



April 11, 2025

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) / 3<sup>rd</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 January 2, 2025. 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".

Eva Mather  
Principal



## **Technical Submission Review**

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The Foundry FDP shows Kewaunee St narrowing from 76' down to only 70' around E Asbury Pl. The ROW width south of Asbury will need to be updated in either this submittal or in an FDP amendment. [Planning]
- There have been multiple changes to the utilities and drainage in this site plan submittal. Since those reviewers previously signed off, please ensure that the revisions shown in the site plan are consistent with the approved PDR. [Civil Engineering]
- 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
  - a. There were no questions, comments, or concerns received from abutting property owners or registered neighborhood groups that were notified of this application.  
**Response: Thank you for your review.**
2. Completeness and Clarity of the Application
  - a. There were no more Completeness or Clarity comments on this review.  
**Response: Thank you for your review.**
3. Planning Comments (Erik Gates / 303.739.7132 / egates@auroragov.org / Comments in teal)  
[Site Plan Page 5]
  - a. The Foundry FDP shows Kewaunee St narrowing from 76' down to only 70' around E Asbury Pl. The ROW width south of Asbury will need to be widened or the FDP will need to be amended with this 64' Kewaunee width.  
**Response: This change was recommended by engineering staff. Correct, we maintain the 76' ROW from Jewell to Asbury Pl (Road A). From Asbury Pl (Road A) to Warren Ave the section reduces to 64' with a 6' sidewalk easement. The site plan and plat was updated with this submittal to meet the City's requested ROW change, and per conversation with Erik Gate, no PIP Amendment is needed.**

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Kendra Hanagami / 303.739.7295 / khanagam@auroragov.org / Comments in green)  
[Site Plan Page 2]
  - a. New comment based on new information: Please remove the extra line and freeze all illegible text, typ. ALL.  
**Response: All illegible text has been removed.**  
[Site Plan Page 3]
  - b. New comment based on new information: Please verify that proposed ROW matches the plat and also matches the previous coordination with Jerry and team. See plat for more specific comments, typ. all sheets.  
**Response: This change was recommended by engineering staff. Correct, we maintain the 76' ROW from Jewell to Asbury Pl (Road A). From Asbury Pl (Road A) to Warren Ave the section reduces to 64' with a 6' sidewalk easement. The site plan and plat was updated with this submittal to meet the City's requested ROW change, and per conversation with Erik Gate, no PIP Amendment is needed.**



[Site Plan Page 4]

- c. New comment based on new information: The identified measurement seems to be applicable to the utility easement, please revise if appropriate. Typ. ALL  
**Response: Updated measurement to reflect 10' utility easement correctly.**
- d. Change to "EOC" typ all sheets.  
**Response: EOC would indicate edge of concrete. EOA would indicate edge of asphalt. The road we are connecting into is asphalt so the label will remain EOA.**

[Site Plan Page 16]

- e. Advisory comment based on new information: This access to the north was added as background since the previous submittal. The access is not considered approved unless it has been previously reviewed and approved.  
**Response: Note added to confirm this access is not reviewed or approved with his plan and only shown as conceptual in nature for future reference. Entrance last coordinated with Parklands team as shown in RSN #1816959.**

[Site Plan Pages 20 – 32]

- f. New Comment based on new information: There have been multiple changes to the utilities and drainage in this site plan submittal. Since those reviewers previously signed off, please ensure that the revisions shown in the site plan are consistent with the approved PDR or reach out to the Aurora Water reviewer for direction, typ all revisions.  
**Response: The PDR was approved in May 2024. The FDR has been updated and discussion added to note these minor changes throughout providing an opportunity for Aurora Water to review and provide feedback which they have.**

[Site Plan Page 46]

- g. New comment based on new information: This curb and gutter was changed from mountable to vertical. Why was the change made? The typical section still shows a mountable curb image. The typical local street section has a mountable curb. Please revise unless vertical curb was previously discussed and approved (provide documentation).  
**Response: Curb and gutter label for this cross section was incorrect, updated label to read mountable.**

[Site Plan Page 90]

- h. New Comment based on new information: There have been multiple changes to the utilities and drainage in this site plan submittal. Since those reviewers previously signed off, please ensure that the revisions shown in the site plan are consistent with the approved PDR or reach out to the Aurora Water reviewer for direction, typ all revisions.  
**Response: Curb and gutter label for this cross section was incorrect, updated label to read mountable.**

[Plat Pages 3, 4, & 7]

- i. New comment based on new information: Is this existing ROW to remain, why was it added here? Per previous coordination with Jerry and team, I thought from Jewell to Road A the ROW width was 76' and from Road A to Warren Avenue I thought it was 64' with a 6' s/w easement on the Foundry development side. Please ensure the plat matches that previous coordination. If this existing ROW is not intended to remain, my understanding is that the existing ROW (64') should be removed north of E Asbury Place. See sheet 7 for more details. Please fix all sheets that are affected, including ALL key maps. Also, south of Warren Avenue, I am not familiar with the intended ROW, or previous agreements that have been made. Please remove the existing ROW linetype south of Warren Avenue also, typ. all.



**Response: Existing ROW line removed. Only showing new dedications.**

[Plat Page 4]

- j. New Comment based on new information: Please label the identified linetype and or easement that is not in the legend. It was not included on the last submittal.

**Response: Linetypes have been updated.**

[Plat Page 7]

- k. New comment based on new information: Please remove "existing ROW line" from the plat north of the green line shown.

**Response: Existing ROW line removed. Only showing new dedications.**

[Plat Pages 7 & 15]

- l. New comment based on new information: Please label 6' sidewalk easement, typ. all sheets.

**Response: 6' sidewalk labels added.**

[Plat Page 15]

- m. New comment based on new information: South of Warren Avenue, I am not familiar with the intended ROW, or previous agreements that have been made. Please remove the existing ROW linetype south of Warren Avenue also, typ. all.

**Response: Existing ROW line removed. Only showing new dedications.**

- 5. Traffic Engineering (Steve Gomez / 303.739.7336 / segomez@auroragov.org / Comments in amber)

[Site Plan Page 18]

- a. 30:1 taper required.

**Response: Updated labeling to requirements**

- 6. Real Property (Maurice Brooks / 303.739.7294 / mbrooks@auroragov.org / Comments in magenta)

- a. (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, thank you for the reminder.**

- b. (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, thank you for the reminder.**

- c. (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, thank you for the reminder.**

[Site Plan Pages 4 & 7]

- d. Change "Signal" to "Signalization" throughout. (Typ)

**Response: Updated labels to read "signalization"**

[Plat Throughout]



- e. Arapahoe County - 24" x 36" sheets with 2" margin on left, and 1/2" margins on all other sides. (revise plat margins).  
**Response: All Margins on this plat meet or exceed "minimum Requirements per plat checklist."**
- f. For the R.O.W.: change the word "Dedicated" to "Granted"  
**Response: Dedicated changed to Granted.**
- g. Add the Dashed line easement in Tract J  
**Response: Dashed line Added**
- h. Change "Signal" to "Signalization" throughout. (Typ.)  
**Response: Updated labels to read "signalization"**
- i. Add the abbreviations for the easements used in the Tracts shown (Typ.) or show a Tract Table for the Tracts in this page - as a reference.  
**Response: Use abbreviations added to each tract.**
- j. In the Legend: Change the Utility easement to "Water" and add "W" to the Detail (Typ)  
**Response: Legend updated to "Water" and "W"**

[Plat Page 1]

- k. Change the Margin for Arapahoe County Subdivision Plats.  
**Response: All Margins on this plat meet or exceed "minimum Requirements per plat checklist."**
- l. There is a portion of the shaded area (North of Jewell Ave.) that is not included in the Plat description. Delete it from the vicinity Map.  
**Response: Shaded area removed from Vicinity Map**
- m. Change Note #6. Update the Title Commitment  
**Response: Title Commitment to be updated.**

[Plat Page 2]

- n. Add these abbreviations to the Tracts in the pages - even if it is just the Tract Table portions for that page.  
**Response: Use abbreviations added to each tract.**
- o. Add the PK abbreviation to the list below.  
**Response: Park abbreviation added.**
- p. The FA easement - are these two different easements or one Fire Lane and Access Easement?  
**Response: Separate easements. Added Clarity to Tract Table.**

- 7. Revenue (Diana Porter / 303.739.7395 / dsporter@auroragov.org)
  - a. Storm Drainage Development fees have been paid.  
**Response: Thank you for your review.**