

Planning Division  
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February 14, 2024

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

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

Dear Mr. Richmond:

Thank you for your fourth submission, which we started to process on January 22<sup>nd</sup>, 2024. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make a technical submission. Please revise your previous work and send us a new submission after your administrative decision date of March 6<sup>th</sup>, 2024.

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

Your estimated Administrative Decision date is tentatively set for March 6<sup>th</sup>, 2024. Please remember that all abutter notices for decisions must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7132 or [egates@auroragov.org](mailto:egates@auroragov.org).

Sincerely,

Erik Gates, Planner II  
City of Aurora Planning Department

cc: Eva Mather, Norris Design  
Tonya Swartzendruber, Norris Design  
Justin Andrews, ODA  
Filed: K:\\$DA\2315-00rev4



## *Fourth Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Please note that approval of this project will be conditioned upon the master plan minor amendment to update road infrastructure being submitted and substantially reviewed. Site plan recordation may be held up if the amendment is not nearing completion. [Planning]
- The lot tracking table should also be tracking the percentages of each housing type identified by the UDO for small lot requirements. [Planning]
- The sanitary lines in the lot typicals must be located in green areas- not below the driveway. [Landscaping]
- Prior to site plan approval, the Foundry Masterplan amendment needs to be submitted to show consistent roadway widths at the intersections and roundabouts. [Civil Engineering]
- Add taper rates/lengths and storage lengths, and redirect tapers as identified throughout the site plan. [Traffic Engineering]
- The site plan will not be approved by Aurora Water until the preliminary drainage report is approved. [Aurora Water]
- Numerous labeling comments, see the FULL red line comments on the plat and site plan. [Real Property]

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

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

#### **2. Completeness and Clarity of the Application**

- 2A. Please note that approval of this project will be conditioned upon the master plan minor amendment to update road infrastructure being submitted and substantially reviewed. Site plan recordation may be held up if the amendment is not nearing completion.

#### **3. Zoning and Subdivision Comments**

[Site Plan Page 2]

- 3A. Include the percentages for each type of lot with respect to the overall number of lots within the lot tracking table. This will help us track compliance with [Section 146-4.2.3.A.3.d](#).
- 3B. Separating the paired homes from the paired home green courts is unnecessary for overall lot tracking. Both of these homes will count toward the two-family dwelling category of [Table 4.2-8](#).
- 3C. Specify that the 32' wide small lot SFD lots are alley loaded. These lots appear to be qualifying for the single-family detached - alley loaded lot type within [Table 4.2-8](#), but that is not clear from the label.
- 3D. Add a note associated with the lot tracking table that this table will be included and updated with future site plans under the FOUNDRY Master Plan.
- 3E. As was mentioned in the comment response letter, this housing type table does appear to be redundant and can be removed. If it is not removed, the percentages for each product type need to be updated to be the percentages of the total number of lots. I.e. the percentages for small lots and standards lots should add up to 100% together.

#### **4. Access and Connectivity Comments**

- 4A. There were no more access and connectivity comments on this review.

#### **5. Parking Comments**

- 5A. There were no more parking comments on this review.

#### **6. Urban Design Comments**

- 6A. Urban design comments have been addressed.



## **7. Signage & Lighting Comments**

[Site Plan Page 1]

- 7A. Include proposed total monument signage area as well in the project data table.

## **8. Landscaping Issues** (Tammy Cook / 954-684-0532 / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in bright teal)

[Site Plan Page 97]

- 8A. For all Typical, the sanitary line must be located in green areas- not below the driveway.

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

## **9. Civil Engineering** (Kendra Hanagami / 303-739-7295 / [khanagam@auroragov.org](mailto:khanagam@auroragov.org) / Comments in green)

[Site Plan Page 1]

- 9A. Repeat Comment: Comment response identified that the Foundry Masterplan update is in process, but not yet submitted to the City. Prior to site plan approval, the Foundry Masterplan amendment needs to be submitted to show consistent roadway widths at the intersections and roundabouts.

[Site Plan Page 2]

- 9B. Repeat Comment: Please ensure consistency with street naming for E Caspian Way or Ave between submitted documents. (typical)
- 9C. Repeat Comment: Comment response identified that the Foundry Masterplan update is in process, but not yet submitted to the City. Prior to site plan approval, the Foundry Masterplan amendment needs to be submitted to show consistent roadway widths at the intersections and roundabouts.

[Site Plan Page 6]

- 9D. Repeat Comment from the second Review: 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 Roundry masterplan submittal to match this site plan, typical ALL.

[Site Plan Page 10]

- 9E. New comment based on new information: Plans callout 4.5' sidewalk easement. Please review and revise either the plat or the plans, typical ALL.

[Site Plan Page 11]

- 9F. Repeat comment from 2nd submittal: 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 Foundry masterplan submittal to match this site plan, typical ALL.
- 9G. Per the PIP, at the intersection with E Caspin Ave, this section of E Caspian Ave should be 94' ROW. Further west, it transitions to an 80' ROW. Please update section and ensure consistency with the PIP OR update the PIP and Foundry masterplan submittal to match this site plan, typical ALL.

[Site Plan Page 16]

- 9H. Add note to this and all relevant pages, typical all: 1. ISP for Jewell Avenue is anticipated and would supersede interim conditions along the frontage of this project.

[Site Plan Page 46]

- 9I. Please remove these pavement section details on the site plan submittal, and only include this level of detail on the civil plan submittal.

## **10. Traffic Engineering** (Steve Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

[Site Plan Overall]

- 10A. Add taper rates/lengths and storage lengths throughout where indicated on the streets. Redirect tapers as identified throughout the site plan.

[Site Plan Page 4]

- 10B. Remove interim, TIS shows right in/right out intersection.

[Site Plan Page 6]

- 10C. Move label to show EB lane alignment.



10D. Per off line discussion with COA Traffic, provide bulbouts at this pedestrian crossing (30' upstream and continuing downstream through the intersection).

[Site Plan Page 33]

10E. Add R3-5R sign where indicated.

10F. Move right turn lane sign.

10G. Callout ALL base striping/pavement markings, include size and color, typical. 2. Callout ALL lane widths, including bike lanes, typical.

10H. Add speed limit sign where indicated.

10I. Callout ALL pavement markings.

10J. Shade back or make note for ultimate condition.

10K. Provide documentation 100' is sufficient.

10L. TIS shows right in/right out intersection. Remove temporary.

10M. Provide appropriate bike lane signage.

10N. Move sign.

10O. Add parking bulbout where indicated.

[Site Plan Page 34]

10P. 30MPH is excessive for local street.

10Q. No parking allowed within intersection area or within 30' of crosswalk. add bulbouts. [2 comments]

[Site Plan Page 35]

10R. Add speed limit sign where indicated. [3 comments]

10S. No parking allowed within intersection area or within 30' of crosswalk. add bulbouts.

10T. Callout ALL striping, typical.

10U. Add and callout centerline striping where indicated.

10V. Add parking bulbout where indicated.

[Site Plan Page 36]

10W. Move right turn lane sign.

10X. Add parking bulbout where indicated.

[Site Plan Page 37]

10Y. Add speed limit sign where indicated. [3 comments]

[Site Plan Page 39]

10Z. Add speed limit sign where indicated.

10AA. No parking within 30' of ped crossing.

[Site Plan Page 40]

10BB. Add speed limit sign where indicated.

10CC. Add bulbouts for parking where indicated.

10DD. No parking within 30' of ped crossing.

**11. Fire / Life Safety** (Steve Kirchner / 303-739-7489 / [stkirchner@auroragov.org](mailto:stkirchner@auroragov.org) / Comments in blue)

[Site plan Page 19]

11A. Add fire hydrant symbol.

[Site Plan Pages 33-43]

11B. Fire lane signs need to be placed every 50 feet on alternating sides of all fire lane easements. Typical.

[Site Plan Page 36]

11C. End of Fire lane sign required here. Add sign detail to sheet 45.

11D. Place dead-end fire lane signs at the blue ovals. See note provided. Change distance on example from 150 feet to 100 feet. Add sign detail to sheet 45.

[Site Plan Page 39]

11E. Fire lane signs in looped lane are correct.

**12. Aurora Water** (Daniel Pershing / 303-739-7646 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)

[Site Plan Page 1]

12A. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.



[Site Plan Page 32]

12B. This proposal will need to be reviewed and approved by the drainage engineer as a part of the PDR.

**13. PROS** (Curtis Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in mauve)

13A. There were no more PROS comments on this review.

**14. Real Property** (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

- 14A. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)
- 14B. (Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)
- 14C. (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.
- 14D. (Advisory Comment) Submit associated plat, roadway and easement vacation documents.
- 14E. Send in a closure report for the plat exterior boundary per COA 2023 Subdivision Plat Checklist Item #19.d.
- 14F. Show all existing platted easements & lot lines adjacent to this subdivision plat (Typical).
- 14G. Send in the State Monument Records for the aliquot corners used in the plat.
- 14H. Numerous labeling comments, see the FULL red line comments on the plat and site plan.

[Plat Page 1]

- 14I. Label all publicly dedicated roads within 1/2 mile of the site on the vicinity map. (See COA 2023 Subdivision Plat Checklist Item #3). May have to change the scale?
- 14J. Remove the identified statement from the title commitment note. Applicable standards for a LSP require that a survey be performed to identify any boundary evidence/conflicts.

[Plat Page 2]

- 14K. Confirm if the open space areas need to be dedicated to Aurora.

[Plat Page 3]

- 14L. On all sides of the new plat show adjoining or departing lot lines; size and type of abutting or departing easements (City owned or private); lot numbers, block numbers, and subdivision plat names with filing numbers. If the abutting property is unplatted, label it "Unplatted". Per COA 2023 Subdivision Plat Checklist Item #14. (Typical).

[Plat Page 12]

- 14M. On all sides of the new plat show adjoining or departing lot lines; size and type of abutting or departing easements (City owned or private); lot numbers, block numbers, and subdivision plat names with filing numbers. If the abutting property is unplatted, label it "Unplatted". Per COA 2023 Subdivision Plat Checklist Item #14.

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

- 15A. Storm Drainage Development fees due 148.5742 acres x \$1,242.00 per acre = \$184,529.16