



December 13, 2024

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) / 2<sup>nd</sup>  
Technical Review

Dear Mr. Gates:

Thank you for taking the time to review FOUNDRY Site Plan and Plat, Filing No. 1. We received comments and valuable feedback on February 14, 2024. 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](mailto:emather@norris-design.com).

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

Sincerely,  
Norris Design

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

Eva Mather  
Principal



## 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]  
**Response: The Master Plan minor amendment for road infrastructure was approved in July 2024.**
- The lot tracking table should also be tracking the percentages of each housing type identified by the UDO for small lot requirements. [Planning]  
**Response: Percentages of each housing type is included in the lot tracking table.**
- The sanitary lines in the lot typicals must be located in green areas- not below the driveway. [Landscaping]  
**Response: Sanitary lines are now located in green areas.**
- 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]  
**Response: Noted, thank you. PIP Amendment #1 was approved in July 2024.**
- Add taper rates/lengths and storage lengths, and redirect tapers as identified throughout the site plan. [Traffic Engineering]  
**Response: Addressed, please see sheet 33-44 for signage & striping specific plans where these values have been reviewed/revised and are shown in the latest configuration.**
- The site plan will not be approved by Aurora Water until the preliminary drainage report is approved. [Aurora Water]  
**Response: Noted, thank you. The PDR was approved in May 2024.**
- Numerous labeling comments, see the FULL red line comments on the plat and site plan. [Real Property]  
**Response: Addressed, revised on relevant plan sheets.**

## 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.

**Response: Understood; thank you.**

### 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.

**Response: The Master Plan minor amendment for road infrastructure was approved in July 2024.**

### 3. Zoning and Subdivision Comments

3A. There were no more zoning or subdivision comments on this review.

**Response: Understood; thank you.**

### 4. Access and Connectivity Comments



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

**Response: Thank you for your review.**

5. Parking Comments

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

**Response: Thank you for your review.**

6. Urban Design Comments

6A. Urban design comments have been addressed.

**Response: Thank you for your review.**

7. Signage & Lighting Comments

7A. There were no more signage or lighting comments on this review.

**Response: Thank you for your review.**

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

8A. There were no more Landscaping comments on this review.

**Response: Thank you for your review.**

#### **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, 2, 6, & 11]

9A. Repeat Comment: Comment response identified that the Foundry Masterplan update is intended to be submitted in mid-March, but is not yet submitted to the City. As of 3/19/24, I could not see a masterplan submittal in process. Prior to site plan approval, the Foundry Masterplan amendment needs to be submitted to show consistent roadway widths at the intersections and roundabouts.

**Response: Noted, PIP amendment #1 was approved in July 2024.**

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

[Site Plan Page 6]

10A. Need to show how the identified transition at E Warren Ave and S Kewaunee St works.

**Response: Addressed, striping and labeling clarified. Met with City staff earlier this fall to discuss same striping area during 1<sup>st</sup> CD review process and agreed on a solution.**

[Site Plan Page 16]

10B. Move STOP sign where indicated.

**Response: Addressed, location previously shown is the ultimate configuration. Labeled accordingly. A temporary breakaway sign has been proposed where requested. This configuration was also discussed during CD review meeting with City.**

[Site Plan Page 17]

10C. Move STOP sign closer to intersection where indicated.

**Response: Addressed, location previously shown is the ultimate configuration. Labeled accordingly. A temporary breakaway sign has been proposed where requested.**

[Site Plan Page 18]

10D. Verify this taper corresponds to design shown.

**Response: Addressed, confirmed for posted design speed on either side of this road segment.**

10E. Break in taper along E Jewell Ave. Callout taper rate length.

**Response: Addressed, taper break smoothed out and labeled.**



10F. Move STOP sign closer to intersection where indicated.

**Response: Addressed, stop sign relocated.**

[Site Plan Page 34]

10G. Prior to school access being constructed, no parking allowed within intersection area or within 30' of crosswalk along S Kewaunee. Add No Parking signs.

**Response: Addressed, with bump out and signage.**

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

11A. There were no more Fire/Life Safety comments on this review.

**Response: Thank you for your review.**

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

12A. There were no more Aurora Water comments on this review.

**Response: Thank you for your review.**

13. Real Property (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

13A. Numerous labeling comments throughout the site plan and plat. See these documents for the full redlines.

**Response: Addressed, revised on relevant plan sheets.**

[Site Plan Throughout]

13B. Change the line types for the R.O.W., Lot and Boundary lines to be solid/continuous lines (per the Site Plan Checklist).

**Response: Addressed, line types updated.**

13C. Change the Tract Notes (Legend) throughout.

**Response: Addressed, legend updated.**

13D. Delete the (E.E. = Electrical Easement) in the Legend – (no E.E. on the Plat)

**Response: Addressed, removed E.E.**

13E. Make sure the changes to the Plat move over to the Site Plan also.

**Response: Noted.**

[Plat Throughout]

13F. Change the abbreviation for the easements. Some of the Tracts have a 3' Utility Easement overlapping an "exclusive" 6' Gas easement. These need to be adjacent to each other.

**Response: Pocket water easements added to avoid overlap on 32' product.**

[Plat Page 1]

13G. (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.)

**Response: Noted.**

13H. (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.)



**Response: Noted.**

13I. (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.

**Response: Noted.**

[Plat Page 2]

13J. Add the ampersand to the Legend of the Tracts.

**Response: Addressed.**

[Plat Page 4]

13K. Advisory: add the area for the Street R.O.W. (less than ½ width) of the total width.

**Response: Addressed.**

13L. Add the easement distances in Detail AA.

**Response: Addressed.**

[Plat Page 5]

13M. Add the easement names on the unmarked easements. (Typical) 13A. Numerous labeling comments throughout the site plan and plat. See these documents for the full redlines.

**Response: Addressed.**

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

14A. Storm Drainage Development fees due 148.5742 acres x \$1,242.00 per acre = \$184,529.16

**Response: Noted.**