



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

Worth Discovering • auroragov.org

January 2, 2025

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

Re: Technical 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 Jerry Richmond:

Thank you for your technical submission, which we started to process on December 16, 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 issues remain, you will need to make another technical submission. 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.

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.

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\2315-00tech2



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

- 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. There were no more Completeness or Clarity comments on this review.

3. Planning Comments (Erik Gates / 303.739.7132 / egates@auroragov.org / Comments in teal)

[Site Plan Page 5]

- 3A. 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.

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]

- 4A. New comment based on new information: Please remove the extra line and freeze all illegible text, typ. ALL.

[Site Plan Page 3]

- 4B. 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.

[Site Plan Page 4]

- 4C. New comment based on new information: The identified measurement seems to be applicable to the utility easement, please revise if appropriate. Typ. ALL

- 4D. Change to "EOC" typ all sheets.

[Site Plan Page 16]

- 4E. 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.

[Site Plan Pages 20 – 32]

- 4F. 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.



[Site Plan Page 46]

- 4G. 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).

[Site Plan Page 90]

- 4H. 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.

[Plat Pages 3, 4, & 7]

- 4I. 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.

[Plat Page 4]

- 4J. 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.

[Plat Page 7]

- 4K. New comment based on new information: Please remove "existing ROW line" from the plat north of the green line shown.

[Plat Pages 7 & 15]

- 4L. New comment based on new information: Please label 6' sidewalk easement, typ. all sheets.

[Plat Page 15]

- 4M. 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.

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

[Site Plan Page 18]

- 5A. 30:1 taper required.

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

- 6A. (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.)
- 6B. (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.)
- 6C. (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..

[Site Plan Pages 4 & 7]

- 6D. Change “Signal” to Signalization” throughout. (Typ)



[Plat Throughout]

- 6E. Arapahoe County - 24" x 36" sheets with 2" margin on left, and 1/2" margins on all other sides. (revise plat margins).
- 6F. For the R.O.W.: change the word "Dedicated" to "Granted"
- 6G. Add the Dashed line easement in Tract J
- 6H. Change "Signal" to "Signalization" throughout. (Typ.)
- 6I. 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.
- 6J. In the Legend: Change the Utility easement to "Water" and add "W" to the Detail (Typ)

[Plat Page 1]

- 6K. Change the Margin for Arapahoe County Subdivision Plats.
- 6L. 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.
- 6M. Change Note #6. Update the Title Commitment

[Plat Page 2]

- 6N. Add these abbreviations to the Tracts in the pages - even if it is just the Tract Table portions for that page.
- 6O. Add the PK abbreviation to the list below.
- 6P. The FA easement - are these two different easements or one Fire Lane and Access Easement?

7. Revenue (Diana Porter / 303.739.7395 / dsporter@auroragov.org)

- 7A. Storm Drainage Development fees have been paid.