

February 7, 2025

Stephen Rodriguez  
City of Aurora  
15151 East Alameda Parkway, Suite 2300  
Aurora, Colorado 80012

Re: Gun Club Business Park – Infrastructure Site Plan  
Martin/Martin, Inc. Project No.: 23.1060  
City of Aurora Application No.: DA-1435-03  
City of Aurora Case Nos.: 2024-6018-00

## GENERAL COMMENTS AND RESPONSES - THIRD SUBMISSION REVIEW

### PLANNING DEPARTMENT COMMENTS

#### Community Questions, Comments, and Concerns

C1A: Respond to the outstanding CDOT comments at the end of this letter. *Repeat comment.*

**R1A: *Martin/Martin had a meeting with CDOT on December 12, 2024. Based on that meeting, CDOT wanted to do a fresh review on the ISP and sent back comments on 1/10/25 (see attached). Based on the 1/10/25 review, there were no outstanding comment with 1 advisory comment on sidewalk slopes.***

#### Completeness and Clarity of the Application

C2A: 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.

**R2A: *Acknowledged.***

#### Landscaping

C3A: No additional comments.

**R3A: *Thanks.***

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

C4A: 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.

**R4A: *Access points have been removed from the plans.***

#### **MARTIN/MARTIN, INC.**



C4B: Sheet 5: Please remove line work of the access point.

**R4B: Access points have been removed from the plans.**

C4C: 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.

**R4C: Access points have been removed from the plans.**

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

C5A: Sheet 4,5 & 6: Change call-out to 4" Yellow solid 45 degree, 30' space.

**R5A: Striping labels have been adjusted per this comment.**

C5B: Sheet 4 & 5: Remove this leader. It is pointing to the median. This would be a yellow line. The other two are acceptable.

**R5B: Striping labels have been adjusted per this comment.**

C5C: Sheet 5: Change note to 4" White solid 45 degree, 30' space.

**R5C: Striping labels have been adjusted per this comment.**

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

C6A: Advisory: The Site Plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

**R6A: Acknowledgd. The preliminary drainage report cannot be resubmitted until this ISP is submitted (per PDR comments).**

C6B: Sheet 14: Previous sheets do not show this water main at this location. Please reconcile.

**R6B: The water main removed from all sheets.**

C6C: Sheet 15: See comment on the previous sheet.

**R6C: The water main removed from all sheets.**

**Land Development Services**

C7A: No additional comments.

**R7A: Thank you.**

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

C8A: 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.*

**R8A: See respond to comment C1A.**



C8B: 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.*

**R8B: See respond to comment C1A.**

C8C: 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.*

**R8C: See respond to comment C1A.**

C8D: 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.

**R8D: See respond to comment C1A.**

Please do not hesitate to contact me with any questions.

Sincerely,

David Le, PE  
Principal

END OF DOCUMENT

**Traffic & Safety**

Region 1  
2829 W Howard Place, 2<sup>nd</sup> Floor  
Denver, Colorado 80204



**COLORADO**  
Department of Transportation  
Region 1

**Project Name:** Gun Club Business Park - OnBase

**Print Date:** 1/10/2025

**Highway:** 30

**Mile Marker:** 18.309

**A comment response letter is REQUIRED along with the next submittal.**

**Review POC:** Loeffler, Steven

**Hydraulics Comments:**

I have reviewed the attached drainage report and have the following comments

Need to show the existing/proposed drainage patterns

older comments  
resolved

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

Samer 5-20-2024

Samer 7-25-2024

Samer 10-21-2024

Samer 1-6-2025

no comments

**Residential Engineer Comments:**

On Pg 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

older comments  
resolved

older comments  
resolved

Pg 4:

- 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.

10/22/24: Please address to previous comments as I don't see the changes made on the roadway portion.

12/23/24: No comments

no comments

### Traffic Comments:

older comments  
resolved

~~05/22/2024 GRilling~~

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

10.22.2024 MM

1. Please address comments one and two above.

~~01/08/2025 GRilling~~

1. Road exhibit shows sidewalk with 2% cross slope. Be aware that this is an absolute maximum, so I don't generally recommend designing to it. A 2.1% cross slope will mean you have to rip out the sidewalk and rebuild it. Generally sidewalk is designed with a 1.5% cross slope to give wiggle room.

new advisory comment. Noted.  
Sidewalk slopes will be detailed out in  
the CDs with slopes less than 2%