan and Subdivision Plat from the Planning Department.

Key Issues:

- The public improvements for this application shall be provided in conformance with the Public Improvement Plan (PIP). This includes (but is not limited to) adjacent streets such as Louisiana, Jewell, Warren, and Kewaunee.
- Any internal streets shall be designed to City of Aurora standards in order to be considered public.
- The updated Roadway Manual has been adopted as of February 1, 2023. The link to the updated Roadway Manual can be found below.
- Previously approved plans and reports can be found on the City's website. Instructions can be found here: Getting to Engineering Documents Online. Older documents can be provided upon request.

Response: Noted, all roadway improvements with this project shall conform to all applicable city of aurora standards as outlined in the master plan.

Improvements:

Sections and details referenced in the Improvements section refer to the City's Roadway Design and Construction Specifications (Roadway Manual).

- Typical roadway sections are specified in the City Code and summarized in Section 4.08 with details shown in Standard Detail S1.

Response: Noted, the city roadway design manual has been referenced in the design and layout of streets and there typical sections.

- Mountable curb and gutter shall be used on all Type 1 and 2 streets. All other streets, including those within the Urban Centers and TODs shall use 6" vertical curb and gutter.



Response: Noted.

- Curb ramps must be shown (located) on the plans at all curb returns, “T” intersections, residential mail kiosks or clustered mailboxes, and any other location of public necessity. Detailed grading of the curb ramps shall be included in the civil plans.

Response: Noted, all curb ramps are shown on the csp plans. Detailed grading plans shall be included for these areas with the cd submittals.

- Flared curb cuts, Standard Detail S7.4, are not permitted for commercial/industrial or residential driveways where traffic movements would be substantial. When the number of parking spaces exceeds 20, curb returns are required, and the curb return radii shall be labeled on the plan.

Response: Noted, areas where the curb cut will be servicing more than 20 use typical curb returns, labels for these have been included on the csp sheets.

- Pedestrian Bicycle Railings will be required at and continuous along vertical separations of 30 inches, or greater, or on slopes greater than or equal to 3:1 adjacent to pedestrian areas. See Standard Detail S18.

Response: Noted

- Retaining walls shown on plans shall indicate material type and a height range or indicate a maximum height. Where appropriate, guard or hand rails may be required. Structural calculations are required with the first civil plan submittal for all cast in place walls and walls greater than four feet in height. Please refer to Section 4.02 of the Roadway Manual for additional retaining wall requirements.

Response: All proposed retaining walls on site are called out on the grading and utility plan sheets. Wall details depicted in the site plan details. All landscape walls shall remain < 4' in height.

- The maximum private access drive slope may be 4% (non-residential) when sloping down toward the public street and up to 6% maximum when sloping up toward the public street.

Response: Noted, all roads and alleys have been graded so they do not exceed the allowable intersection approach grade of 3% and do not exceed the 4% or 6% for private roads.

- Homes and drives are allowed to front collector streets if the average daily traffic volume is less than 4,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan. See Section 4.04.2.02.4 of the Roadway Design & Construction Specifications, October 2016 edition.

Response: Noted, no lots are currently fronting a collector street.

- Homes are allowed to front a local street within 75-feet of an arterial street if the average daily traffic volume is less than 2,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan/Contextual Site Plan. See Section 4.07.7.02.5.04 of the Roadway Design & Construction Specifications, October 2016 edition.

Response: Noted, no lots are currently fronting a collector street.

- Streetlights are required along adjacent roadways. Please refer to the 2023 Roadway Manual for streetlight spacing, location, wattage, etc., information. Streetlights along public right-of-way shall become city-owned and maintained once they have been installed and the final acceptance letter for the lights has been issued. Streetlight locations shown on the site plan are conceptual. The street lighting



plan shall be included with the Civil Plan submittal and will determine final street light locations based on a photometric analysis.

Response: Noted, streetlights have been placed according to the roadway manual and are shown on the plans included with this submittal.

ROW/Easements/Plat:

- ROW dedication is required for public streets.

Response: Noted, all public streets are dedicated as row on the plat.

- The dedication of a 25-foot lot corner radius is required at the intersection of arterial roadways, a 20-foot lot corner radius is required at the intersection of collector roadways, and a 15-foot lot corner radius is required at the intersection of local roadways.

Response: Noted, all corner row radius have been designed in accordance with these standards.

- Please coordinate with the Real Property Division of Public Works for the dedication of any required easements. If a plat will be prepared for this development, the plat can cover the required easements.
 - Sidewalk easements may be required for new sidewalk installed.
 - A drainage easement shall be required for any detention/water quality facilities on site. This drainage easement shall tie to a public way.
 - Utility easements shall be required for any proposed water/sanitary sewer/public storm sewer located outside of public right-of-way.
 - Public access/fire lane easement shall be required for fire lanes outside of public right-of-way. Please coordinate with Life Safety for their alignment.

Response: The plat has been included with this submittal to coordinate the dedication of easements with the property division.

Fire/Life Safety Comments – Building Division

The Building Division will receive a referral of the Site Plan and Subdivision Plat for review and comment. They will review these documents for Life Safety (Fire Code) and Building Code issues.

Key Issues:

- Please review the 2015/2021 IFC, Chapter 11 for Construction Requirements for Existing Buildings. The provisions of this chapter shall apply to existing buildings constructed prior to the adoption of this code.
- The Aurora Building Division currently utilizes the adopted 2015 International Codes Series except for the 2020 NEC. Our next code adoption cycle will be for the 2021 International Code Series, along with the 2020 NEC as of 8 January 2022. A grace period will be allowed after the formal adoption of the 2021 ICC codes to utilize the 2015 ICC codes until May 1st, 2023.

Response: There are no existing buildings within the area of this site plan.

Address Directory Signs for Single-Family Dwellings Facing Green Belts instead of Public Right-of-Way:

An approved address directory shall be shown within the detail sheet of the site plan and/or civil plan sign package. Address Directory Signs must be installed at properties where the single-family unit is facing a green belt and access to the unit is from garage of an adjacent access road.

- Adjacent public/ private roadways, or fire lane easements/public access easements must provide emergency access to within 150' of all exterior portions of the first floor of each structure. The utilization of a greenbelt product cannot exceed this requirement.



Response: Address Directory Signs will be provided during the construction documentation stage. Emergency access is provided to within 150' of all structures via paved surface.

Addressing Requirements:

All buildings or structures, except accessory buildings, shall display the proper building number in the manner provided in this article. It shall be the responsibility of the owner, occupant or any person obtaining a building permit to place such number in the manner provided in the Aurora City Code of Ordinance, Chapter 126 - Article VII - Numbering of Buildings.

Adopted Codes by the City of Aurora – Setbacks:

The site plan and civil plans must reflect the setback requirements of the 2015/2021 International Building and Fire Code for placement of the structure(s) in relation to adjacent buildings, property lines, public ways, accessible walkways, etc. To view the 2015/2021 International Codes please utilize the following hyperlink; [ICC Codes Online.](#)

- The Aurora Building Division currently utilizes the adopted 2015 International Codes Series except for the 2020 NEC. Our next code adoption cycle will be for the 2021 International Code Series, along with the 2020 NEC as of 8 January 2022. A grace period will be allowed after the formal adoption of the 2021 ICC codes to utilize the 2015 ICC codes until May 1st, 2023.
- Show the distance of new or existing lot lines to proposed exterior walls of structures on the site plan.

Response: Comment is noted, thank you.

Civil Plans:

Based on the discussion within the pre-application meeting the following information must be reflected within the Civil Plan package submitted to Public Works Department.

- Combined Fire Lane and Pedestrian Sidewalks
- Dead-End Fire Lane Detail
- Fire Lane Sign Detail
- The developer of the site will be required to install fire lane signs in areas where the site abuts an existing fire lane easement that is currently without adequate signage.
- Grading Plan
- Handicap Accessible Parking Signs
- Sign Package
- Signature Block
- Street Standards and Street Section Details

Response: All applicable signs will be shown on the civil plan submittal.

Emergency Responder Radio Coverage:

The 2015/2021 International Fire Code requires all buildings to be assessed for adequate emergency responder radio coverage.

- Based on the size of the proposed structure 5000 square feet or less and no more than one story in height), Fire/Life Safety is not asking for a radio assessment unless the site is reconfigured to utilize larger structures at time of submittal.

Response: Noted

Fire Department Access:

Based on the information presented so far, the type(s) of fire apparatus access road(s) needed for this particular site is:

- Designated Fire Lane



- Fire Lane Easement
 - Buildings less than 30' in height require only a 23' wide fire lane easement with 29' inside and 52' outside turning radii. Building greater than 30' in height require a 26' wide fire lane easement with a 26' inside and 49' outside turning radii.
 - Buildings greater than 30' in height are regulated by the 2015/2021IFC Section D105 and require a both a 26' Fire Lane Easement and two points of emergency access. Typically, the 26' fire lane easement is located on the front main entry side of the structure within a minimum of 15' and a maximum of 30' from the exterior wall of the building. Structures greater than 30' in height also require a second point of emergency access.
 - The first phase of construction must include two points of emergency access and a looped water supply to support on site fire hydrants and fire service lines.

Response: Noted.

Motor Courts and Looped Lanes – 146-4

- Public Street Adjacent to Site
 - Structures greater than 30' in height and adjacent to a public street must provide a 26' wide fire area capable of accommodating aerial fire apparatus (ladder trucks). The intent is to establish a fire apparatus parking area no greater than 30' and no less than 15' from the exterior wall of the structure. This fire apparatus area must be posted as "No Parking-Tow Away Zone" to ensure availability for fire apparatus.

Response: The site's only loop lane does provide a 26' wide flowline-flowline with no parking signs and meets these requirements.

- Urban Street Standards
 - The site reflects the use of urban street standards. To accommodate large emergency response vehicles, where structures are greater than 30' in height, a minimum of 26' of paved surface width can be required by means of driveways, "No On-Street Parking" areas or other equivalent design features.

Response: Noted.

Fire Hydrants:

The number and spacing of fire hydrants are determined using the 2015/2021 IFC, Appendix B & C. As indicated in the previously stated code sections, fire hydrant coverage requirements include both internal site areas and abutting public street systems.

- In single-family detached residential sites, the IFC reflects an exception in Section 507.5.1 that allows IRC R-3 dwellings to utilize a 600' on center spacing of fire hydrants.
- The site reflects the use of urban street standards. Placement of fire hydrants within urban streets designations should begin at intersections. Where fire hydrants are required along urban streets using on-street parking, a 20' minimum section in front of a fire hydrant must be visually designated as "No On-Street Parking" or a landscape island bump-out could be used to place the fire hydrant a minimum of 3'-6" to a maximum 8' from face of curb.

Response: IFC utilized for Hydrant layout. A note has been added to the Site Plan sheets regarding visual designation of no parking in front of hydrants.

Fire Sprinkled Structures:

The requirements for the installation of a fire sprinkler system are provided within the Chapter 9 of the 2015/2021 IFC and IBC.



General Comments:

- Our jurisdiction has amended the IFC through a city ordinance that removes the requirement for fire sprinkling R-3 Single-Family residences. During the pre-application meeting it was stated that these units would be IRC R-3 Occupancy. If this is changed to IBC R-2 occupancy, then a fire sprinkler system will be required for these units.
- Note: R-2 Condominiums. A heated fire riser room with an exterior door will be required. A Knox box will be required on the right side of the entrance to the fire riser room. A fire control panel or unit that is tied into a master fire alarm panel will be required within the fire riser room. Remote Annunciators Alarm Panel for Multi-Family Complexes
- R-2 Apartments or Condominiums. A heated fire riser room with an exterior door will be required. A Knox box will be required on the right side of the entrance to the fire riser room. A fire control panel or unit that is tied into a master fire alarm panel will be required within the fire riser room. Remote Annunciators Alarm Panel for Multi-Family Complexes.

Response: Comments are noted.

Flag Lots:

A flag lot is considered a parcel of land that is entirely dependent upon an adjacent property for access to a public street and to a public water supply. A flag lot can create an area of land that is undevelopable unless a dedicated means of access and water is established at the time of the subdivision of the site.

Response: Comment noted, no flag lots exist in this site plan.

Gated Entry:

The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief.

- If a gating system is to be installed at a site access point, it must be set back from the flow line of the street at least 35 feet or one design vehicle length, whichever is larger, and be approved by the City of Aurora's Fire and Life Safety department. Gating systems located within close proximity to public right-of-way (ROW) may also be assessed by the City of Aurora Traffic Manager or designee and could require a traffic analysis to determine the appropriate distance of gating system to said flow line of ROW. Where a gating system crosses a dedicated or designated fire access roadway, please reference the Security Gates section of the latest edition of the International Fire Code (IFC). The installation of security gates across a fire apparatus access road shall be approved by the Fire Chief (designated Fire Chiefs representative).
- A separate building permit is required for the installation of any gating system that may obstruct fire department access to the internal areas of a site. Prior to construction, please submit plans and specifications of your proposed gating system to the Aurora Building Division. If you have any questions, please contact a Fire/Life Safety representative by calling 303-739-7420.
- Note: The applicant has indicated that this site will not be a gating community.

Response: Noted

Accessibility Requirements:

The City of Aurora reviews accessibility requirements based on 2015/2021 IBC, Chapter 11, the 2009/2017 ICC/ANSI A117.1 and the 2003 Colorado State House Bill 03-1221, Article 5, Standards for Accessible Housing.

- Residential
- Please show the location of all mail kiosks proposed within this site. Public Works will require a curb ramp to access the mail kiosks from the adjacent urban streets. Details will be needed of the mail



kiosk layout that includes the mailboxes, sidewalk, street and curb that reflect the way these elements will meet the accessibility requirements of the ADA, USPS, ICC A117.1, 2009/2017 edition.

Response: Mail kiosks will be located on the next submittal set.

The City of Aurora reviews accessibility requirements based on 2015/2021 IBC, Chapter 11 and the 2009/2017 ICC/ANSI A117.1

- Residential
- The site plan and the civil plans must reflect the location of the outside mail kiosk. Details of the types of mail kiosks must be included along with a drawing showing how the residents will access their mailbox, how the postal service will load the mailboxes, along with curb ramp and sidewalks abutting the mail kiosks.

The City of Aurora reviews accessibility requirements based on 2015/2021 IBC, Chapter 11, the 2009/2017 ICC/ANSI A117.1.

- Commercial

Response: Mail kiosks will be located on the next submittal set.

Legend:

The cover sheet must include a "Site Plan Legend" reflecting both existing and/or proposed site elements that are existing or proposed within site.

Response: A site plan legend has been provided on the site plan sheet rather than the cover sheet due to lack of available space.

Phasing Plans:

A phasing plan must be provided with the Planning Departments Site Plan and the Public Works Departments Civil Plans submittals.

Response: There is no phasing currently proposed for filing no. 1. If phasing is intended in the future, a plan will be presented to Planning and Public Works.

Photometric Plan:

- Add the following note to the Photometric Site Plan:
ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".
- Add the "accessible route" (heavy dashed line) to the photometric plan and verify minimum 1 foot-candle of illumination along its entire length.

Response: Information has been provided on submitted plans.

Site Plan, Civil Plan, Framework and General Development Plan, and Plat Notes:

The notes being provided below must be included on the cover sheet of the indicated submittal type.

- (Plat Note) If Plat does not contain a Dedicated Fire Lane Easement
- (Plat Note) If Plat Contains Fire Lane Easement
- (Site Plan Note) Access Control Gate or Barrier Systems
- (Site Plan Note) Accessibility Note for Commercial Projects
- (Site Plan Note) Accessibility Note for Multi-Family Projects Built under the 2015 IBC/IRC and HB-1221 (2015/2021)
- (Site Plan Note) Addressing



- (Site Plan Note) Americans with Disabilities Act
- (Site Plan Note) Emergency Ingress and Egress
- (Site Plan Note) Emergency Responder Radio Coverage
- (Site Plan Note) Fire Lane Easements
- (Site Plan Note) Fire Lane Signs

Response: Applicable notes added.

Site Plan Data Block:

The site plan must include a "Data Block" on the cover sheet that reflects all items indicated within the "link" that apply to your project.

Response: Data Block has been included on the cover sheet of submitted set.

Special Design Considerations:

Based on the information presented in the pre-application meeting, these additional Life Safety criteria must be shown on the site plan, plat and civil plans.

- Abutting Fire Lane or Public Access Easement to Property
 - If an existing fire lane or public street has to be removed or relocated for any reason, the roadway must be replaced using the current specifications of the Public Works Department.
- Access to within 150 feet of Each Structure
 - The fire code official is authorized to increase the dimension of 150 feet reach requirement where the building is fire sprinkled in accordance with the 2015/2021 IFC, Section 503.1.1 where allowed by code. If granted approval, a fire sprinkled structure may utilize 200-foot reach criteria in place of the 150-foot standard requirement.
 - Where fire hydrants and fire department connections are provided adjacent to vehicular access drive aisles, they will need to be dedicated as fire lane easements in order to provide emergency access to them.
- Access Road Width with a Hydrant
- Aerial Fire Apparatus Access Roads
- Fire Apparatus Access Road Specifications
- If an existing fire lane or public roadway has to be removed or relocated for any reason, the portion replaced must be in compliance with the current specifications of the Public Works Department.
- Combined Fire Lane, Public Access and Utility Easements
- Cul-De-Sac's
- Dead-end Fire Apparatus Access Roadways
- Dead-End Public Streets
- Encroachment into Emergency Access or Fire Lane Easements are Prohibited
- Grade
- Labeling of Easements on the Site Plan, Plat and Civil Plans
- License Agreement
- Motor Courts - Where Motor Courts and Looped Lanes are utilized please provide a dedicated Fire Lane Easement within the required width of each drive aisle (23' for Motor Courts and 18' for Looped Lanes) as depicted in the Unified Development Ordinance, Section 146-4.2.E
- No Parking is allowed within a Fire Lane Easement
- Private Streets Constructed to Public Street Standards
- Pocket Utility Easements for Fire Hydrants
- Public Street Systems Adjacent to Site
- Public Streets Constructed to the Urban Street Standards



- Remoteness
- Single Point of Access through an Adjacent Jurisdiction
- Two points of Emergency Access
- Urban Street Standards
- Width and Turning Radius

Response: Noted, the site plan and plat have been designed to incorporate the above.

Trash Enclosure:

Per the 2015/2021 International Fire Code, Section 304.3.3, dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings, or combustible roof eave lines.

Response: Noted

Land Development Review Services Division

The Land Development Review Services Division reviews the Site Plan and processes Subdivision Plats, Easements, and License Agreements that may be necessary for development of property.

Key Issues:

- *Plat amendment is needed to redraw Lot lines.*
- *Easement releases are needed.*
- *New easement dedications can be done on the Plat amendment.*

Response: Noted, a plat has been included with this submittal.

Subdivision Plats:

A Site Plan will be required by the Planning Department. Land Development Review Services has items that need to appear on that site plan above and beyond what other departments may require. These items are listed on the Land Development Review Services Subdivision Plat Checklist.

Response: A site plan has been included with this submittal that adheres to the subdivision plat checklist.

Separate Documents:

- A separate document refers to a process to describe and record an encumbrance (easement, license etc.) or release of such on property when a subdivision plat already exists. The document usually consists of a legal description and drawing. Each are reviewed and approved by the city, signed by the property owner as well as the appropriate city officials and recorded with the county.

Response: Comment noted.

- **Offsite easement dedications** may be required to make your project work. It's up to the developer to obtain these easements for the city, pay compensation, etc. Dedication documents must be prepared using Land Development Review Services specifications which can be found in the Dedications Packet. Once complete and accurate easement dedication information is submitted to Land Development Review Services, it takes **about 8-10 weeks** to complete the process. They must be complete and ready to record before Land Development Review Services will record the Plat and/or Site Plan.

Response: Comment noted.

- If there are existing easements that are no longer needed, the city will require the developer to make application to the city to release those easements. Easement release documents must be prepared using Land Development Review Services specifications and are available in the Easement Release Packet. Once complete and accurate easement release information is submitted to Land Development Review



Services, it takes about **8-10 weeks** to complete the process. They must be complete and ready to record before Land Development Review Services will record the Plat and/or Site Plan.

Response: Comment noted.

- The developer may need to **dedicate new easements** and/or street right-of-way on the site. Since a new subdivision plat is not required, these dedications must be done by separate legal document. These legal documents must be prepared using Land Development Review Services specifications which are found in the Dedications Packet. Once complete and accurate easement dedication information is submitted to Land Development Review Services, it takes about **8-10 weeks** to complete the process. They must be complete and ready to record before Land Development Review Services will record the Plat and/or Site Plan.

Response: Understood

- You may have items that encroach into city-owned property or easements (i.e. retaining walls, medians, stairs, etc.). If allowed, these types of encroachments require a License Agreement. Requirements can be found in the License Agreement Packet. It takes 8-10 weeks to complete the process after submittal. The License Agreement must be completed before the Site Plan is recorded.

Response: Understood

- Land Development Review Services may require a Monumented Field Survey, but we are unable to determine that until we make our first review.

Response: Understood

- If a requirement for new street lighting is identified during the review process, this may be an opportunity to partner with cell carrier providers. New technology allows these providers to incorporate their technology with street lighting. These carriers are willing to take on the cost of purchasing and installing a light with qualifying projects. Please contact Leslie Gaylord at 303.739.7901 for additional details and contact information.

Response: Noted