



Planning Division  
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July 13, 2022

James Spehalski  
Melcor/TC Aurora LLC  
9750 W Cambridge Pl  
Littleton, CO 80127

**Re: Initial Submission Review – E-470 and 6<sup>th</sup> Pkwy – Infrastructure Site Plan and Plat**  
Application Number: **DA-2134-02**  
Case Numbers: **2022-6033-00; 2022-3050-00**

Dear Mr. Spehalski:

Thank you for your initial submission, which we started to process on June 20, 2022. We reviewed it 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 August 2, 2022.

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 303-739-7121 or [dosoba@auroragov.org](mailto:dosoba@auroragov.org).

Sincerely,

Dan Osoba, Planner II  
City of Aurora Planning Department

cc: Garrett Graham, PCS Group  
Scott Campbell, Neighborhood Liaison  
Brit Vigil, ODA  
Filed: K:\SDA\2100-2199\2134-02rev1



## Initial Submission Review

### PLANNING DEPARTMENT COMMENTS

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

- 1A. There were comments received from outside agency organizations during this review. Please see the comments from Mile High Flood District, Xcel Energy, and Arapahoe County attached at the end of this letter. Please provide a response to those comments in your second submission.
- 1B. No comments, questions, or concerns were received from adjacent property owners or registered neighborhood groups during this review. The First Review Neighborhood Meeting requirement has been waived.

#### **2. Completeness and Clarity Comments**

- 2A. Note: the check was received, and the invoice was paid for the development application review fees. If you would like a receipt or have questions about this payment, please contact your Case Manager.

##### *Site Plan Comments*

###### *Sheet 1*

- 2B. Add “Infrastructure” to the title, typical.
- 2C. Please remove PC and CC line items; they are not required with this application.
- 2D. Move the recorder’s certificate to the top right (see Real Property comments).

###### *Sheet 3*

- 2E. Call out the gray area as proposed public or private ROW improvements, typical.

###### *Sheet 6*

- 2F. Label the easement.

#### **3. Zoning and Land Use Comments**

##### *Site Plan Comments*

###### *Sheet 1*

- 3A. Add percentages to the area calculations in the data block to equal 100%. For everything except total limits of construction, also add square footage with the acreage.
- 3B. Add line items for lot area and tract area (delineate the drainage area from the tract area).
- 3C. Include the other 7.85-acres of landscape area.

#### **4. Streets and Pedestrian Comments**

##### *Site Plan Comments*

###### *Sheet 2*

- 4A. Typical for all site plan sheets: show and label the proposed crosswalk and crosswalk striping for all interior intersections. Future crosswalks will be required to be shown on subsequent site plans.

###### *Sheet 3*

- 4B. Coordination with E-470 Authority on how the sidewalk will tie into any future pedestrian connection on the overpass will be needed.
- 4C. Label the walk width.

###### *Sheet 4*

- 4D. Pedestrian connections across Road C intersection with Road A will be required with subsequent site plan submissions.



*Sheet 6*

- 4E. Please coordinate with me to discuss the interior portion of the roadway section called out on the redlines. It currently matches the boundary road 3 section per the PIP on the Master, but I would like to understand the design intent on lot 5 and how the pedestrian connectivity will function without an exterior walk on the ROW.
- 4F. Note: the area called out on the redlines moving into lot 5 is designated as a walkable main street per the Master Plan. It is expected to have a high degree of walkability along this corridor. It does not need to be shown on this ISP but will be expected on subsequent Site Plan submission.
- 4G. A mid-block crossing(s) may be required from the townhome parcel to lot 5 (and to the focal point/walkable main street per the Master Plan).

*Sheet 8*

- 4H. A connection from the walk called out on the redlines to the dual-purpose path may be necessary as it could become a habit path. Consider/coordinate with PROS to match a low water crossing shown to the west if grading/retaining walls allow.

**5. Architectural and Urban Design Comments**

*Site Plan Comments*

*Sheet 2*

- 5A. Typical for all sheets: are any street furnishings proposed with this ISP? Please include any benches, trash receptacles, etc. in the Row and provide detail if they are provided with this application. If deferred to subsequent site plans, please add a note to sheets C03-C08: "Street furnishings will be provided with subsequent site plan submission."

**6. Signage Comments**

*Site Plan Comments*

*Sheet 1*

- 6A. Add line items for "proposed number of signs" and "sign area".

*Sheet 4*

- 6B. The monument signs should be located on-site. If the sign is in the ROW, a license agreement will be required.

*Landscape Plan Comments*

*Sheet 15*

- 6C. For all signs: call out materials used on the details.
- 6D. Indicate the signage area and include a signage dimension and area calculation not to exceed 100 s.f. (include a note indicating if there are signs on both sides of the monument).

**7. Landscaping Issues** (Tammy Cook / 954-684-0532 / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in bright teal)

*Landscape Plan Comments*

*Sheet L0.1*

- 7A. Remove the contractor notes from the Landscape Notes as the city does not review landscape construction drawings.

*Sheet L0.2*

- 7B. Provide the square footage of sod to ensure that it does exceed the maximum of 33% of the site's total landscape area.
- 7C. All ornamental grasses must be specified as #5. Please revise the #1's to specify them as #5.
- 7D. Ensure that the Ornamental grasses do not exceed 40% of the required plant material.



*Sheet L0.3*

- 7E. See comment on sheet as the tree requirement has not been met, 16 req. 14 provided - Deficient 2 trees.
- 7F. See sheet comment as the Tree requirement has not been met, 34 required, 29 provided - Deficient 5 trees.
- 7G. See sheet comment as the Tree requirement has not been met, 5 required, 4 provided - Deficient 1 tree.
- 7H. Curbside landscaping is required on 6th Ave. Pkwy. to include shrubs and/or grasses.
- 7I. Please explain "5 Gallon Shrubs Reduced" as there are zero 2.5" trees noted in the table above.
- 7J. See sheet comment in each line of the table to demonstrate how you meet the required 294 shrubs, then 156 shrubs and then attain the noted 317 shrubs.
- 7K. Please provide an explanation by noting a column to identify how the extra 2.5" tree equals 12 -5-gallon shrub and show total shrub equivalent.
- 7L. Please provide an explanation by noting a column to identify how the extra 6' evergreen equals 10-5-gallon shrubs and show total shrub equivalent.
- 7M. Per the sheet comment, please demonstrate how you meet the required 172 shrub requirement.

*Sheet L1.0*

- 7N. On Road A, please show the stop sign, street trees shall be set back at least 50 feet from the face of a stop sign. Please dimension the 50 feet.

*Sheet L1.1*

- 7O. Show Sight Distant Triangles on the sheet.
- 7P. The plant material noted on Road A on the NE corner does not appear to be called out.
- 7Q. Please show the street light symbol darker as it does not read.

*Sheet L1.4*

- 7R. Call out the material for the maintenance access around the detention pond.

*Sheet L1.5*

- 7S. On East Ellsworth Avenue, please show the stop sign, street trees shall be set back at least 50 feet from the face of a stop sign. Please dimension the 50 feet.
- 7T. Please show the street light symbol darker as it does not read.

*Sheet L1.6*

- 7U. Please confirm that these plant materials can take wet conditions as they are located within the water surface elevation area.

*Sheet L1.7*

- 7V. Please confirm that these plant materials can take wet conditions as they are located within the water surface elevation area.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

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

*Site Plan Comments*

*Sheet 1*

- 8A. The ISP will not be approved by public works until the preliminary drainage letter/report is approved.
- 8B. Add the note per the redline comment on this sheet.

*Sheet 2*

- 8C. The sections do not match the master plan.



- 8D. The master plan shows 16' wide pedestrian walks on both sides of the street.
- 8E. The master plan shows the landscape area as 10' wide.
- 8F. Is G-G the correct section?

*Sheet 4*

- 8G. Identify the pole height and light fixtures for the proposed public street lights. Ensure they meet COA draft lighting standards.
- 8H. Provided directional ramps in the locations shown.
- 8I. Dimension the curbside landscaping, typical.
- 8J. Typical for all site plan sheets: Please add the following note: Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal.

*Sheet 5*

- 8K. Please ensure the pavement widening is in conformance with Section 4.04.5.04 in the Roadway Manual.
- 8L. Provide centerline information for the private streets.
- 8M. Label the proposed drainage easement.

*Sheet 7*

- 8N. Show and label the floodplain and provide the FIRM information.
- 8O. Label the proposed drainage easement.

*Sheet 8*

- 8P. Why does the ROW dedication taper in the location shown? The transition for the Gun Club improvements should begin at the edge of the property.

*Sheet 10*

- 8Q. Show the contours tying in.
- 8R. 2% minimum slope in unpaved areas, typical for all sheets.

*Sheet 12*

- 8S. Typical for all grading and utility sheets: Add a note indicating if the storm sewer system is public or private and who will maintain it.
- 8T. Label the proposed drainage easement.
- 8U. Show and label the 100-year WSEL.

*Sheet 14*

- 8V. Show and label the floodplain and provide the FIRM information.
- 8W. Label the proposed drainage easement.
- 8X. Label the slope in the swale.
- 8Y. Is the wall proposed or not?
- 8Z. Show and label the 100-year WSEL.

*Sheet 15*

- 8AA. Label the swale slope, minimum 2%.
- 8BB. Show and label the floodplain and provide the FIRM information.

*Landscape Plan Comments*

*Sheet 1*

- 8CC. Per the Pre-App Notes, any landscape in medians that is not constructed with this development should be covered in a deferral agreement. Please provide a letter asking for the deferral and providing



justification.

**9. Traffic Engineering** (Steve Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

*Site Plan Comments*

*Sheet 1*

- 9A. Replace the note per the redline comment on this sheet.
- 9B. Add the note per the redline comment on this sheet.

*Sheet 2*

- 9C. Label all the access points as full movement, right in/right out, etc.

*Sheet 4*

- 9D. Label all the access points as full movement, right in/right out, etc.

*Sheet 23*

- 9E. Detailed signing and striping comments will be provided on the civil plans.
- 9F. Add sight triangles to all intersections that encompass the public ROW.
- 9G. The length is not consistent with the TIS, please update in the locations called out on the redlines.
- 9H. Add and callout the traffic signal easement.
- 9I. Delete the ramp or defer until the south side receiving ramp is constructed.
- 9J. Add pedestrian ramps or defer until sidewalk on the west side is constructed. See multiple locations on the redlines.
- 9K. Add and callout the traffic signal easements.
- 9L. Add pedestrian ramps or defer until the pedestrian ramp on the north side is constructed.
- 9M. Remove the notes; they are already on the site plan notes sheet.

*Sheet 24*

- 9N. Update laneage to be consistent with the TIS.
- 9O. See applicable notes on sheet 23.

*Landscape Plan Comments*

*Sheet 7*

- 9P. Add sight triangles to all intersections that encompass the public ROW.

*Sheet 8*

- 9Q. 50' minimum spacing between trees and stop signs, typical.

*Traffic Impact Study Comments*

- 9R. Verify the 2025 total traffic volumes.
- 9S. Provide the source for growth rate.
- 9T. Discuss why 2025 LOS/delay is better than existing.
- 9U. Expand the discussion on the traffic signal warrant analysis – i.e. what warrants were applied, traffic volume development, etc.
- 9V. Add signalized approach LOS/delay for signalized intersection.
- 9W. Adjust the signal timing to better balance the side street/primary street delay.
- 9X. Provide bases in the location shown on the redlines.
- 9Y. The graphic is not relevant to the study. Replace it with the appropriate graphic.
- 9Z. The total 2022 traffic volumes from Cross Creek MTIS are greater than the 2025 volumes. Verify all adjacent development has been accounted for.



**10. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

*Site Plan Comments*

*Sheet 1*

- 10A. Remove the gating note.

*Sheet 16*

- 10B. All new fire hydrant locations are shown on this overall utility sheet. Reflect those locations throughout.
- 10C. Remove the fire hydrant shown.
- 10D. Label the existing fire hydrant.
- 10E. Dead-end streets will require fire apparatus turn around.

**11. Aurora Water** (Steve Dekoski / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

*Site Plan Comments*

*Sheet 9*

- 11A. Vehicle maintenance access is required to all manholes.

*Sheet 10*

- 11B. Show the maintenance access to the manholes across the easement. 10% max slope.

*Sheet 17*

- 11C. Vehicle maintenance access is required to all manholes.
- 11D. A 16' utility easement is required for the public water main. All encroachments into the utility easement must be covered under a license agreement. Clearly label all utility easements.

*Sheet 18*

- 11E. Public water and sanitary sewer mains must be within a minimum of 26' utility easements, when not in the ROW.

*Sheet 19*

- 11F. Maintenance access is required to all manholes.

*Sheet 20*

- 11G. A 10' pocket utility easement is needed for fire hydrants and water meters not in the ROW.

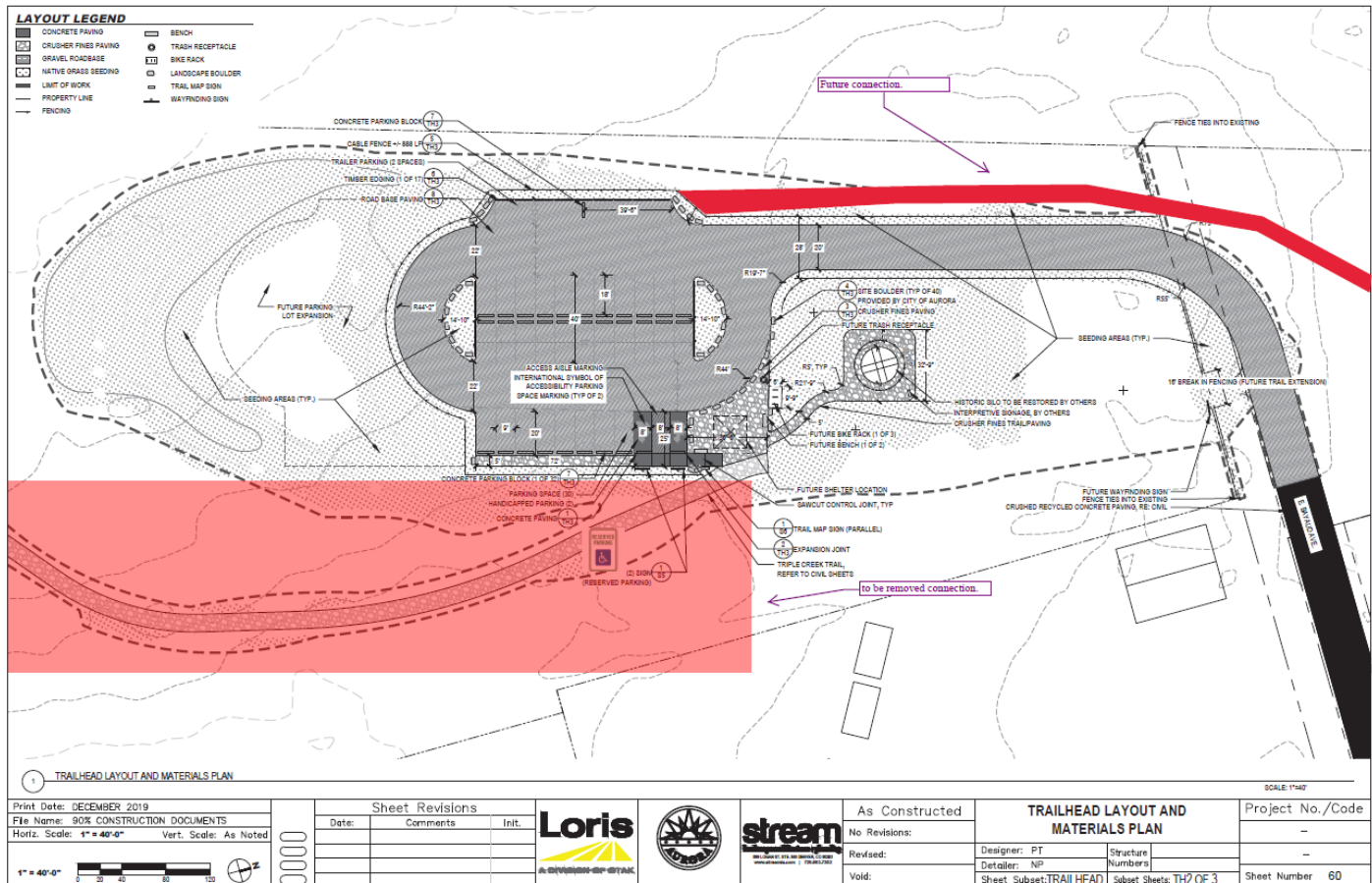
**12. PROS** (Alex Grimsman / 303-739-7154 / [agrimisma@auroragov.org](mailto:agrimisma@auroragov.org) / Comments in mauve)

*Site Plan Comments*

*Sheet 7*

- 12A. Note the required 25' special landscape buffer.
- 12B. There needs to be a connection from the trail to the rest of the development. It could be a low water crossing if needed.
- 12C. Further coordination with PROS will be required. It does not appear that having this trail connect out this far would be necessary when the trailhead would likely be to the south.
- 12D. Plans for the future trailhead have not been finalized. It may be placed to the north or south of the parcel.
- 12E. The trail needs to be shifted on the property within the drainage channel.
- 12F. Note the COA parcels to the south.
- 12G. The future trailhead for the Triple Creek Trail will be located to the south of this development. The proposed trail connection being provided should extend to the south to provide the future connection to the trailhead. See design below.

- The proposed trail connection provided by the development will be on the north side of E. Bayaud Avenue and will need to extend to the west side of the proposed trail head, for clarification the current alignment shows the trail on the east side of the trailhead and will need to be realigned to avoid street crossings.



**13. Real Property** (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

## Site Plan Comments

## Sheet 1

- 13A. Add the Arapahoe County Recording block.
- 13B. Match the subdivision plat metes and bounds description to include comments.

## Sheet 3

- 13C. Add the recording information
- 13D. Add the reception number.
- 13E. Label Tract G.

*Sheets 4-6*

- 13F. Add the recording information.
- 13G. Label the curve information for the exterior of the subdivision.
- 13H. Add the ROW recording information.
- 13I. Add the 30' ROW reception number.
- 13J. Label B&D's/Curve data for the subdivision exterior.
- 13K. Convert units to DD°MM'SS".



- 13L. Label tract areas, typical.
- 13M. Match the plat.
- 13N. Label lot areas, typical.
- 13O. See comments and edits throughout.

*Subdivision Plat Comments*

- 13P. Provide the latest AES Board Monument Records for all aliquot section monuments shown on this subdivision plat.
- 13Q. Provide a closure report for the described parcel.
- 13R. Provide a certificate of taxes.
- 13S. See the comments, corrections, and edits per the redline comments on the plat.

**14. Revenue** (Diana Porter / 303-739-7395 / [dsporter@auroragov.org](mailto:dsporter@auroragov.org))

- 14A. Storm drain development fees due 42.224 acres x \$1,242.00 = \$ 52,442.21

Commercial users with meter one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

## MAINTENANCE ELIGIBILITY PROGRAM (MEP)

### MHFD Referral Review Comments

For Internal MHFD Use Only.	
MEP ID:	107242
Submittal ID:	10009084
Partner ID:	1623589
MEP Phase:	Referral

**Date:** July 4, 2022  
**To:** Daniel Osoba  
*Via email*  
**RE:** MHFD Referral Review Comments

<b>Project Name:</b>	E-470 & 6TH PKWY - INFRASTRUCTURE SITE PLAN AND PLAT (RSN 1623689)
<b>Location:</b>	Aurora
<b>Drainageway:</b>	Alicia Way

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Alicia Way Improvements
- Pond A Outfall and Emergency Spillway

We have no comments on this particular submittal and will review the channel concept in more detail when a preliminary drainage report is included.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Sincerely,



Derek Clark, PE  
Project Manager  
Mile High Flood District



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571. 3284  
donna.l.george@xcelenergy.com

July 1, 2022

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Daniel Osoba

**Re: E-470 and 6<sup>th</sup> Parkway, Case # DA-2134-02**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the infrastructure site plan and plat for **E-470 and 6<sup>th</sup> Parkway**. Please be aware PSCo owns and operates existing underground electric distribution facilities along East Bayaud Avenue and along the north end of Gun Club Road. As projects progress, the property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformers) – be sure to contact the Designer and request that they connect with a Right-of-Way Agent.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



**ARAPAHOE COUNTY**  
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**BRYAN D. WEIMER, PWLF Director**

## **Engineering Services Division Referral Comments**

City of Aurora Planning & Development Services  
15151 E Alameda Parkway, Ste 2300  
Aurora, CO 80012  
Attn: Engineering Case Manager

RE: E-470 & 6<sup>th</sup> PKWY PLAT  
RSN 1623589 DA-2134-02

Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the outside referral for the proposed project located in the City of Aurora. The purpose of this letter is to inform you that we have the following comments regarding the referral at this time based on the information submitted:

1. Previous comments were sent regarding the drainage letter, please confirm that all necessary easements are obtained or in place.

Please know that other Divisions in the Public Works Department may submit comments as well.

Thank you,

Arapahoe County Public Works & Development  
Engineering Services Division  
CC Arapahoe County Case No, O22-213