



Planning Division  
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[AuroraGov.org](http://AuroraGov.org)

March 14, 2024

Robert Wahl  
JHL Constructors  
9100 Panorama Drive, Suite #300  
Englewood, CO 80112

**Re: Fourth Submission Review – Rocky Mountain Railpark Roadways – Infrastructure Site Plan**  
Application Number: **DA-2329-00**  
Case Numbers: **2022-6045-00**

Dear Mr. Wahl:

Thank you for your fourth submission, which we started to process on February 26, 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.

Please revise your previous work and resubmit your technical corrections *after* the administrative decision. 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.

Your estimated Administrative Decision date is *tentatively* set for Wednesday, April 3, 2024. Please remember that all abutter notices must be sent, and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7541 or [rrabbaa@auroragov.org](mailto:rrabbaa@auroragov.org).

Sincerely,

Rachid Rabbaa, Planner II  
City of Aurora Planning Department

cc: Eric Sakotas - THK Associates 2956 S Peoria St Ste 101 Aurora, Colorado, 80014  
Rachid Rabbaa, Case Manager  
Jacob Cox, ODA  
Filed: K:\\$DA\2329-00rev4



## *Fourth Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Comments from 4/9/23 nor 10/24/23 were addressed -Traffic ( Item 4)
- Please coordinate with Land Development Review Services to start and continue the license agreement process for this private line within public ROW - Water (Item 5)
- Easement processes have not been started - LDS (Item 7)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

1A. No comments were received from outside registered neighborhood organizations or agencies.

#### **2. Planning** (Rachid Rabbaa / 303-739-7541 / [rrabbaa@auroragov.org](mailto:rrabbaa@auroragov.org))

2A. No comments.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **3. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green).

3A. No comments.

#### **4. Traffic Engineering** (Carl Harline / 303-739-7584 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)

- 4A. Previous comment from 4/9/23 and 10/24/23 indicates to move these closer to intersection and then defer until a crossing can be established by opposite sidewalks.
- 4B. Turn warning sign (W1-1), update legend.
- 4C. Add centerline around this corner, per previous comment from 4/9/23.
- 4D. In the absence of the previously commented mis-alignment of 48th across Petersen, provide skip tracks to orient to the 48th eastbound thru lane across the intersection.
- 4E. This is a lot of speed limit signs. Update legend to chevrons, per previous comment from 4/9/23.
- 4F. Per previous comments, as provided on 4/9/23 and 10/24/23: Remove stop bars, northbound stop sign
- 4G. Confirm UPRR has seen this plan and approves.
- 4H. Put street name sign on top of stop sign.
- 4I. Label signs.
- 4J. R15-1 and R1-2 should go on same pole, per MUTCD Figure 8B-2.
- 4K. Label this taper rate and length for review. Must meet 20:1 taper rate for the needed offset for the thru lane redirect, per CDOT SHAC.
- 4L. Two iterations of this ISP now have not addressed previous comments from 4/9/23 and 10/24/23.
- 4M. Per previous comments, as provided on 4/9/23 and 10/24/23: See notes on Rail Park Dr intersection (to the north).-Remove stop control/stop bars on Peterson Rd.-Label all signs-Label all accel lane lengths/taper lengths/rates for review. Geometry is still not approved absent that review.
- 4N. Per previous comments, as provided on 4/9/23 and 10/24/23: See notes on Rail Park Dr intersection (to the north).-Remove stop control/stop bars on Peterson Rd.-Label all signs-Label all accel lane lengths/taper lengths/rates for review. Geometry is still not approved absent that review.
- 4O. Label centerline stripe, typical all sheets.
- 4P. See other comments in the Site Plan.

#### **5. Aurora Water** (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

5A. Please coordinate with Land Development Review Services to start and continue the license agreement process for this private line within the public ROW.



**6. Land Development Services (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)**

6A. No comments.

**7. Easements (Grace Gray /303-739-7277 / [ggray@auroragov.org](mailto:ggray@auroragov.org) /Comments in magenta)**

7A. Easement processes have not been started. Contact Grace Gray.