



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7217

*AuroraGov.org*

December 20, 2024

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

**Re: Technical Submission Review:** Foundry Community Center and Park – Site Plan  
**Application Number:** DA-2315-02  
**Case Number:** 2024-4003-00

Dear Jerry Richmond:

Thank you for your technical submission, which we received on December 6, 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 only a few minor comments remain, you will not need to make another full submission. Please revise your previous work and send us a PDF copy to verify that these comments were addressed. Note that all our comments are numbered. If you have made any other changes to your documents other than those requested, you will need to make another submission and include a cover letter specifically listing the new changes.

Once we have verified that all comments have been addressed, you may send us your final signed mylar sets. Please see the attached site plan and plat mylar checklists, fill them out, and send them to us along with your final signed mylars.

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  
Justin Andrews, ODA  
Filed: K:\\$DA\2315-02tech2



## *Technical Submission Review*

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

- Please identify the path of exit discharge from the recreation center. [Fire/Life Safety]
- Resistivity tests are required on all civil plans. [Aurora Water]
- There is a public hydrant being shown on this plan with DIP as the material. Material will be reviewed during civil plan review. [Aurora Water]

### **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. Planning (Comments in teal)**

- 2A. There were no more Planning comments on this review.

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

#### **3. Fire / Life Safety (Steve Kirchner / 303.739.7489 / [stkirchner@auroragov.org](mailto:stkirchner@auroragov.org) / Comments in blue)**

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- 3A. Repeat request. Please identify the path of exit discharge from the recreation center and show that it meets the following criteria: The path of travel for the exit discharge shall be illuminated to not less than 1 footcandle (11 lux) at the walking surface.

#### **4. Aurora Water (Casey Ballard / 303.739.7382 / [cballard@auroragove.org](mailto:cballard@auroragove.org) / Comments in red)**

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- 4A. Note 5 is to be removed. Resistivity tests are required on all civil plans regardless of public or private utilities.
- 4B. There is also a public hydrant being shown on this plan with DIP as the material. Material will be reviewed during civil plan review with the require resistivity results.
- 4C. Is the service line 6-inch or 12-inch?
- 4D. Advisory: Domestic service size will be determined during civil plan review with a fixture unit table.

#### **5.PROS (Scott Hammons / [shammons@auroragov.org](mailto:shammons@auroragov.org) / Comments in mauve)**

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



## RECORDING CHECKLIST - SITE PLANS

15151 E. Alameda Parkway, Ste 2300 • Aurora, CO 80012

303.739.7217 • Email: [Planning@AuroraGov.org](mailto:Planning@AuroraGov.org) • [AuroraGov.org/Planning](http://AuroraGov.org/Planning)

**Instructions:** The applicant shall confirm that each item listed below has been completed by checking each box or writing not applicable (N/A) and signing and dating the form before submitting MYLARs to the planning case manager. Use this form for all new site plans and all major site plan amendments. Minor site plan amendments, mylar changes, and redevelopment plans do not need to be recorded. Please allow a minimum of 10 business days for MYLAR recording.

Site Plan Name: \_\_\_\_\_ DA #: \_\_\_\_\_

Applicant Name: \_\_\_\_\_ Date: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Applicant (√)	Steps Needed for Final Plan Set Recording	Staff (√)
	All required city application and recording fees have been paid (verify this with the planning case manager)	
	· Impact fee for tree mitigation fund has been paid (if applicable)	
	· Public art fee has been paid (if applicable for properties with Metro Districts or zoned MU- TOD).	
	Comments from all departments have been addressed and all changes to the Final Plan Set have been approved by the affected departments prior to submittal of the Final Plan Set to the planning case manager.	
	Drainage plan/study approved and civil drawings near completion.	
	If an Avigation Easement is required, a copy of the final document with signatures has been submitted to the planning case manager.	
	The property owner(s), mortgage company/lien holder (if applicable), and notary have signed both cover sheets with black, permanent ink. Please ensure that any signatures, stamps, and seals do not smear	
	Any public notice/hearing signs on the property have been taken down	
	Please submit the following for properties within Adams County: · One complete signed and notarized site plan PDF in 18" x 24" format at 40MB or under (can be emailed to the case planner). It must be black and white, 300 dpi. · If the site plan PDF is over 40MB, please submit MYLARS following the below instructions.	
	Please submit the following for properties within Arapahoe or Douglas Counties: · One complete signed and notarized site plan PDF in 24" x 36" format at 40MB or under (can be emailed to the case planner). It must be black and white, 300 dpi. · If the site plan PDF is over 40MB, please submit MYLARS following the below instructions.	
	<b>Steps Needed for MYLAR Recording if the file size exceeds the size limitations mentioned above.</b>	
	For properties within Adams County: · One complete set of signed and notarized MYLARS in 18" x 24" format. · One additional signed and notarized MYLAR cover sheet in 24" x 36" format	

	<ul style="list-style-type: none"> <li>· All mylars shall be four millimeters thick, double mat, reverse print/burn, and photo quality</li> <li>· One complete site plan set in PDF (can be emailed to the case planner).</li> </ul>	
	<p>For properties within Arapahoe or Douglas Counties:</p> <ul style="list-style-type: none"> <li>· One complete set of signed and notarized MYLARS in 24" x 36" format</li> <li>· One additional signed and notarized MYLAR cover sheet in 24" x 36" format</li> <li>· All mylars shall be four millimeters thick, double mat, reverse print/burn, and photo quality</li> <li>· One complete site plan set in PDF (can be emailed to the case planner).</li> </ul>	

When ready to submit the MYLARS, please drop off at the Access Aurora Window in the Lobby of the Municipal Center during business hours. Please attach this checklist for ease of routing and review.

Note: This form is also available online