



Planning Division
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Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

November 14, 2024

Victoria Dalton
Ryman Hospitality Partners
1 Gaylord Drive
Nashville, TN 37214

Re: Technical Submission Review: Gaylord Rockies Guest Room and Indoor Water Park – Site Plan Amendment
Application Number: DA-1895-09
Case Number: 2015-6011-12

Dear Victoria Dalton:

Thank you for your technical submission, which we received on October 29, 2024. We have reviewed your plans and attached our comments along with this cover letter. The review letter contains comments from all city departments and outside agencies.

Because there are still some outstanding issues to address, another technical corrections submittal will be required. Please upload the revised Site Plan and Traffic Impact Study at your convenience.

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 give me a call. I may be reached at 303-739-7857.

Sincerely,

Sarah Wile, AICP
Senior Planner III, City of Aurora
Planning & Business Development Department

cc: James Chamblin II, Ryman Hospitality Partners
Sue Sibel, Dewberry
Cesarina Dancy, ODA
Filed: K:\\$DA\1895-09tech1.rtf



Technical Corrections Review

1. Planning (Sarah Wile / 303-739-7857 / swile@auroragov.org / Comments in teal)

- 1A. Please clarify why the water easement moved since the initial submittal so that it now conflicts with the required landscape buffers. This was not clear with the last submittal since most of the landscape sheets were not included. See Item 2 for additional information and coordinate with staff to resolve this issue prior to resubmitting.
- 1B. Remove Sheet 131 from the Site Plan and update sheet numbers accordingly.
- 1C. Turn off AutoCAD SHX text from Part 2 of the Site Plan.

2. Landscaping (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

- 2A. General Comment: A water line and associated easement are proposed along the southern property boundary line which is impacting the placement of the relocated trees and the installation of the new trees for the buffer that is required between this site and the future development to the south. The initial submission had the easement and water line further north. The last submittal was missing many sheets, and a complete review was not possible. Please review redline comments on Sheets 132, 150, 151, and 152 and include the easement and all utilities and relocate the trees accordingly.
- 2B. On Sheet 40, ensure that the non-street buffer table is updated to reflect the condition of the southern buffer per the redline comments provided with this review.
- 2C. On Sheets 150-152, all of the relocated and proposed trees are being shown on top of the water line and the associated easement, which is not permitted. This landscape buffer is required, and this conflict needs to be resolved before final approval.

3. Traffic Engineering (Jason Igo / 303-739-1792 / jigo@auroragov.org / Comments in orange)

- 3A. The signal warrants show that a signal will be warranted at Himalaya Road and 64th Avenue. Provide a 2027 Total Traffic Signal Analysis for the Traffic Impact Study.

4. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

- 4A. Fix the error on Sheet 130. It is fully blacked out in the current Site Plan.

5. Land Development Review (Su Wever / swever@auroragov.org / Comments in magenta)

- 5A. Update the note on Sheet 2 per redline comments.
- 5B. New easements and reconfiguration of existing easements require Easement Dedication applications. Existing easements near the Guest Room Expansion require Easement Release applications. Easements need to be released or dedicated by separate documents. Please note that the Licenses and Easements are tied to Civil drawings.