



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

AuroraGov.org

October 29, 2024

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

Re: Third 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 latest submission, which we started to process recently. 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. In order for the next submission to commence, a ***comment response letter*** is required to be submitted along with the revised ISP. The Planning Department reserves the right to reject any resubmissions that fail to address these items.

Note that all our comments are numbered. 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-1435-03rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- CDOT Response Letter (External Agency) – Address all comments in the comment response letter. Include a **comment response letter** with your resubmittal.
- See Engineering comments regarding access.
- See Traffic Engineering comments regarding notes and call-outs.
- See Aurora Water comments regarding the water main and preliminary drainage report.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. Respond to the outstanding 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. If the **comment response letter** is not included the resubmittal will be rejected.

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

- 3A. No additional comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 4A. **Sheet 1:** Repeat Comment from 1st Review – The access point should not be shown until the ISP of connecting street (Street A) is under review, TYP.
- 4B. **Sheet 5:** Please remove line work of the access point.
- 4C. **Sheet 5:** Repeat Comment from 1st Review – The access point should not be shown until the iSP of connecting street (Street B) is under review, TYP.

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

- 5A. **Sheet 4,5 & 6:** Change call-out to 4" Yellow solid 45 degree, 30' space.
- 5B. **Sheet 4 & 5:** Remove this leader. It is pointing to the median. This would be a yellow line. The other two are acceptable.
- 5C. **Sheet 5:** Change note to 4" White solid 45 degree, 30' space.

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

- 6A. Advisory: The Site Plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.
- 6B. **Sheet 14:** Previous sheets do not show this water main at this location. Please reconcile.
- 6C. **Sheet 15:** See comment on the previous sheet.

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

- 7A. No additional comments.

8. Colorado Department of Transportation (CDOT) / Steven Loeffler / steven.loeffler@state.co.us

8A. **Hydraulics (Drainage) 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. **Repeat comments.**



8B. **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. **Repeat comments.**

8C. 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. **Repeat comments.**

8D. **Traffic Comments:**

Striping hatch type between RTL and through lane is incorrect. These should be chevron. Call out stripe material. Will any stripes be inlaid? **Repeat comments.** Is speed limit sign new? If so, coordinate for statutory strip map update so that it's enforceable.