



May 20, 2025

City of Aurora, Planning and Development Services
Erik Gates
15151 E. Alameda Parkway, Ste. 2300
Aurora, CO 80012

Re: FOUNDRY Site Plan No 1 (DA-2315-01) – Site Plan (2023-4010-00) and Plat (2023-3031-00) / 4th 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 April 30, 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.

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

Sincerely,
Norris Design

Eva Mather
Principal



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Subdivision plat must be executed and submitted to the City prior to submittal of the signature set (3rd review) civil plan set. [Civil Engineering]
Response: Noted.
- Numerous labeling comments, see the FULL red line comments on the plat. [Land Development]
Response: Noted.

PLANNING DEPARTMENT COMMENTS

1B: Community Questions, Comments and Concerns

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.

2A: Completeness and Clarity of the Application

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

Response: Thank you for your review.

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

There were no more Planning comments on this review.

Response: Thank you for your review.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4: Civil Engineering (Kendra Hanagami / 303.739.7295 / khanagam@auroragov.org / Comments in green)

4A. Advisory Note: Subdivision plat must be executed and submitted to the City prior to submittal of the signature set (3rd review) civil plan set.

Response: Noted.

4B. Advisory Comment: In the plat RTC the applicant stated that they would do a PIP amendment for the city's requested ROW change. To clarify, my comment was about a ROW line that was shown in the existing location, and did not match previous correspondence or the PIP. Since the existing ROW line has been removed that addresses my concerns and a PIP amendment is not required.

Response: Noted.

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

There were no more Traffic Engineering comments on this review.

Response: Thank you for your review.

6. Land Development (Maurice Brooks / 303.739.7294 / mbrooks@auroragov.org / Comments in magenta)

Plat Page 1:



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.)

Response: Updated title commitment included with submittal.

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.)

Response: Certificate of Taxes included with submittal.

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.

Response: Comment noted.

6D. There may be some items that were not shown or pointed out in this review. The Subdivision Plat checklist is to be utilized as a guide. Any items not adhering to the Checklist may be pointed out in this or the subsequent reviews, then it is up to the Surveyor to have those changes made prior to the final submission of the plat for electronic recording.

Response: Comment noted and checklist reviewed.

6E. Change Note #6. Update the Title Commitment.

Response: Updated title commitment included with submittal. Note 6 updated.

6F. Send a Statement of Authority for the person signing for the owner.

Response: Authorization letter included with first submittal and resubmitted for reference with this submittal.

6G. Add Surveyor's email address.

Response: Complete

Plat Page 6:

6H. For the R.O.W.: change the word "Dedicated" to "Granted"

Response: Complete

6I. Change "Signal" to Signalization" (Typ.)

Response: Complete.

Plat Throughout:

6J. Add the Distance and curve data to the easement lines as indicated. All easement lines should have measurements (Bearings, Distances and curve data)

Response: Complete.

6K. For the Water meter easements in the Gas easements: these easements may conflict with the exclusive (Private) Gas Easement. Please confirm with Xcel Energy to see if this is a problem for the private Gas lines (Typ.)

Response: Easements confirmed and labeled.



6L. See the details and pages throughout: add the easement line curve data or line distance on each side of the Lot or Tract lines (Typ.)

Response: Noted.