



November 22, 2023

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

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

Dear Mr. Osoba:

Thank you for taking the time to review FOUNDRY Site Plan and Plat, Filing No. 1. We received comments and valuable feedback on October 25, 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

Eva Mather
Principal



Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. There were no questions, comments, or concerns received from abutting property owners or registered neighborhood groups that were notified of this application.

Response: Noted, thank you.

1B. One comment was received during this review from Aurora Public Schools. Please see the comment at the end of this review letter. Additionally, Xcel Energy acknowledged your response to comments from the first review. No resubmittals to Xcel Energy are required at this time.

Response: We have addressed that comment at the end of the review letter.

2. Completeness and Clarity of the Application

Site Plan Comments

Sheet 1

2A. Repeat comment: the sheet labeling on the plan set is inconsistent, which makes for a more difficult compilation of the review comments. Please ensure that the page labels on the combined PDF are consistent and the sheet numbers match this sheet index. The snip below shows the out-of-order page numbering on the comment redlines. Sheet 25 Grading and Utility is showing as sheet 26 and overall sheet [1] within the PDF set. Please label the sheets with page numbers first and be consistent throughout the set when merging the site, utility, grading, and landscape plans.

All	All	All
Subject	Page Label	Comments
<div> <div> <div></div> <div>[1] 26 Grading & Utility 25 (3)</div> </div> <div> <div>A</div> <div>Text Box</div> </div> <div> <div>A</div> <div>Text Box</div> </div> <div> <div></div> <div>Text Box</div> </div> </div>	<div>[1] 26 Grading & Utility ...</div> <div>[1] 26 Grading & Utility ...</div> <div>[1] 26 Grading & Utility ...</div>	<div>Revise grading and utility sheets to reflect new loc utility sheet.</div> <div>Revise grading and utility sheets to reflect new loc utility sheet.</div> <div>Please update the masterplan and PIP to reflect th</div>
<div> <div> <div></div> <div>[1] 33 SG01 (7)</div> </div> <div> <div>/</div> <div>Line</div> </div> <div> <div>/</div> <div>Line</div> </div> <div> <div>/</div> <div>Line</div> </div> <div> <div>/</div> <div>Line</div> </div> <div> <div>A</div> <div>Text Box</div> </div> <div> <div></div> <div>Callout</div> </div> <div> <div>/</div> <div>Line</div> </div> </div>	<div>[1] 33 SG01</div> <div>[1] 33 SG01</div> <div>[1] 33 SG01</div> <div>[1] 33 SG01</div> <div>[1] 33 SG01</div> <div>[1] 33 SG01</div> <div>[1] 33 SG01</div>	<div>See fire lane sign notes on sheet 45 for location an</div> <div>add crosswalk signs</div>

Response: We will go into the compiled PDF prior to submittal retitle sheets for convenience.

2B. You may remove the Planning Commission and City Council line items from this approval block. This application may be approved administratively.

Response: Per Planning's request/requirement, we will need to go to Planning Commission for the signage adjustment and small lot adjustment. The approval block for Planning Commission will remain on the cover sheet.



Sheet 7

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

Response: General text review completed.

Sheet LP-101

2D. Fix the text overlap.

Response: Text overlap resolved.

3. Zoning and Subdivision Comments

Letter of Introduction Comments

3A. Update the adjustments section as needed for:

- Administrative adjustment for small lot percentage;
- Monument sign area exceeding 96 s.f.

Response: An adjustment section has been added for the monument sign area and the small lot percentage and is included in the updated LOI.

Site Plan Comments

Sheet 2

3B. Please add percentages to each housing type within this table (i.e. Paired Homes constitute 16.6% of the total lots within this development). Staff will be utilizing these tables to evaluate small lot requirements as the remaining portions of the master plan are developed.

Response: An updated table has been added to sheet 2 that provides percentage of each housing type within the table.

3C. Advisory comment: the small lot standards that staff will be evaluating include the following:

- i. No more than 35 percent of the total number of lots in the Master Plan may be front-loaded Small Residential Lots.
- ii. No more than 60 percent of the total number of lots in the Master Plan may be a single type.
- iii. A minimum of 40 percent of the total number of lots in the Master Plan must meet or exceed the standards for minimum lot width and minimum lot area for "single-family detached dwelling, standard" shown in Table 4.2-2.
- iv. If a Master Plan includes 200 lots or more, a minimum 10 percent of the total number of lots must be lots with at least 60 feet of lot frontage and 6,000 square feet of lot area.

Response: An administrative adjustment has been included in the LOI and added to the coversheet

3D. Advisory comment: this maximum amount of units per master plan table is great for tracking lots based on master plan allowances; however, additional tracking is needed for the small lot standards listed in the comment above.

Response: noted thank you. We have added an updated table to included tracking of small lots as requested.

3E. As discussed, the maximum percentage of small lots per neighborhood is 50%. Since the total exceeds this maximum, an adjustment will be required. This adjustment may be requested as an administrative adjustment (10%), but needs to appear on the cover sheet of the site plan and on the letter of introduction. Justification and mitigation measures need to be included as well. Staff will expect a high level of pedestrian connectivity, connected open space, and a robust street network to mitigate this request. At this point, it appears that these items are being provided, but the explanation and request need to be added to your application documents for the record.

Response: An administrative adjustment request has been added to the LOI and the coversheet. The LOI also includes detailed justification for the requests.



4. Access and Connectivity Comments

4A. Access and Connectivity comments have been addressed.

Response: Noted thank you.

5. Parking Comments

Site Plan Comments

Sheet 1

5A. Include parking requirements (2 per unit) and parking provided (2 per unit in garage).

Response: Parking count added to the cover page.

6. Urban Design Comments

6A. Urban Design comments have been addressed.

Response: Noted, thank you.

7. Signage & Lighting Comments

Site Plan Comments

Sheet LP-403

7A. Repeat comment: this sign is not compliant with the UDO maximum for sign area for residential subdivisions (96 s.f.). Measuring this sign by the least restrictive way, which is a box around each letter, yields a square footage of 193.74 s.f. The comment response indicates that the master plan includes the sign area and that staff discussed on August 11th. The master plan has since been revised to remove dimensions and staff discussed the sign, but did not agree to an adjustment request given other similar neighborhood signs sizes in the area. A major adjustment would be required for a sign as proposed, which would require a public hearing. Staff is amenable to discussing an adjustment request, but as discussed previously the adjustment criteria for signs may be difficult to justify given the circumstances proposed. The sign adjustment criteria reads: "For an adjustment to the maximum number or area of signs or sign setbacks, the adjustment will have a minimal visual effect on the surrounding neighborhood, and is necessary to compensate for unusual shape or orientation of the lot or to allow sign visibility comparable to, but not exceeding, that available to nearby lots of approximately the same size and shape in the same zone district."

Response: Included with the letter of intent is an adjustment request to allow for the sign to be larger than 96 s.f. Please reference the letter of intent for information on the adjustment.

8. Landscaping Issues (Tammy Cook / 954-684-0532 / tdcook@auroragov.org / Comments in bright teal)

Site Plan Comments

Sheet 3

8A. The off-site improvement area should reference sheet 32.

Response: Sheet reference updated

Sheet 50

8B. Include on plan set, Sheet 50 of 119.

Response: Sheet # of 119 added to all landscape sheets.

Sheet 64

8C. If this is not a median, note it here.

Response: Not a median. Note added.



Sheet 66

8D. Reference sheet 45.

Response: Sheet reference added.

Sheet 91-94

8E. If this work is part of this project, the landscape requirements for the Detention Areas should be met.

On Sheet 3, this area is referred to as a Regional "Detention Pond".

Response: Identified on sheet 3. Agreement letter is attached to submittal regarding responsibility for detention pond landscaping.

Sheet 100

8F. For Each Townhomes the building perimeter length and requirements shall be shown for each building type: 4,5,6 & 7 plex townhomes.

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

5% Evergreen and deciduous trees = 3

15% tall shrubs 6' ht.=8

80% mixture of evergreen and deciduous shrubs = 44

Response: Calculations have been provided below the requirements to show compliance with Aurora code. The lot requirements are separate as the minimum trees are above the minimum tree requirement out of the total plant requirements so that a tree can be provided to each lot. Calculations provided for each townhome building types.

8G. Maximum 40% ornamental grasses.

Response: Note added about ornamental grass maximum provided for all relevant locations.

8H. Include requirements for each townhome building type: $300' / 5 = 60 \times 1.25 = 75$

5% Evergreen and Deciduous trees=4

15% tall shrubs 6' ht. =11

80% mixture of evergreen and deciduous shrubs=60

Response: Calculations have been provided below the requirements to show compliance with Aurora code. The lot requirements are separate as the minimum trees are above the minimum tree requirement out of the total plant requirements so that a tree can be provided to each lot. Calculations provided for each townhome building types.

Sheet 101

8I. For Each Townhomes the building perimeter length and requirements shall be shown for each

building type: 4,5,6 & 7 plex townhomes. Example: $221' / 5 = 44.2 \times 1.25 = 55.25$

5% Evergreen and deciduous trees = 3, 15% tall shrubs 6' ht.=8,

80% mixture of evergreen and deciduous shrubs = 44

Response: Calculations have been provided below the requirements to show compliance with Aurora code. The lot requirements are separate as the minimum trees are above the minimum tree requirement out of the total plant requirements so that a tree can be provided to each lot. Calculations provided for each townhome building types.



8J. Include requirements for each townhome building type: $342'/5=68 \times 1.25=85$

5% Evergreen and Deciduous trees=4

15% tall shrubs 6' ht. =13

80% mixture of evergreen and deciduous shrubs=68

Response: Calculations have been provided below the requirements to show compliance with Aurora code. The lot requirements are separate as the minimum trees are above the minimum tree requirement out of the total plant requirements so that a tree can be provided to each lot. Calculations provided for each townhome building types.

8K. Include requirements for each townhome building type: $260'/5=52 \times 1.25=65$

5% Evergreen and Deciduous trees=3

15% tall shrubs 6' ht. =10

80% mixture of evergreen and deciduous shrubs=52

Response: Calculations have been provided below the requirements to show compliance with Aurora code. The lot requirements are separate as the minimum trees are above the minimum tree requirement out of the total plant requirements so that a tree can be provided to each lot. Calculations provided for each townhome building types.

8L. Maximum 40% ornamental grasses.

Response: Note added about ornamental grass maximum provided for all relevant locations.

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

9A. Addressing comments have been approved.

Response: Noted, thank you.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Site Plan Comments

Sheet 1

10A. Coordination is required for Harvest Crossing to determine if the proposed typical section will be accepted. Please ensure master plan is approved prior to resubmitting your site plan. The site plan will not be approved until the master plan is approved.

Response: Foundry Master Plan was recorded on 11/6/23. Coordination with Harvest Crossing to amend that Master Plan has occurred and agreed to by both project teams.

Sheet 2

10B. Coordination is required for Harvest Crossing to determine if the proposed typical section will be accepted. Please ensure master plan is approved prior to resubmitting your site plan. Also, please update the street names in the PIP to ensure consistency between the two documents, typical.

Response: The Kewuanee Street Section will not match that depicted in the Harvest Crossing Master plan. The approved Foundry Master Plan was recorded on 11/6/23 and coordinated with Harvest Crossing on the revisions of these sections. Harvest Crossing Master plan will be updated to conform with the more recent Foundry Master plan as agreed with the owners representative.

Sheet 4

10C. Please add a dimension labeling this ROW (to indicate a different typical section).

Response: Additional ROW labels added for the turn lane pocket specific area.



10D. Repeat Comment:

Tracts that are alleys need to be included as utility (please reach out to Aurora Water about where utility easements are required) and public access easements. Please update the plat and plans to show them. I could not find where the tracts have been dedicated with access easements, typical.

Response: Tract dedication has been included on page 2 of the plat to ensure these include water & sewer. A note has been added to the site plan, clarifying alley tracts shall be dedicated with water & sewer and public access easements.

Sheet 6

10E. Per the PIP, at the intersection with Kewaunee Street and adjacent to PA-5 (proposed school site), this section of E Warren Avenue should be 94' ROW. Further east, it transitions to an 80' ROW. Please update section and ensure consistency with the PIP OR update the PIP and masterplan submittal to match this site plan, typical.

Response: The Foundry Master Plan will be amended to show 80' to be consistent with the Warren Ave section to west we are connecting

10F. E Kewaunee Street needs to match the proposed section in the approved Harvest Crossing plan set. Coordination is required for Harvest Crossing to determine if the proposed typical section will be accepted. Please ensure master plan is approved prior to resubmitting your site plan. The site plan will not be approved until the masterplan is approved.

Response: Foundry Master Plan was recorded on 11/6/23. Coordination with Harvest Crossing to amend that Master Plan has occurred and agreed to by both project teams.

Sheet 11

10G. Per the PIP, at the intersection with E Caspin Ave, this section of S Muscadine Way should be 94' ROW. Further north, it transitions to an 80' ROW. Please update section and ensure consistency with the PIP OR update the PIP and masterplan submittal to match this site plan, typical.

Response: The Foundry Master Plan will be amended to show 80' to accommodate the roundabout approach/entry instead of widening to allow for a large median.

Sheet 16

10H. Repeat Comment: There are multiple projects along Jewell Ave that are concurrently under review within the city. The city will be reaching out to do some big picture coordination with relevant developers for viable paths forward to minimize interim condition conflicts and to ensure engineering designs are compatible and meet city standards. There are concerns with interim conditions and multiple concurrent projects. Since the first review, doodle poll invites have been sent out for the end of October. Please ensure that a representative will attend.

Response: Owners representatives, project engineers, and town staff met on 10/25 to coordinate these items. It was revealed that there has already been substantial coordination behind the scenes to ensure a consistent design. A possibility was discussed that an overall plan for the corridor from Harvest to Powhaton will be prepared and submitted as one document. Each project will submit its phased approach with their CD set but use the overall as a basis to confirm the City's concerns about interim phases and concurrent projects.

Sheet 19

10I. New comment based on new information: Be consistent with the street name labels. The plat calls this "S. Adriatic Pl" not "E. Adriatic Pl". Please correct any incorrect street names, typical.

Response: Noted, street names checked for consistency.

Sheet 20

10J. Repeat Comment: 0.8% minimum encouraged to minimize maintenance and icing per section 4.05.1



of the COA Roadway Design & Construction Specifications, typical.

Response: Between the last submittal and this one we increased the slope from 0.6% to 0.7% trying to improve above the 0.5% minimum criteria. There is a low point we are filling in here causing there to be significant fill over the existing dry and wet utility infrastructure that we are trying to accommodate.

Sheet 21

10K. Please add the following notes to all grading sheets, typ. ALL:

1. Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%.

Response: Note added.

2. The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1.

Response: Note added.

3. The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building.

Response: Note added.

4. The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent.

Response: Note added.

5. The resultant grade in any direction within accessible parking areas shall not exceed two percent.

Response: Note added.

6. The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope along an accessible path shall not exceed five percent.

Response: Note added.

Sheet 23

10L. Advisory Comment: 0.8% minimum encouraged to minimize maintenance and icing per section 4.05.1 of the COA Roadway Design & Construction Specifications, typical.

Response: Between the last submittal and this one we increased the slope from 0.6% to 0.7% trying to improve above the 0.5% minimum criteria. There is a low point we are filling in here causing there to be significant fill over the existing dry and wet utility infrastructure that we are trying to accommodate.

Sheet 26

10M. Please update the master plan and PIP to reflect this changed condition to a roundabout.

Response: The Foundry Master Plan will be amended to show the roundabout.

Sheet 29

10N. New comment based on new information: Per section 4.02.7.06.1 railings are required for any retaining wall in excess of 30". Please add a railing to all walls that apply. Also, please update the sheet reference number. Sheet 44 is incorrect.

Response: Both proposed retaining walls are below the 30" threshold for railing. Reference sheet number has been updated.



Sheet 45

10O. Repeat comment: Public street and pedestrian lighting must match the pre-approved 2023 public street and pedestrian lighting equipment list. Please remove the specific street light names from these details, typical.

Response: Noted. Specific street light names removed.

10P. Repeat Comment: Please simplify your retaining wall details, and only show this level of detail on your civil plan submittal. Generic wall with a max height sample for each instance where it applies, typical.

Response: Extra wall details from the manufacturer removed and replaced with a more simplistic detail.

10Q. Repeat Comment: Please include a table showing all missing criteria required on site plans for public street lighting per section 2.12.O.1.

Response: This information has been added to the street sections sheet to comply with missing criteria.

Sheet 46

10R. Has this interim section and approved section been coordinated with Harvest Crossing?

Response: The approved Foundry Master Plan was recorded on 11/6/23. The interim section will allow for Harvest Crossing to tie into the Kewaukee section built with Foundry. Extensive coordination has occurred via the same property representative/owner and between the engineers on both projects.

10S. Ensure that all street sections match those in the approved Harvest Crossing sheet set, and that the Kewaukee Street sections have been coordinated and are consistent with the approved Harvest Crossing plans and Foundry masterplan, typical.

Response: The Kewaukee Street Section will not match that depicted in the Harvest Crossing Master plan. The approved Foundry Master Plan was recorded on 11/6/23 and coordinated with Harvest Crossing on the revisions of these sections. Harvest Crossing Master plan will be updated to conform with the more recent Foundry Master plan as agreed with the owners representative.

Sheet 47

10T. Please ensure consistency between the dimensions shown in this site plan and the PIP. I noticed these specific dimensions do not match those shown in the PIP.

Response: The PIP street lawn dimension was measured to the flow line to the front edge of sidewalk, our is from top back of curb to sidewalk causing the discrepancy. This sections matches to overall ROW width called out in the PIP of 144

Subdivision Plat Comments

10U. Repeat Comment: Tracts that are alleys need to be included as utility (please reach out to Aurora Water about where utility easements are required) and public access easements. Please update the plat and plans to show them. I could not find where the tracts have been dedicated with access easements, typical.

Response: Please see page 2 for tract table that specifically addresses the dedication use for each tract.

10V. Repeat Comment: On the site plan this is called out as "E.E" not "U.E." ensure you are consistent with labeling in the site plan, typical.

Response: Label corrected.

10W. New comment based on new information: Be consistent with the street name labels. The Site plan calls this "E. Adriatic Pl" not "S. Adriatic Pl". Please correct any incorrect street names, typical.

Response: Label corrected. Verified other street names for consistency.



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

Traffic Letter Comments

11A. TIS needs to address the modification of the Warren/Muscadine intersection to a roundabout.

Response: The additional analysis has been provided as requested.

11B. Why are these different? Please see the redlines in the trip generation estimate table (Table 1).

Response: The trip generation rates have been revised to be consistent with the MTIS.

11C. Update based on roundabout design.

Response: Additional analysis has been provided as requested.

Site Plan Comments

Sheet 1

11D. Change Road K to S Muscadine Way.

Response: Revised road name.

11E. Site plan is still missing traffic calming measures and pedestrian crossing enhancements where previously requested.

Response: Met on 11/7 with traffic dept to discuss what additional measures were being recommended. High visibility crossings, additional signage added where requested.

Sheet 2

11F. Missing PA 5.

Response: PA 5 has been added.

Sheet 4

11G. Add storage length and taper rate/length.

Response: 100' storage and 200' taper length callout added.

11H. Add porkchop island for interim.

Response: Porkchop island has been added to direct traffic from Langdale Court

11I. Move all directional ramps as close to the intersection as possible.

Response: Ramps have been relocated closer to intersection where practical.

11J. Previous comments not addressed: Coordinate with Harvest Crossing on interim alignment of Jewell Ave and pedestrian crossings may need to defer all SE corner ped ramps until west side ramps/sidewalk are constructed; N-S ped ramp when intersection is signalized and/or or make transition to existing Jewell west of Kewaunee for interim condition and/or defer Jewell Ave median and redesign transition back to existing Jewell Ave.

Response: All ramps at SE corner of intersection have been deferred until Harvest Crossing is constructed and will be shown as "future". This has been shared with Harvest Crossing and we are in coordination. A full set of plans for Jewell Avenue from Harvest to Powhaton is being discussed to better show the ultimate condition at boundary locations like this.

11K. If ramps and crossing are for future signal, what is this sign?

Response: This was a future stop sign shown in grey. The sign has been removed as noted would be replaced with future signal.



11L. Add ped crossing signs per previous comment.

Response: Ped crossing signs have been added at this crossing.

11M. Sight triangle should align with stop bar - provide for interim and ultimate.

Response: Sight triangle has been revised to correct location.

11N. Mail kiosks are now on the plans - add back to legend.

Response: Mail Kiosk added to legend. Note there is a specific mail kiosk plan later in the plan set.

11O. Mail kiosk cannot be more than 50' from curb ramp crossing.

Response: Mail Kiosk has been relocated

Sheet 5

11P. Move ramps and STOP sign closer to intersection.

Response: Ramps have been relocated closer to the intersection.

11Q. Add pedestrian crossing enhancements for E-W ped crossings.

Response: Added

11R. Pull back to stopping location, typical.

Response: SDT starting location revised to stopping location (typ)

11S. Add crosswalk and ped crossing signs.

Response: Crossing signs have been added at this location

11T. Remove crossing.

Response: Crossing has been removed

11U. Move mail kiosk out of intersection area.

Response: Mail Kiosk has been relocated further southwest

11V. What is this sign? Assuming the other one is a stop sign based on typical comment.

Response: This is a fire lane sign. Please refer to the signage and striping plans for specific signage

Sheet 6

11W. All legs should allow for left and thru-right per MTIS - verify lane configuration.

Response: The future build out conditions of Warren will include a left and thru lane, per the MTIS. The configuration shown on these plans is for the interim condition as only a half section of Warren west of Kewuanne is built. Once Kewuanne and Warren are fully built out the striping will be revised to match the conditions indicated on the MTIS. NB future section updated

11X. Add pedestrian enhancements.

Response: Crossing signage added this location. A future RRFB may be warranted and can be evaluated when the school site plan is submitted separately

11Y. Reverse diagonal striping.

Response: Agree with reversing striping if we had kept it. Revised, in the interim condition the southbound left turn lane of Warren on the Foundry site will be the thru lane for east bound Warren. Once Warren is fully built out west of Kewuanne, the striping will be revised back to a south bound left turn lane



11Z. Add pedestrian crossing signs.

Response: Crossing signage added at this location in addition to the bump outs

11AA. Doesn't appear to be showing correctly - EB movement is skewed too much.

Response: Revised, in the interim condition the southbound left turn lane of Warren on the Foundry site will be the thru lane for east bound Warren. Once Warren is fully built out west of Kewuanee, the striping will be revised back to a south bound left turn lane

11BB. Future stop sign?

Response: Yes, sign labeled

Sheet 7

11CC. Extend median and add ped ramps or move ped crossing to north side of intersection and add pedestrian enhancements.

Response: The landscaping areas have been adjusted to accommodate the shift in PED crossing location to north side of intersection. SDT have been added

11DD. Add sight triangles per COA TE-13. What are these?

Response: Sight distance triangles added for future entry. These are landscape areas. Please see landscape plans for more detail

11EE. Add storage length and taper rate/length.

Response: 300' storage and 160' taper labels added

11FF. Future ramps.

Response: Future ramp label added.

11GG. Hatch out this area - interim condition can't accommodate 2 lanes turning onto Jewell (only 1 receiving lane).

Response: Chevron striping added to this future turn lane.

Sheet 8

11HH. Narrow median width, if possible.

Response: Median width has been held to maintain straight through lanes in the intersection for continuity. A striped hatch has been added.

11II. Move label to sheet that shows kiosk.

Response: label moved.

Sheet 9

11JJ. Missing sight triangles.

Response: Sight distance triangles updated.

Sheet 10

11KK. Add sight triangles.

Response: Sight distance triangles updated

11LL. Mail kiosk can't be more than 50' from ramp crossing.

Response: This was mislabeled, it is a bench area, not a mail kiosk.



Sheet 11

11MM. Ensure typical section COA 4.04.6.04.07 is used for circulatory roadway.

Response: Roundabout layout has been revised per the criteria discussed in COA 4.04.6.04.07.

11NN. Place barricades here to prevent vehicles from turning into an area they can't turn around in.

Response: Barricades shifted to prevent access to the lanes outside the roundabout.

11OO. Provide ped crossing signs, typical.

Response: Ped crossing signs added, typical.

11PP. Ensure minimum entry width is 16-ft. 18-ft curb face to curb face, typical.

Response: Labels have been added to C&G lip at all entries to show a minimum width of 16' is provided.

Sheet 12

11QQ. Provide taper and storage length.

Response: 160' taper and 300' storage length added.

11RR. Need temp stop sign.

Response: Temporary stop sign added.

Sheet 14

11SS. Sight distance easement required.

Response: SDE added.

11TT. Add sight triangle per COA TE-13.

Response: Sight distance triangle location updated.

11UU. Pedestrian crossing signs required.

Response: Ped crossing signs added at both locations.

11VV. Move label to show on this sheet.

Response: Label moved.

Sheet 16

11WW. Previous comment not addressed: Coordinate with Harvest Crossing on interim alignment of Jewell Ave and pedestrian crossings may need to defer all SE corner ped ramps until west side ramps/sidewalk are constructed; N-S pedestrian ramp when intersection is signalized and/or or make transition to existing Jewell west of Kewaunee for interim condition and/or defer Jewell Ave median and redesign transition back to existing Jewell Ave.

Response: Ramps at SE corner of intersection will be deferred as "future" until adjacent improvements are constructed. Owners representatives, project engineers, and town staff met on 10/25 to coordinate these items. It was revealed that there has already been substantial coordination behind the scenes to ensure a consistent design. A possibility was discussed that an overall plan for the corridor from Harvest to Powhaton will be prepared and submitted as one document. Each project will submit its phased approach with their CD set but use the overall as a basis to confirm the City's concerns about interim phases and concurrent projects.

Sheet 18

11XX. Replace diagonal striping with chevron striping.

Response: Striping has been revised to chevron striping.



Sheet 33

11YY. Previous comment not addressed: Coordinate with Harvest Crossing on interim alignment of Jewell Ave and pedestrian crossings may need to defer all SE corner ped ramps until west side ramps/sidewalk are constructed; N-S pedestrian ramp when intersection is signalized and/or or make transition to existing Jewell west of Kewaunee for interim condition and/or defer Jewell Ave median and redesign transition back to existing Jewell Ave.

Response: Ramps at SE corner of intersection will be deferred as "future" until adjacent improvements are constructed. Owners representatives, project engineers, and town staff met on 10/25 to coordinate these items. It was revealed that there has already been substantial coordination behind the scenes to ensure a consistent design. A possibility was discussed that an overall plan for the corridor from Harvest to Powhaton will be prepared and submitted as one document. Each project will submit its phased approach with their CD set but use the overall as a basis to confirm the City's concerns about interim phases and concurrent projects.

11ZZ. Add storage length and taper rate/length.

Response: Taper and storage lengths added

11AAA. Call out sign.

Response: Stop sign labeled

11BBB. Pointing to hydrant not sign.

Response: Label revised

Sheet 34

11CCC. Move street light - currently in the middle of ramp.

Response: Light relocation updated to reflect proposed condition

Sheet 35

11DDD. Reverse diagonal striping.

Response: This lane revised to be a temporary east bound receiving lane otherwise agreed that this would be reversed

11EEE. Add pedestrian enhancements at crosswalk locations, signs, bulb-outs, etc.

Response: Pedestrian crossing signs added. RRFB at Warren & Kewaunee intersection will be evaluated at time of school site plan

Sheet 36

11FFF. Add crosswalk signs.

Response: Signage added.

Sheet 37

11GGG. See comments on Site Plan sheet.

Response: Noted.

Sheet 38

11HHH. Callout all other signs. If All-way STOP provide warrant evaluation.

Response: Only one direction is warranted. SDT and Stop signs updated accordingly.

11III. Move to sheet where sign is shown.

Response: Addressed



Sheet 39

11JJJ. Add pedestrian enhancements at crosswalk locations, signs, etc.

Response: Crossing signage added at this location in addition to the bump outs

11KKK. Missing panels.

Response: Added

11LLL. Street name signs.

Response: Added

11MMM. Verify all matchline numbers.

Response: Updated

Sheet 40

11NNN. Isn't this Warren?

Response: Name changes to Caspian after curve per street names provided by City.

11OOO. Move outside yield sign closer to yield bar to align with yielding vehicle, typical.

Response: Addressed

11PPP. General guidance for where to terminate bike lanes on the approach and exits of roundabouts is typically 50' or greater from crosswalk or 100' from the yield line. Recommend revising layout to show the bike lane termination and bike ramp for all approaches and exits. This revision will allow for 8' parking to be placed away from the pedestrian crossing at the west T Intersection.

Response: Bike lanes approach and exits moved to +/- 100' from the yield line.

11QQQ. R3-17 and R3-17bP signs required for Bike Lane Ends.

Response: Addressed.

11RRR. W2-6 and W13-1P signs required if speed is 40 mph or over. Recommend sign due to low visibility of "yield" sign.

Response: Addressed.

11SSS. Add W11-2 and W16-7P signs for both entry and exit of the roundabout.

Response: Addressed.

11TTT. R2-1 sign, unless speeds are consistent for all approaches/exits.

Response: Addressed

11UUU. D1-1 signs required for each exit for directional guidance.

Response: Addressed

11VVV. General Comment: Recommended signs are required for all approaches and departures.

Response: Noted.

Sheet 41

11WWW. Update diagonal striping with chevron striping.

Response: Striping revised to chevron style.



11XXX. Add storage length and taper rate length.

Response: Storage & Taper Length labels added.

Sheet 43

11YYY. Add pedestrian enhancements at crosswalk locations, signs, etc.

Response: Added.

11ZZZ. Newbern Way.

Response: Name changes at intersection.

Sheet 55

11AAAA. Verify all STOP sign locations and leader arrows are appropriate on ALL Landscape Plan sheets.

Response: Stop sign leader arrows revised to reflect correct locations on all landscape plan sheets.

Sheet 56

11BBBB. Still missing sight triangle.

Response: Sight triangle is shown and labeled here. Locations updated per civil engineer.

11CCCC. Add 50' dim between stop signs and first tree, typical.

Response: Dimensions have been added between stop signs and first tree.

Sheet 57

11DDDD. Update STOP sign leaders.

Response: Stop sign leader arrows revised to reflect correct locations on all landscape plan sheets.

Sheet 58

11EEEE. Per previous comments, fix location of sight triangles.

Response: Sight triangle locations updated per civil engineer.

Sheet 60

11FFFF. Show sight triangle for ultimate stop bar location.

Response: Sight triangle locations updated per civil engineer.

Sheet 61

11GGGG. Not a stop sign.

Response: Stop sign leader arrows revised to reflect correct locations on all landscape plan sheets.

Sheet 67

11HHHH. Not a stop sign.

Response: Stop sign leader arrows revised to reflect correct locations on all landscape plan sheets.

Sheet 70

11IIII. Verify all sight triangles are placed appropriately (where stop bar or stop sign is located).

Response: Sight triangle locations updated per civil engineer.

11JJJJ. Not a stop sign.

Response: Stop sign leader arrows revised to reflect correct locations on all landscape plan sheets.

Sheet 71

11KKKK. Not a stop sign.

Response: Stop sign leader arrows revised to reflect correct locations on all landscape plan sheets.



Sheet 75

11LLLL. Not a stop sign.

Response: Stop sign leader arrows revised to reflect correct locations on all landscape plan sheets.

Sheet 77

11MMMM. Label street.

Response: Label added.

Sheet 79

11NNNN. Not enough distance between tree and stop sign - remove tree.

Response: Trees moved 50' behind stop sign.

Sheet 87

11OOOO. Verify trees are not blocking signs that are currently missing (i.e. ped crossing signs). Verify tree locations once placement of yield signs is moved. Ensure min 50' between trees and regulatory signs per COA design manual.

Response: Trees moved 50' back from approach of regulatory signs.

Sheet 109

11PPPP. Can't be more than 50' from ramp crossing.

Response: Locations have been revised for mail kiosk locations to be within 50' of ramps.

12. Fire / Life Safety (Steve Kirchner / 303-739-7489 / stkirchner@auroragov.org / Comments in blue)

Site Plan Comments

Sheet 1

12A. Due to number of townhouses proposed, please provide breakdown of accessible units that will be provided.

Response: Accessible unit counts have been added per both criteria.

Sheet 4-15

12B. Revise site plan sheets to reflect new locations of fire hydrants as discussed on the overall utility sheet.

Response: Hydrant locations have been revised.

Sheet 19

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

Response: Future hydrant added.

12D. Relocate hydrant to this location. See the redlines for all instances of this comment.

Response: Hydrant relocated.

12E. Remove this hydrant. See the redlines for all instances of this comment.

Response: Hydrant removed.

12F. Add a hydrant in the location shown.

Response: Hydrant added

12G. Please review traffic study to determine if the fire hydrant spacing must be set a 500' on each side of street where the traffic count is more than 30,000 vehicles per day. If it is not, please provide a fire



hydrant every 500' on alternating sides of Warren Street. Use this fire hydrant to anchor the needed fire hydrant spacing to the east along Warren Street.

Response: Traffic count is below the 30,000 threshold. Hydrants are provided along Warren on alternating sides of the road every 500'.

Sheet 20-29

12H. Revise grading and utility sheets to reflect new locations of fire hydrants as discussed on the overall utility sheet.

Response: Hydrant layout has been revised

Sheet 33

12I. Use appropriate sign for location. Left arrow, right arrow, or both, typical.

Response: Signage updated to proper direction

12J. See the fire lane sign notes on sheet 45 for location and orientation of signs, typical.

Response: Noted. Referenced sheet 45

12K. Remove all signs that have been crossed out, typical.

Response: Signs removed. No parking signs replace these as we still want to prevent parking here even though not a fire lane

Sheet 34

12L. See fire lane sign notes on sheet 45 for location and orientation of signs, typical.

Response: Noted, referenced sheet 45.

Sheet 37

12M. See fire lane sign notes on sheet 45 for location and orientation of signs, typical.

Response: Noted. Referenced sheet 45

Sheet 38

12N. See fire lane sign notes on sheet 45 for location and orientation of signs, typical.

Response: Noted. Referenced sheet 45.

Sheet 39

12O. See fire lane sign notes on sheet 45 for location and orientation of signs, typical.

Response: Noted. Referenced sheet 45.

Sheet 42

12P. See fire lane sign notes on sheet 45 for location and orientation of signs, typical.

Response: Noted. Referenced sheet 45.

Sheet 45

12Q. There do not appear to be any dead end fire lanes. Please remove this detail.

Response: Detail removed.

12R. Show and label wall-mounted fire lane signs on signage sheets.

Response: Wall mounted sign callouts added in townhome area.



Sheet 55-94

12S. Revise landscape plan sheets to reflect new locations of fire hydrants as discussed on the overall utility sheet.

Response: Revised to include new fire hydrant locations.

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

Site Plan Comments

Sheet 19

13A. Please provide typical lot layout showing water and sanitary service alignment for the alley loaded product.

Response: Alley loaded product typicals (3) and examples sent to Aurora Water. Received comments back 11/9/23. Incorporated these updates into this submittal.

Ensure that:

-Services are placed 5 ft from the side lot line

Response: Verified on all SF detached lots. Services do encroach on this 5' space slightly on alley product at Aurora Water's recommendation to achieve more clearance from driveways and foundations.

-Water and sanitary services are separated by 10 ft

Response: Verified. There are 2 locations on the E/W segment of townhomes specifically where 10' was not able to be achieved. All other single family, paired, & 32' product complies with 10' spacing.

-Meters are located in a landscaped area

Response: Verified. Ensure 2' minimum clearance to hard surface for all alley product.

-There are no overhangs within the tract dedication.

Response: Typical SF service layout added.

Sheet 20

13B. MUS does not show a waterline connection at this point in Jewell. This proposal will require an amendment to the MUS.

Response: This connection is shown in the Harvest Crossing MUS as a 12" main. Due to timing of the road between developments, our project has elected to construct this 12" main earlier. We are in compliance with an MUS, it is just the adjacent project.

13C. This connection is not in line with the current MUS. Please ensure routing and sizing match the MUS.

Response: MUS proposes the minimum amount of connections into existing main. This additional connection will provide redundancy during filing 1 construction. Specifically for phase 1. There is also a hydrant required at this intersection by life safety. Instead of adding a 6" tap here, an 8" connection was elected. These topics were discussed with Aurora Water for consideration on 11/8.

13D. Please include Water and Sanitary within the tract language.

Response: Tract table on page 2 of the plat includes this use for all utilities. A note has been added stating alley tracts will be dedicated for sanitary and water.

13E. Please ensure that these meters will be located in landscape and not hardscape. This will be verified at time of Civil plans.

Response: Noted. Verified 2' minimum spacing to hard surfaces. More detail to be provided with civil water plans showing exact locations.



Sheet 21

13F. Per comment response, the preference is to keep meters out of the alleys and this would not create addition main for the City to maintain. Please remove watermain in tract AI and show service to these residence off Kellerman.

Response: Main relocated to Kellerman Street along with corresponding water services moved out of alleys onto the local streets

Sheet 22

13G. These pressure zones should not be interconnected without the benefit of a PRV. Please reference Harvest Ridge as I believe they are already providing this.

Response: Connection shown between the two zones removed for ultimate condition. Now showing the condition we anticipate which is no connected zones after our construction.

Sheet 23

13H. This service proposal will require additional coordination and approval from Aurora Water. Please email ddpershi@auroragov.org.

Response: Alley loaded product typicals (3) and examples sent to Aurora Water. Received comments back 11/9/23. Incorporated these updates into this submittal.

Sheet 32

13I. Maintenance access needs to be provided to the top of the outlet structure. Current alignment does not provide near enough proximity for operations staff to maintain.

Response: A concrete maintenance access road has been added.

14. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve)

Generally

14A. PROS comments were not received with this review. Please contact your reviewer listed above directly to obtain these comments. Please cc dosoba@auroragov.org on all correspondence regarding these comments.

Response: We have reached out to PROS and not received comment yet.

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

Generally

15A. Real Property comments were not received with this review. Please contact your reviewer listed above directly to obtain these comments. Please cc dosoba@auroragov.org on all correspondence regarding these comments.

Response: Noted, we will reach out to Real Property again.

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

Advisory Comments from 1st Review

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

Response: Noted

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

Response: Noted, thank you.



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

Response: Noted

17. Aurora Public Schools (Josh / 303-739-7395 / dsporter@auroragov.org)

17A. Based on the land use plan in the Alora (Foundry) master plan, the total school land dedication requirement is approximately 28 acres. The master plan includes a 17 acre school site that will meet the district's need for a P-8 school to serve the Foundry community. Aurora Public Schools will require cash-in-lieu for the school land obligation above the acreage dedicated for the school site in order to serve high school age students at other district locations. APS will apply the school land dedication requirement for the purposes of calculating cash-in-lieu as site plans are approved. The district will request cash-in-lieu of land when the balance of the obligation from approved site plans exceeds the school site that will be dedicated. In accordance with Section 4.3.18 of the Unified Development Ordinance, land value for cash-in-lieu will be based on fair market value of zoned land with infrastructure in place. Cash-in-lieu is due prior to plat recording.

AURORA PUBLIC SCHOOLS - STUDENT YIELD
10/10/2023

Foundry Site Plan NO1 (DA-2315-01)

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	277	0.7	194
MF-LOW	181	0.3	54
MF-HIGH		0.145	0
TOTAL	458		248

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	94	0.16	44	139	0.2	55	194
MF-LOW	0.17	31	0.08	14	45	0.05	9	54
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		125		59	184		64	248

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	125	0.0175	2.1866
MIDDLE	59	0.025	1.4700
HIGH	64	0.032	2.0624
TOTAL	248		5.7190

Response: Noted, thank you.