



Response to Comments Letter

July 11, 2024

Dear Ms. Fuselier,

Please find response to comments below in RED.

May 30, 2024

Jeff Blankenship

Silverbluff Companies

18335 E 103rd Avenue Suite 204

Denver, CO 80022

Re: Initial 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 initial 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 June 24, 2024.

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 303-739-7450 or efuselie@auroragov.org.

Sincerely,



Liz Cooper Fuselier, Planner II City of Aurora Planning Department

Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- CDOT Response Letter (External Agency)
- Development Review Fees (Planning)
- Landscaping Phasing Intentions (Planning)
- Landscaping Implementation Table (Planning)
- Cover Sheet Comments (Planning)
- Pond Locations (Landscaping)
- Curbside Landscaping (Landscaping)
- Planting Sheets Details (Landscaping)
- Turn Lane Comments (Traffic)
- Street Name Signs (Traffic)
- Fire Hydrant Location (Fire/Life Safety)
- Preliminary Drainage (Aurora Water)
- Plantings in Easements (Aurora Water)
- Site Plan Checklist (Land Development Services)
- Redlines/Markups (Land Development Services)
- Site Plan and Grading Notes (Public Works)
- Roadway Manual Compliance (Public Works)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application



2A. Fees in the amount of **\$16,349.00** are due **prior** to the second submission. The second review will not take place unless and until the fees are paid in full.

Response: Acknowledged.

2B. Please add a data block and site plan notes to the cover sheet with your next submittal.

Response: Data block and site plan notes added.

2C. Please discuss landscaping phasing intentions within the LOI with the next submittal. More information and clarity are needed as it is not clear in the LOI.

Response: Information added to LOI.

2D. Create a table for the cover sheet showing the landscaping installation time frame. Provide what will be installed and when it will be installed.

Response: Table added to cover sheet

2E. Please provide additional information on any intended landscaping deferrals to the LOI. The deferral will need to be reviewed and approved by the city.

Response: Information added to LOI

2F. **Sheet 5:** The shading does not reflect the ISP construction location. Please adjust.

Response: This has been updated.

2G. **Sheet 12:** What does the green shading indicate? Please clarify.

Response: Green shading was added by reviewer regarding overlaying storm sewer locations to those areas.

2. Signage & Lighting Comments

3A. Will there be any monument signage at this entrance? Or elsewhere on the site? Please note on the plan set.

Response: No monument or additional lighting at this time.

3. Landscaping Issues

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

4A. **Sheet 1:** Add the Landscape Architects contact information on the Cover Sheet.



Response: Contact Information added.

4B. **Sheet 9:** Show the pond locations on this Sheet Index. Label and dimension this easement. Remove the contractor notes from the Landscape Notes as the city does not review landscape construction drawings. Remove the reference to the previous landscape code. Show the pond locations on this Key Map and all of the landscape sheets.

Response: Detention pond locations shown on the index sheet. Dimension labeled and dimensions. All contractor notes removed from the landscape notes.

4C. **Sheet 11:** The curbside landscape is supposed to have a variety of shrub species that differ in height, color, and width. Provide different varieties of shrubs, not mostly barberries, in order to comply with the code. All street trees are required to be 2.5" caliper along arterial and collector streets. Note that 5-gallon ornamental grasses are required in the curbside landscape area. Please confirm if the ponds shown on the civil plans are to be temporary or permanent. If they are permanent, provide the Landscape table for the Detention Area Requirements. 4D. For all planting sheets, show the water, sewer, and drainage lines, include the fire hydrants if known, to ensure that there are no conflicts with the proposed trees.

Response: Two species of barberries replaced with another species of shrubs. All street trees revised to be 2.5" caliper and ornamental grasses revised to be 5-gallon instead of 1-gallon. All planting sheets are showing water, sewer and drainage lines to show no conflict with proposed street trees.

4E. Overlay the Storm sewer from the Civil plans in this area as there are conflicts with the trees in the northern part of the project.

Response: Understood. Storm sewer lines shown, tree locations revised.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. **Civil Engineering** (Moustapha Agrigna / 303-739-7 / MAgrigna@auroragov.org / Comments in green)

5A. Provide site plan and grading notes Refer to the COA website (link below) for the new and up-to-date site plan notes and grading notes.

https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fcdnsm5-hosted.civillive.com%2FUserFiles%2FServers%2FServer_1881137%2FFile%2F02.24_Site%2520Plan%2520Notes_Final%2520Revised.docx&wdOrigin=BROWSELINK

Response: Site plan notes created.

5B. Advisory: The master plan (RSN 1765045) for this ISP needs to be approved before the approval of this ISP.

Response: Acknowledged



5C. **Sheet 3:** Revise the section to show the developer's responsibility for half of the median.

Response: The typical section has been updated to show half of the median.

Provide dimension between the center line on Gun Club to the existing property line.

Response: dimensions have been added.

Please provide information or add a legend. Provide/define pavement material type.

Response: legend updated.

Provide both the site plan sheet and grading plan sheet.

Response: The site plan shows the grading. This is similar to other COA project.

Label longitudinal roadway slopes.

Response: Slopes have been added.

Public streets shall have public streetlights in conformance with COA standards. For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual: - Roadway Classification (typical section name) - Adjacent Land Use Category (i.e., TOD), as applicable - Number of lanes - Back-to-back curb width - Pedestrian Activity Level - Pavement Type: R3, for all lighting calculations This information (if it's not already shown) can be added to the street sections provided if desired.

Response: Acknowledged. This will be shown on the civil CDs.

Show the grades tying into existing. Provide asphalt pavement material back to existing with a taper per section 4.05.11 of the 2023 COA Roadway Manual. Provide the design of the median in all sheets.

Response: Median designs are shown on the Site plan sheet. Aurora allows for 15:1 tapers for temporary road ties.

Remove the access point and the turning lane at this point.

Response: Acknowledged.

5D. **Sheet 4:** Provide asphalt pavement material back to existing with a taper per section 4.05.11 of the 2023 COA Roadway Manual.

Response: The tapers have been adjusted to address this comment.

5E. Move the storm line to the street. The minimum slope is 0.8%.



Response: The storm has been moved to the street.

5F. **Sheet 5:** Dimension the ROW. Callout the existing and proposed street.

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

6A. **Sheet 4:** Any taper for a through movement should be 55:1. Striping is very confusing and creates long transitions for right-turning movements. Right-turn lanes should not be signed or created until the access is open. This should be stripped out as part of the median. Once access is open, then the turn lane should be developed. This should be the shoulder. Keep shoulder and develop a turn lane next to the through lane. Add cross street names to plans. Will need street name signs for the accesses. Street name signs will be upper and lower case letters. See 4.09.1 in the COA roadway manual. Signs will need to meet multi-lane sizes.

Response: The striping and laneage have been significantly altered with this submittal to remove large areas of stripped out pavement. Street names have been added to the set.

6B. **Sheet 5:** Not sure what this taper is pointing at. It should be 50:1. Add cross street names to plans. Will need street name signs for the accesses. Street name signs will be upper and lower case letters. See 4.09.1 in the COA roadway manual. Signs will need to meet multi-lane sizes.

Response: Acknowledged.

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

7A. **Sheet 2 /Overall Map Section:** Where possible, please add the existing and future east-west cross street names to the drawings to ensure the proper location of the proposed fire hydrants.

Response: Cross street names have been added to the plans.

7B. **Sheet 4-Site Plan:** Although the fire hydrant spacing at one every 1000 feet would be adequate on the west side of S. Gun Club Road, will the stub out for the future fire hydrants on the east side at 500 foot intervals be installed off of the new watermain on the west side of the road? If so, show the future stub out for east side fire hydrants or indicate that there will also be another watermain in the future on the east side of S. Gun Club Road.

Response: Hydrants for the east side of the road have not been added to the plans. With the unknown timing of the east half development, stubs for hydrants have not been included.

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

8A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

Response: Acknowledged.



8B. **Sheet 4:** Please show this sanitary sewer. Show stubs going into the parcel adjacent to the west side of Gun Club Rd. Provide a legend for what the red hatching indicates.

Response: Sanitary sewer has been added. Stubs have been added.

8C. **Sheet6:** Drainage plans are not required in the site plan. They must be submitted with the PDR. Please remove these sheets from this site plan.

Response: We left the drainage sheets in the ISP similar to other recent roadway ISPs.

8D. Sheet 12: Please ensure that trees are not planted in Aurora Water easements and are at least eight-feet away from all utilities not located within easements. Shrubs shall be at least five-feet away from hydrants and shall not obscure hydrants from the ROW. Show all proposed ponds and ensure plantings are all above the 100-yr WSEL. The 100-yr WSEL must be shown on the landscape sheets.

Response: Tree locations and shrubs revised to not be in conflict with utilities and easements.

8. **Land Development Services** (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

9A. Per COA 2022 Real Property Services Site Plan Checklist add Legal Description to Sheet

1.9B. Per COA 2022 Real Property Services Site Plan Checklist:

All crossings or encroachments into easements and rights-of-way owned by the City of Aurora (“City”) identified as being privately owned and maintained here in are acknowledged by the undersigned as being subject to the City’s use and occupancy of said easements or rights-of-way. The undersigned, its successors, and assigns, further agree to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove, or relocate any City facilities located within said easements and rights-of-way at anytime and in such a manner as it deems necessary or convenient. Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

Response: Acknowledged.

9C. See numerous redlined comments/markups on the site plan.

Response: Acknowledged.