

Planning Division  
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June 26, 2023

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

**Re: 2<sup>nd</sup> Technical 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 second technical submission, which we received and processed on June 5, 2023. 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.

Several issues remain; however, they can be addressed in another technical submission. Please revise your previous work and send us a new submission on July 12, 2023.

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,

A handwritten signature in cursive script, appearing to read "Dan Osoba".

Dan Osoba, Planner II  
City of Aurora Planning Department

cc: Garrett Graham, PCS Group  
Brit Vigil, ODA  
Filed: K:\SDA\2100-2199\2134-02tech2



## 2<sup>nd</sup> Technical Submission Review

### PLANNING DEPARTMENT COMMENTS

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

- 1A. No additional comments were received from outside agency organizations during this review.
- 1B. No comments, questions, or concerns were received from adjacent property owners or registered neighborhood groups during this review.

#### 2. Completeness and Clarity of Submittal

##### *Subdivision Plat Comments*

- 2A. Ensure all AutoCAD SHX text items are flattened on PDF documents. When exporting from AutoCAD, please ensure the comments are not visible and/or the PDF is flattened prior to uploading.

### 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. Civil Engineering comments have been addressed.

#### 4. Traffic Engineering (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

- 4A. Traffic comments have not been received. Please contact your reviewer directly for comments.

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

##### *Infrastructure Site Plan Comments*

##### *Sheet C04, C05, C06, & C08*

- 5A. My apologies for not being clear on my last review comments, regarding the fire lane easements. If the private roads within this site are being built to public street standards, the fire lane easements can be removed.

##### *Sheet C08*

- 5B. The hammerhead turnaround areas must remain fire lane easements.

##### *Sheet C15*

- 5C. Will this be a fire lane easement? Emergency access is typically used for Self Service Storage Facilities. See the redlines on this sheet for details on this callout.

##### *Sheet C23*

- 5D. Provide fire lane signs.

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

- 6A. Aurora Water's comments have been addressed.

#### 7. PROS (Joe Odrzywolski / 303-739-7147 / [jodrzywo@auroragov.org](mailto:jodrzywo@auroragov.org) / Comments in mauve)

##### *Infrastructure Site Plan Comments*

##### *Sheet C02*

- 7A. Please provide a section on this ISP for the proposed access drive. We would be happy to forward to you the AutoCAD file of the section we developed over the last few months of discussions in order to make it as quick and easy as possible to include it in these plans.



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

- 8A. Storm drain development fees due 42.224 acres x \$1,242.00 = \$ 52,442.21  
Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based on the total landscaped area.