



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

AuroraGov.org

August 5, 2024

Jeff Blankenship
Silverbluff Companies
18335 E 103rd Avenue Suite 204
Denver, CO 80022

Re: Submission Review: Gun Club Business Park – Infrastructure Site Plan
Application Number: DA-1435-03
Case Numbers: 2024-6018-00

Dear Mr. Blankenship:

Thank you for your recent submission, which we started to process on May 9, 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 important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before August 21, 2024.

Note that all our comments are numbered. When you resubmit, include a *comment response 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 303-739-7186 or srodrigu@auroragov.org.

Sincerely,

Stephen Rodriguez – Planning Supervisor
City of Aurora Planning and Business Development

cc: David Le-Martin Martin Consulting Engineers 12499 W Colfax Avenue Lakewood, CO 80215
Jacob Cox, ODA
Filed: K:\\$DA\DA-1435-03rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- CDOT Response Letter (External Agency) – Address all comments in the comment response letter.
- See various Landscaping comments.
- See Engineering comments regarding access points, slopers, and dimensions.
- See the numerous Traffic Engineering comments.
- See the various Aurora Water comments.
- See the Land Development Services comments regarding easement dedications and releases.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. Respond to the May 21, 2024 CDOT comments at the end of this letter. **Repeat Comment.**

2. Completeness and Clarity of the Application

2A. A comment response letter is **required** with the resubmittal to include addressing all of the CDOT comments listed at the end of this letter

3. Signage & Lighting

3A. No further comments.

4. Landscaping (Tammy Cook / 954-266-6488 / tdcook@auroragov.org / Comments in bright teal)

- 4A. **Sheet 10:** Provide percentage of overall landscaped area of the project. If this square footage reflects all of the landscaped area, then this would be 100%. The cover sheet notes landscaped area as 40,607 sq. ft. and detention area as 760,992 sq. ft. so please clarify the sq. footage of the total landscaped area with the right of way and detention area landscaped area.
- 4B. **Sheet 12:** Label Yankee Pond to correlate with the Plant List Label on Sheet 11.
- 4C. **Sheet 13:** Label Zulu Pond to correlate with the Plant List on Sheet 11.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Moustapha Agrigna / MAgrigna@auroragov.org / Comments in green)

- 5A. **Sheet 1:** Please remove the referenced Site Plan notes.
- 5B. Advisory: The master plan (RSN 1765045) for this ISP needs to be approved before the approval of this ISP.
- 5C. **Sheet 2:** Please dimension between the center line on Gun Club Road to the existing property line.
- 5D. **Sheet 3:** Why is there a duplicate sheet?
- 5E. **Sheet 4:** Please wait to hear from me (probably by email) about this location before your next resubmittal. There is a possibility to go back to the original (1st referral design) of a deferral.
- 5F. **Sheet 4:** Provide the North arrow for the key map.
- 5G. **Sheet 4: Repeat Comment** – Remove access points and the turning lane at this point. The access point should not be shown until the ISP of connecting street is under review.
- 5H. **Sheet 4: Repeat Comment** – Label longitudinal roadway slopes (for existing and proposed) TYP.
- 5I. **Sheet 5: Repeat Comment** – Provide asphalt pavement material back to existing with a taper per section 4.05.11 of the 2023 COA Roadway Manual.
- 5J. **Sheet 5: Repeat Comment** – Remove access points and turning lane at this point. The access point should not be shown until the ISP of connecting street is under review.

**6. Traffic Engineering** (Jason Igo / 303-739-1792 / JIgo@auroragov.org / Comments in orange)

- 6A. **Sheet 4:** Aurora does not support a 20:1 taper as a redirect taper at this location. This will leave an unsafe condition due to the speed of the roadway. The taper shall be 55:1 with a deferral of the roadway that is not being built. In the case that a taper rate of 55:1 extends past Street A, the taper will need to start 100' south of Street A and extend to where it matches the existing pavement. The taper rate will need to be called out on plans. A variance for the taper will need to be called out on the first sheet. A deferral for the section not being built will be needed.
- 6B. **Sheet 4:** The plans look to have no vehicles on this section. Remove striping.
- 6C. **Sheet 4:** Should be a double solid yellow instead of the dashed.
- 6D. **Sheet 4:** When Street A is built it will be the responsibility of that project to stripe out the left turn lane that is needed.
- 6E. **Sheet 4:** Call out stop sign. Signs D and C should be on the stop sign.
- 6F. **Sheet 4:** Road closed signs will be needed on the barricades.
- 6G. **Sheet 5:** Sign B will be needed. Remove callout.
- 6H. **Sheet 5:** This should be a 4" double solid line and not the dashed line.
- 6I. **Sheet 5:** When Street B is built it will be the responsibility of that project to stripe out the left turn lane that is needed.
- 6J. **Sheet 5:** Call out stop sign. Signs E and C should be on the stop sign.
- 6K. **Sheet 5:** Aurora does not support a 20:1 taper as a redirect taper at this location. This will leave an unsafe condition due to the speed of the roadway. The taper shall be 55:1 with a deferral of the roadway that is not being built. In the case that a taper rate of 55:1 extends past Street B, the taper will need to start 100' north of Street B and extend to where it matches existing pavement. The taper rate will need to be called out on plans. A variance for the taper will need to be called out on the first sheet. A deferral for the section not being built will be needed.
- 6L. **Sheet 5:** The crossing is set back too far from the intersection. It needs to be less than 20' from the flow line.
- 6M. **Sheet 5:** Show cross hatching going the other direction. Apply to all.
- 6N. **Sheet 5:** Call out stop sign. Signs f and C should be on the stop sign.

7. Fire / Life Safety (Rich Tenorio / 303-739-7628 / rtenorio@auroragov.org / Comments in blue)

- 7A. No further comments.

8. Aurora Water (Iman Ghazali / 303-807-8869 / IGhazali@auroragov.org / Comments in red)

- 8A. Advisory: The Site Plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.
- 8B. **Sheet 4:** Sanitary is not installed as part of this site plan; revise labeling.
- 8C. **Sheet 4:** Ensure leader arrow is pointing at the right item.
- 8D. **Sheet 5:** Hydrant location clashes with the proposed storm main; ensure at least 2' of horizontal and vertical clearance are provided.
- 8E. **Sheet 5:** Install a tee and a stub to the east for future connections. Include gate valves as appropriate.
- 8F. **Sheet 12:** Show the sanitary main proposed to be built by others. (RSN 1777354). Ensure minimum clearance is provided from landscaping items (TYP).

9. Land Development Services (Grace Gray / Ggray@auroragov.org / Comments in magenta)

- 9A. Easement dedications to be submitted to - DEDICATIONPROPERTY@AURORAGOV.ORG; Releases to be submitted to - RELEASEEASEMENTS@AURORAGOV.ORG.



10. Colorado Department of Transportation (CDOT) / Steven Loeffler

10A. Hydraulics Comments:

Need to show the existing/proposed drainage. Need to show the details of the outlet structures of both Ponds
There is a need to meet at site to take a closer look at the drainage features. Need to provide ditch capacity calculations between the State Highway and the proposed development. Need to evaluate the capacity and the conditions of the 54" Culvert. Need to provide a summary of impact to the ROW if there is any.

10B. Residential Engineer Comments: Pages 3 and 4

Would be ideal to show what the red hatch lines represents in the legend. Show directional arrows for detour traffic and turn arrows at the access point. Would be good to show the match lines to tie into existing Gun Club Rd. More detail plans for profile of the roadway, sidewalk, and type of curb ramp in the future for further design. Show length of acceleration and deceleration taper length.

10C. Why does the taper length goes from 20:1 to 50:1 to 20:1? Would you do have it the other way around? Why is there an opening at suicide lane? Does CDOT Traffic want to weigh in? At the end tie in from proposed to existing at the end of Gun Club Rd, it went from widening at the median of proposed lane to a narrow double yellow. Would be good to show a taper than sharp change.