



Tuesday, October 4th, 2022

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

RE: Response Letter for Ambience – Site Plan and Subdivision Plat Comments Received

Application Number: DA-1013-16
Case Number: 2022-4038-00

Dear Rachid Rabbaa,

Please see the below responses to your comments from our submission for the Site Plan and Subdivision Plat dated July 28th, 2022 for the project referenced above. All responses provided include the comments and numbers you provided, with our responses below in the color associated with each discipline.

If you have any additional comments or concerns, please feel free to reach out.

Sincerely,

Alexander Duran, Associate
Godden|Sudik Architects
aduran@goddensudik.com
303.455.4437

GSA: Godden|Sudik Architects - Alexander Duran, Associate

Rocky Ridge Engineering: Joel Seamons, Project Engineer

KSA: Kirby Smith & Associates, Inc. – Kirby Smith, PLA, ASLA

Given: Given & Associates, Inc. – Arlen Flax, Electrical Engineer

1. Community Questions, Comments and Concerns

1A. Neighborhood organizations and adjacent property owners were notified of the Site Plan application. No citizens or community members have submitted a comment at this time.

Name: Arapahoe County Planning Organization: Arapahoe County Planning Address: 6924 S Lima Centennial, CO 80112 Phone: 720-874-6500

Email: referrals@arapahoegov.com

Comment: Engineering Services Division of Arapahoe County Public Works and Development (Staff) thank you for the opportunity to review the outside referral for the proposed project located in the City of Aurora. Staff has no comments regarding the referral at this time based on the information submitted.

Please know that other Divisions in the Arapahoe County Public Works Department may submit comments as well.

Name: Terri Maulik

Organization: Arapahoe County Planning Division Address: Arapahoe County Planning Division Email: referrals@arapahoegov.com

Comment: Thank you for the opportunity to review and comment on this project. the Arapahoe County Planning Division has no comments; however, other Arapahoe County Departments and/or Divisions may submit comments.

Name: Mile High Flood District

Organization: Mile High Flood District (aka UDFCD) Phone: 303-455-6277

Email: submittals@udfcd.org Comment: Derek Clark, MHFD

No comment as there are no MEP-eligible improvements See attached letter

Name: Nicholas J. Leach

Organization: Aurora Public School District Assistant Planner (Ext. 28482) University of Minnesota '13 University of Colorado '16

651-470-3889 / njleach@aurorak12.org

Respond to the comments in your resubmission.

2. Zoning and Land Use Comments

2A. A fee of \$18,048.00 is due before the second submission.

GSA: Acknowledged.

2B. Pedestrian Access (accessible route) needs to be provided to the main building entrance. Show this with a thick dashed line to the building entrance(s). The proposed pedestrian network needs to be improved. Please provide two connections to the public sidewalk near each vehicular access. There should be a sidewalk connection to go from what appears to be the main entrance on the east around the building to the south to the tuck-under garage area. Ground floor units should have the ability to connect to the internal sidewalk network from their patio. An onsite pedestrian network also provides

opportunities to contribute to the onsite usable outdoor space requirement. Inset benches or other nodes on along the network allow these areas to count for usable space. In addition, the onsite pedestrian network needs to connect all entrances and common areas together. It is not clear how the pedestrian network connects to the areas on the east side of the site.

Rocky Ridge Engineering: Pedestrian access (accessible route) has been added to the main building entrance. Two connections to the public sidewalk near each vehicular access and a sidewalk connection from the main entrance on the east around the building to the south to the tuck-under garage area have been added.

2C. Garages or carports are required for 40% of the provided resident parking and half of those garage or carport spaces must be attached to the primary residential structure. In your data table please show the breakdown of the parking spaces (show attached and covered parking spaces) in quantity and percentage. Please work to streamline your data block as it is very difficult to understand how many of the garage/covered spaces are tuck-under spaces. For tandem parking counting, please review.

<https://aurora.municipal.codes/UDO/146-4.6.5.D>

GSA: See updated cover sheet for parking information as required. 59 parking spaces are required, and 59 spaces are provided. 14 garage spaces are provided and 10 carport parking spaces are provided for a total of 24 spaces meeting the 40% requirement. The 14 garage spaces are attached to the primary building.

2D. Parking layout dimensional requirements for head-in parking are 19 ft depth and 9 ft width. Adjust your site plan.

Rocky Ridge Engineering: Parking layout dimensions have been revised to meet requirement.

2E. Multifamily development must include an adequate amount of usable common space and amenities. The expectation is 20% of the site will be designed as usable outdoor space. Please provide more information and calculation for decks and balconies (sq. footage of each balcony, number of balconies, the overall sq footage, and percentage of on-site open space it counts for, etc). The landscape is hard to read. As mentioned previously, improving the sidewalk network on-site will provide opportunities to add additional nodes of usable space (ie benches or other features). Avoid using turf in of your smaller areas. With your next submittal, please identify the areas and the size of these areas you are counting toward the requirement. We are happy to discuss approaches in advance of your next submittal.

KSA: More seating areas have been added, in two other areas of the site's open space, and a plan exhibit and table detailing the various Usable Outdoor Areas have been added to Sheet 8.

2F. Show typical details of lighting on the plan and on building elevations.

Given: See mounting details of AA13, AA13bc, BL3, MS luminaires on sheet 10; Refer to Architectural sheets 11, 12 & 13 for elevations indicating typical fixture mounting on the exterior building walls, and the Photometric Plan on sheet 9 for the fixture mounting heights.

GSA: Building lighting is shown on Architectural elevations. See photometrics drawings for more information.

2G. Please adjust the Data Block (Parking Spaces)

GSA: Acknowledged. The Data Block has been revised as required.

2H. The elevation page should be at the end of the site plan package

GSA: Acknowledged.

2I. Table 4.8.5.B; Every 50 linear feet, mixed-use and multi-family development shall use at least two of the horizontal articulation methods shown in Table 4.8-3 at an interval of 50 feet or less on each street-facing building façade. Recommend adding and a change in material or wall notch.

GSA: Acknowledged. See updated building elevations for façade design meeting the requirement.

2J. Please provide a base in the elevation.

GSA: Acknowledged. Elevations have been revised as required.

2K. Section 4.8.5.C.1 The "base" is generally the portion of the building that meets the ground. It is at least 24 inches tall, but taller buildings could be as tall as the first two stories. It shall include pedestrian-oriented elements, high transparency, and be made of high-quality and durable materials. The "middle" is the least dominant façade element. It is generally located between the "base" (anywhere above 24 inches above the ground) and the "cap" or roofline.

GSA: Acknowledged. Elevations have been revised as required.

2L. Is this an entry point? or maintenance?

GSA: See notes on PDF redlines.

2M. Please indicate which is the primary entry. Each door on the northern elevation has the same awning not indicating a primary entry. Lighting, recessed mass or projected mass should be indicated on the main entry. If all three are major entries, then ignore the comment. In general, please identify which doors are ground floor unit doors or main doors for the tenants. The entries need to conform to the design options identified in

<https://aurora.municipal.codes/UDO/146-4.8.7.E>.

GSA: See building elevation 3/12 for location of primary entry into the building.

2N. The roofline needs to change projection every 50.'

GSA: Elevations have been revised as required.

2O. On page 9, turn off the inside of the building.

KSA: Acknowledged.

2P. This is a very small area of the apartment complex. Multi-family units are required to have 20% outdoor space.

Balconies can contribute up to 40% of the 20% of outdoor space. Is there an opportunity to add grills? More seating? What is the age demographic you envision here?

KSA: More seating areas have been added, in two other areas of the site's open space, and a plan exhibit and table detailing the various Usable Outdoor Areas have been added to Sheet8.

3. Signage Issues

3A. If any monument signs are proposed their footprint must be shown on the Site Plan and Landscape Plan, with details provided on materials, colors, proposed lighting, etc. on the Architectural Details page. All monument signs must match the design aspects of the building.

GSA: See Architectural elevations for monument design and materials.

KSA: Monument sign elevation, with details provided on materials, colors, etc. included on the Architectural Details page.

4. **Landscaping Issues** (Bill Tesauro / 954-266-6489 / BTesauro@cgasolutions.com / Comments in bright teal w/ red lettering)

4A. Sheet 9

- Provide existing and proposed trees in different symbols.
- Label and dimension all the required landscape buffers. See comment on the site plan.
- Turn off all interior buildings and labels other than landscape-related.
- Screen and label the transformer.
- Remove all labeling, interiors of buildings, and utilities from the hydrozone plan. Only provide hatching as indicated in the legend for this graphic.
- Include the percentage of each of the hydrozone categories as a percentage of the overall landscape.
- Label and indicate stop sign, typical.
- Label and dimension curbside landscape, per detail on sheet 2.
- Turn off the interior of the multi-family building. Only include the building outline.
- Provide trees for shade near benches.
- Please 'text mask' all text for clarity.
- Provide a Tree Mitigation Plan with the existing and removed trees on it and tree protection measures. Work with the city Forester.

KSA: All comment items revised and/or provided as requested

4B. Sheet 10

- Provide a different acronym and symbol for each.
- Do not include the existing plant material in the proposed plant schedule. remove ALL existing plants.
- Change the Medora Juniper to six-foot height.
- Provide species (not spp. or species), typical.
- Please remove all existing trees and shrubs from the table.
- Remove the one duplicative heading for the Landscape Notes.
- Update the Landscape Notes per the comments provided.

KSA: All comment items revised and/or provided as requested.

4C. Sheet 11

- Update the Street Frontage Table to include the curbside landscape

requirements.

- Remove the Landscape Coverage Table. This is no longer applicable with the new UDO. - Has been added beneath the Plant & Materials Schedule to show compliance with maximum turf requirement.
-
- Move the tree mitigation table to a separate Tree Mitigation Plan.
- Update the Table of Street Frontage and Non-Street Buffer Landscape Requirements per the comments provided.

KSA: All comment items revised and/or provided as requested.

4D. Sheet 12

- Provide detail of any proposed masonry walls or fences. Include the material, height, and color.

KSA: All comment items revised and/or provided as requested.

2. Civil Engineering (Julie Bingham / 303-739-7306 / jbingham@auroragov.org / Comments in green)

Rocky Ridge Engineering: Comments addressed.

COVER SHEET

5A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

GSA: Elevations have been revised as required.

Page 2

5B. What is this dashed gray line?

Rocky Ridge Engineering: Dashed gray line removed.

5C. Label the inside and outside radius of all fire lane radii.

Rocky Ridge Engineering: Inside and outside radius labels of all fire lanes have been added.

5D. Remove underground utilities from the site plan sheet.

Rocky Ridge Engineering: Underground utilities from the site plan sheet have been removed.

5E. Show the location of the required streetlight(s) along Evans Avenue.

Rocky Ridge Engineering: Streetlight has been added.

5F. Dimension all existing and proposed sidewalks.

Rocky Ridge Engineering: Existing and proposed sidewalks have been dimensioned.

5G. Dimension the proposed maintenance access. Ensure it meets the standards from section 3.62.3 in the drainage manual.

Rocky Ridge Engineering: The proposed maintenance access dimension labels have been added and it meets section 3.62.3 of the COA Drainage Manual.

5H. Is the sight triangle covering the existing linework? 5I. Dimension/label the access easement on this sheet. 5J. Dimension the curbside landscaping.

Rocky Ridge Engineering: Easements have been dimensioned and labeled.

5K. A section is not required for adding a sidewalk. If the section remains on this sheet, please clarify what is existing and what is proposed. Additionally, the sidewalk on the south side of the street is detached.

Rocky Ridge Engineering: The proposed sidewalk is also detached and the street section has been removed from Site Plan set.

5L. Label the curb return radius.

Rocky Ridge Engineering: Curb return radius have been dimensioned.

5M. Update the ramp on the other side of the access as well per the pre-app notes. 5N. Show the full extent of the existing concrete pan. It seems like it cuts off here.

Rocky Ridge Engineering: Ramp on the other side of the access has been added and proposed improvements are shown.

Page3

5O. Separate the drainage easement from the access easement.

Rocky Ridge Engineering: Drainage and access easements are separate and will be sent for review to Real Property in the following days.

Page4

5P. Minimum 2% slope in unpaved areas, typical. 5Q. Minimum 1% slope on asphalt.

Rocky Ridge Engineering: Slopes have been revised to meet criteria.

5R. Revise text overlap. Please clarify this slope label. Is it truly pointing towards the building?

Rocky Ridge Engineering: Text overlaps have been corrected and slopes have been revised.

5S. Is the grading reflective of this proposed wall?

Rocky Ridge Engineering: Grading has been updated accordingly.

5T. Max 10% grade for the maintenance access.

Rocky Ridge Engineering: Max 10% slope is being proposed at the maintenance access.

5U. Label the max height or height range for all proposed walls.

Rocky Ridge Engineering: Max height and range of proposed walls have been added to plans.

5V. The slopes at the bottom of the pond look like they're facing the wrong direction. Advisory: Minimum 2% slopes in the bottom of the pond.

Rocky Ridge Engineering: Slopes have been revised accordingly.

5W. Label the 100-year WSEL in the pond.

Rocky Ridge Engineering: 100-yr WSEL at the pond has been added.

5X. Recommend removing the majority of spot elevations to improve clarity. Detailed grading will be reviewed as part of the civil plans. Revise all text overlap on this sheet

Rocky Ridge Engineering: Majority of spot elevations have been removed for clarity.

Page 5

5Y. Remove this sheet from the site plan. The drainage plan is uploaded as a separate document as part of the preliminary drainage report review.

Rocky Ridge Engineering: Drainage Plan has been removed and will be submitted to Public Works through their portal.

Page 9

5Z. Please use a different line type to show the 100-year WSEL. Ensure all plantings are above the 100-year.

Rocky Ridge Engineering: The 100-yr WSEL has been changed to a different line type.

Page 14

5AA. Please add the required public streetlight to the schedule. It should be SL-1 per the roadway manual and the fixture should be chosen from the approved fixture list. Please contact me (jbingham@auroragov.org) if you need a copy of the draft approved fixture list.

Rocky Ridge Engineering: Streetlight has been added to design.

Given: Public street light fixture type SL-1 has been added to the Luminaire Schedule on sheet 14. In addition, the proposed location for the type SL-1 luminaire has been added to the Photometric Plan on sheet 13, along with General Note #7 indicating the proposed location and effect on the photometric calculations.

5BB. Please rename this tag. SL-1 are the tags for public streetlights for local roads.

Given: The light fixture for the monument sign has been redesignated as "MS".

6. Traffic Engineering (Sylvia Lopo/ 303-339-0440/ slopo@auroragov.org / Comments in orange)

6A. Please Contact the reviewer directly for comments

Rocky Ridge Engineering: Acknowledged.

7. Fire / Life Safety (Mike Dean/ 303-739-7447 / mdean@auroragov.org / Comments in blue)

Cover Sheet

7A. Due to the inability to provide a 26' wide fire lane required by the 2021 IFC, Appendix D a FULL NFPA 13 will be required for this structure. Change 13R to 13.

GSA: A 26' wide fire lane has been provided. Sprinkler will remain as 13R.

7B. Please see attached note in the top left corner of the page to adjust the accessible parking spaces within the data table. Also, show the location of all accessible parking spaces within the plan set. Basically, a distribution of accessible parking spaces must be provided for each type of parking being proposed within the site.

GSA: Acknowledged.

7C. Change 2015 to 2021

GSA: The city of Aurora is not requiring a switch to the 2021 ICC codes until May of 2023.

7D. Condos are classified in the same manner as apartments. Can you elaborate as to why these units would not fall under the HB-1221 requirements as implied? This question is asked to ensure that the request for state accessibility is adequately being requested by our jurisdiction.

GSA: Project meets accessibility requirements. See cover page for clarification.

Page 2

7E. Add these two signs within the sign package.

GSA: Acknowledged.

Page 3

7F. Please show and label fire lane signage in the manner described in your fire lane sign detail.

Rocky Ridge Engineering: Acknowledged.

7G. In this area show Knox box and fire riser room door.

GSA: Acknowledged.

7H. Provide a sidewalk to the fire riser room and Knox box.

Rocky Ridge Engineering: Streetlight has been added to design.

7I. Provide a fire service line in this area. Please label using the following example: 6" Fire Line DIP (Private) 7J. Extend sidewalk in this area to allow access to fire department connection

Rocky Ridge Engineering: Waterline loop and fire service has been added to the Site Plan Set.

7K. Provide wheel stops in these areas.

Rocky Ridge Engineering: Wheel stops added and labeled.

7L. Relocate FDC to the front main entrance. Label as: FDC w/app'd Knox Caps.

GSA: Acknowledged.

7M. Provide Fire Hydrant in this area. A fire hydrant is required to be located within 100' of a fire department connection.

Rocky Ridge Engineering: Fire hydrant added as indicated.

7N. Show fire service line connection to structure off of the existing 4" service if intended to be utilized. The fire service line should be labeled using the following example: 4" Fire Service DIP (Private)

Rocky Ridge Engineering: Fire service will be tapped to the proposed waterline loop.

7O. A looped water line connection will be required where there are two fire connections needed. In this example, a fire service line and a fire hydrant are needed.

Rocky Ridge Engineering: A waterline loop has been added to the design.

Page 4

7P. The exterior accessible route must be shown on the grading plan and photometric plan.

Rocky Ridge Engineering: Exterior accessible route has been added to Grading Plan.

Given: A dashed line depicting the path of egress has been added to the photometric plan.

Page 6

7Q. Fencing/railing cannot obstruct access to FDC.

Rocky Ridge Engineering: Fencing removed.

Page 7

7R. Fire Sprinkler Riser Room sign required at this location.

GSA: Acknowledged. See updated elevations.

7S. Relocate FDC to the front main entrance of the building on the east side. 7T. Place Knox Box between 4 to 6 feet from grade.

GSA: Acknowledged.

8. Real Property (Maurice brooks /303-739-7294/mbrooks@auroragov.org / Comments in magenta) Andy Niquette / 303-739-7325 / aniquette@auroragov.org

8A. Add the boundary data for the Lot. Dedicate and vacate the easements by separate documents. Start the License Agreement process for the retaining wall and railing encroachments. Go to this link for the Real Property web page document links:

<https://auroragov.org/cms/One.aspx?portalId=16242704&pageId=16509313>

Review each packet for the needs of your project.

Rocky Ridge Engineering: Acknowledged.

8B. Change to **to be dedicated by a separate document**

Rocky Ridge Engineering: Wording corrected as indicated.

8C. Cover these retaining walls and safety rails with the License Agreement

Rocky Ridge Engineering: Safety rails are included.

8D. Add the bearings, distances, and curve data for the boundary of the Lot

Rocky Ridge Engineering: Bearings, distances and curve data has been added to the lot.

8E. Please see other comments in the Site Plan

Rocky Ridge Engineering: Comments Addressed.

9. Forestry (Rebecca Lamphear /rlamphea@auroragov.org / 303-739-7139)

9A. There will be one Austrian Pine that will be impacted by the project. Due to the location, size, and condition of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate tree loss.

And tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.

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.

The adjacent properties have several trees, which will most likely be impacted by this development. We are requesting that you send a certified letter to the adjacent property indicating the methods used to protect these trees, as well as remedies because of potential damage incurred from the development. Please provide the City of Aurora with a copy of this letter including the date sent and received.

Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual on page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

The caliper inches that will be lost are 15", but only 6" would be required for planting back onto the site. The mitigation value is \$1,400.00.

	SPECIES	DIAMETE R	MITIGATION VALUE	COMMENT S	MITIGATION INCHES
1	Austrian	15	\$1,400.0		6
Total		15	\$1,400.0		6

GSA: Acknowledged. See below screenshot of certified mail receipt of the attached letter and plan sent to the adjacent property owner as required.

KSA: All comment items revised and/or provided as requested.



10. Parks (Alex Grimsman / agrimisma@auroragov.org / 303-739-7124)

10A. Land Dedication To ensure that adequate park land and open space areas are available to meet the needs of the population introduced into the city by the new dwelling units, Section 147-48(b) of City Code specifies that land shall either be dedicated on-site within the project's limits or a cash payment in-lieu of land dedication shall be paid. The required dedication acreage is computed by applying the following standards to the projected population for the project:

- 3.0 acres for neighborhood park purposes per 1,000 persons
- acres for community park purposes per 1,000 persons

The resulting acreage required is as follows:

49 Multifamily Units

<i>Neighborhood Park Land</i>	<i>0.37 acres</i>
<i>Community Park Land</i>	<i>0.13 acres</i>
Total Land Dedication	0.50 acres

Cash-in-Lieu Payment –

Given the small overall acreage of park land impact generated by the population increase and the fact that the subject development is not conducive to on-site dedication due to minimum park size criteria, the land dedication shall be satisfied by a cash-in-lieu payment. The amount of the payment is computed by multiplying the dedication acreage by the estimated market value for the land. Being an infill development, this project is able to take advantage of a less-than-market-rate value which the city offers to reduce the cost of PROS' requirements for infill. The 2022 per-acre value of \$60,200 multiplied by the dedication acreage results in the following potential cash- in-lieu payments:

50 Units

\$30,100.00

Park Development Fees -

In accordance with Section 146-306 of City Code, Park Development Fees shall be collected by the city to cover the cost of constructing new park facilities to serve the needs of the projected population. These fees apply to the project because park facilities are not proposed to be provided on-site. Fees are based on the park land dedication acreages and an annual cost per acre for construction of park facilities. The fees, which are computed and collected on a per-unit basis, shall be paid at time of building permit issuance.

The upcoming per-unit fee of \$1,847.38 would apply if permits for construction of the residential units are pulled in 2022.

GSA: Acknowledged.

11. Utilities (Iman Ghazali /ighazali@auroragov.org / 303-807-8869)

11A. Two-way cleanouts are required for all new sanitary sewer services per COA specifications
[Rocky Ridge Engineering: Changed to two-way cleanout.](#)

11B. Sanitary sewer loading information required on this site plan.
[Rocky Ridge Engineering: Addressed.](#)

11C. Storm main and inlets are not available in our records. Please identify.
[Rocky Ridge Engineering: Storm main and inlets have been verified from survey](#)

11D. Agreement allowing tie-in into private storm main with the owner of adjacent property is required. 11E. This is a 15" RCP storm main; please revise
[Rocky Ridge Engineering: Revised to 15" RCP.](#)

11F. Portion of fire lane, if not utilized, must be vacated.
[Rocky Ridge Engineering: Existing fire lane easement will be vacated and a new one is being proposed.](#)

11G. Please size the meter according to the need of the facility; provide fixture unit table and meter sizing on civil plans to verify meter size.
[Rocky Ridge Engineering: Water meter has been sized accordingly.](#)

11H. 6" private sanitary line stub is located here; please remove it from the main if not in use.
[Rocky Ridge Engineering: Existing Sanitary Stub will be removed accordingly.](#)

11I. The smallest manhole barrel size per COA specifications is 5 ft
[Rocky Ridge Engineering: Corrected accordingly.](#)

11J. Advisory note: private utilities are not allowed to be within public utility easements without a license agreement.
[Rocky Ridge Engineering: License agreements are in process and will be submitted to Grace Gray for approval.](#)

11K. The utility easement, if not utilized, should be vacated.

Rocky Ridge Engineering: Exiting utility easement will be vacated.

11L. The existing 4" service line at this location may be utilized as a part of this development

Rocky Ridge Engineering: Acknowledged.

11M. Please provide maintenance access paths to the top and bottom of all outlet structures (including FES); minimum width of 8 ft with 2 ft recovery zones on either side

Rocky Ridge Engineering: Maintenance access paths to top and bottom of outlet structures have been added.

11N. Please label the purpose of these water lines (domestic service, fire line, irrigation, hydrant lateral, etc).

Rocky Ridge Engineering: Water lines have been labeled accordingly.

11O. Please be aware that a sanitary sewer stub is located off this manhole and must be removed at the manhole. 11P. Water meters must be located in landscaped areas.

Rocky Ridge Engineering: Existing Sanitary Stub will be removed accordingly

11Q. This section of sanitary sewer does not reflect our records; please revise.

Rocky Ridge Engineering: Sanitary sewer location has been verified from survey.

11R. Pocket utility easements must remain unobstructed and trees are not allowed in pocket utility easements.

Rocky Ridge Engineering: Revised accordingly.

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

12A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided is in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

Rocky Ridge Engineering: Acknowledged.