



March 8, 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) / 3rd Submittal 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 that reads "Eva Mather". The signature is fluid and cursive, with a long horizontal stroke at the end.

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: Understood. PIP Amendment will be submitted under a separate application, simultaneously with this site plan submittal.**
- The lot tracking table should also be tracking the percentages of each housing type identified by the UDO for small lot requirements. [Planning]  
**Response: Lot tracking table has been updated.**
- The sanitary lines in the lot typicals must be located in green areas- not below the driveway. [Landscaping]  
**Response: Following coordination with Kelly Bish and Tammy Cook, on 2/22, sanitary lines may remain in proposed locations, and acceptable under driveways. Comment dismissed.**
- 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. The PIP amendment has been prepared (currently under internal developer team review) with a planned submittal by mid-March.**
- Add taper rates/lengths and storage lengths, and redirect tapers as identified throughout the site plan. [Traffic Engineering]  
**Response: Taper rates/lengths and storage lengths, and redirect tapers identified more clearly throughout the site.**
- The site plan will not be approved by Aurora Water until the preliminary drainage report is approved. [Aurora Water]  
**Response: Noted.**
- Numerous labeling comments, see the FULL red line comments on the plat and site plan. [Real Property]  
**Response: Labeling revised as requested.**

## 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: Understood. PIP Amendment will be submitted under a separate application, concurrent with this submittal.**

### 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.



**Response: Percentages are now included in the lot tracking table.**

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.

**Response: Paired homes now combined into one total.**

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.

**Response: 32' wide single SFD lots are not called "Single Family Detached Alley Loaded."**

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.

**Response: Note added.**

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.

**Response: Housing type table removed.**

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

[Site Plan Page 1]

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

**Response: Monument signage area now included in the project data table.**

8. Landscaping Issues (Tammy Cook / 954-684-0532 / 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.

**Response: Following coordination with Kelly Bish and Tammy Cook, on 2/22, sanitary lines may remain in proposed locations, and acceptable under driveways. Comment dismissed.**

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

9. Civil Engineering (Kendra Hanagami / 303-739-7295 / 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.



**Response: Noted. The PIP amendment has been prepared (currently under internal developer team review) with a planned submittal by mid-March.**

[Site Plan Page 2]

**Response: Noted. The PIP amendment has been prepared (currently under internal developer team review) with a planned submittal by mid-March.**

9B. Repeat Comment: Please ensure consistency with street naming for E Caspian Way or Ave between submitted documents. (typical)

**Response: Addressed.**

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.

**Response: Noted. The PIP amendment has been prepared (currently under internal developer team review) with a planned submittal by mid-March.**

[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 Foundry masterplan submittal to match this site plan, typical ALL.

[Site Plan Page 10]

**Response: Noted. The PIP amendment has been prepared (currently under internal developer team review) with a planned submittal by mid-March.**

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]

**Response: Labels updated.**

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.

**Response: Noted. The PIP amendment has been prepared (currently under internal developer team review) with a planned submittal by mid-March.**

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.

**Response: Noted. The PIP amendment has been prepared (currently under internal developer team review) with a planned submittal by mid-March.**

[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.

**Response: Note added.**

[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.



**Response: Pavement sections removed.**

10. Traffic Engineering (Steve Gomez / 303-739-7336 / 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.

**Response: Taper rates/lengths and storage lengths, and redirect tapers identified more clearly throughout the site.**

[Site Plan Page 4]

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

**Response: Interim text removed since this will remain even after median is constructed.**

[Site Plan Page 6]

10C. Move label to show EB lane alignment.

**Response: Label adjusted to allow for better presentation of existing conditions.**

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

**Response: Bulb out added at this location.**

[Site Plan Page 33]

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

**Response: Sign added.**

10F. Move right turn lane sign.

**Response: Sign location adjusted.**

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

**Response: Additional details & labels & legend added to site plan as requested. Please note this level of detail is starting to enter construction level. We acknowledge the design needs to be vetted thoroughly with this site plan, but finer construction details should be left to construction documents.**

10H. Add speed limit sign where indicated.

**Response: Sign added.**

10I. Callout ALL pavement markings.

**Response: Additional details & labels & legend added to site plan as requested. Please note this level of detail is starting to enter construction level. We acknowledge the design needs to be vetted thoroughly with this site plan, but finer construction details should be left to construction documents.**

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

**Response: Ultimate condition shaded back further.**

10K. Provide documentation 100' is sufficient.

**Response: The 100' is just the straight segment. The actual storage length when combined with the angled storage portions of lane is greater than the 300' ultimate storage length.**



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

**Response: Interim text removed since this will remain even after median is constructed.**

10M. Provide appropriate bike lane signage.

**Response: Added bike lane & bike lane ends signs.**

10N. Move sign.

**Response: Sign location adjusted.**

10O. Add parking bulbout where indicated.

**Response: Per 2/23 meeting, no bulb outs added from Asbury Place north.**

[Site Plan Page 34]

10P. 30MPH is excessive for local street.

**Response: Reduced speed to 25 posted.**

[Site Plan Page 35]

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

**Response: Added bulbout and no parking sign.**

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

**Response: Speed limit sign added.**

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

**Response: Added bulbout and no parking sign.**

10T. Callout ALL striping, typical.

**Response: Additional details & labels & legend added to site plan as requested. Please note this level of detail is starting to enter construction level. We acknowledge the design needs to be vetted thoroughly with this site plan, but finer construction details should be left to construction documents.**

10U. Add and callout centerline striping where indicated.

**Response: Centerline striping added.**

[Site Plan Page 36]

10V. Add parking bulbout where indicated.

**Response: Added striping to show no parking and no parking signs added per conversation with Steve G.**

10W. Move right turn lane sign.

**Response: Sign location adjusted.**

[Site Plan Page 37]

10X. Add speed limit sign where indicated.

**Response: Speed limit sign added.**

[Site Plan Page 39]

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

**Response: Speed limit sign added.**

10Z. Add speed limit sign where indicated.



**Response: Speed limit sign added.**

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

**Response: Added no parking signs to prohibit parking within 30' that the bulb outs also restrict.**

[Site Plan Page 40]

10BB. Add speed limit sign where indicated.

**Response: Speed limit sign added.**

10CC. Add bulbouts for parking where indicated.

**Response: Bulb outs added.**

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

**Response: Added no parking signs to prohibit parking within 30' that the bulb outs also restrict.**

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

[Site plan Page 19]

11A. Add fire hydrant symbol.

**Response: Symbol added.**

[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.

**Response: Additional signs added. Please note we will have opportunity to detail these in construction level design documents. While we recognize the fire lanes and signage need to be vetted thoroughly now, finer details of sign placement, etc can be finalized on construction documents.**

[Site Plan Page 36]

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

**Response: Sign added. Detail added 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.

**Response: Sign locations revised. Detail added to sheet 45.**

[Site Plan Page 39]

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

**Response: Noted.**

12. Aurora Water (Daniel Pershing / 303-739-7646 / 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.

**Response: Noted.**

[Site Plan Page 32]

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

**Response: Noted. PDR is under review in detail, and this has been identified and confirmed with future additional detailing.**



13. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve)

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

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

14. Real Property (Roger Nelson / 720-587-2657 / 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.)

**Response: Understood.**

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.)

**Response: Understood.**

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.

**Response: Noted.**

14D. (Advisory Comment) Submit associated plat, roadway and easement vacation documents.

**Response: Noted.**

14E. Send in a closure report for the plat exterior boundary per COA 2023 Subdivision Plat Checklist Item #19.d.

**Response: Noted, provided.**

14F. Show all existing platted easements & lot lines adjacent to this subdivision plat (Typical).

**Response: Additional detail on Tasko Acres added.**

14G. Send in the State Monument Records for the aliquot corners used in the plat.

**Response: Noted.**

14H. Numerous labeling comments, see the FULL red line comments on the plat and site plan.

**Response: Redline comments reviewed and addressed.**

[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?

**Response: Vicinity map updated.**

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.

**Response: Addressed.**

[Plat Page 2]

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



**Response: Yes, to match master plan.**

[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]

**Response: Addressed.**

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.

**Response: Addressed.**

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

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

**Response: Noted, thank you.**