



Date: June 2nd, 2023

To: Dan Osoba, Planner II  
City of Aurora Planning Department

From: Garrett Graham  
PCS Group Inc.  
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Denver, CO 80218

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This document is a response to the Third Submission Review of the E-470 & 6<sup>th</sup> Parkway Infrastructure Site Plan (Application Number: DA-2134-02 / Case Number: 2022-6033; 2022-3050-00) received on February 3, 2023, from Planning and Development Services. Responses are below in **RED**:

## **Second Submission Review**

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

1A. No additional comments were received from outside agency organizations during this review.

**Response: Acknowledged.**

1B. No comments, questions, or concerns were received from adjacent property owners or registered neighborhood groups during this review.

**Response: Acknowledged.**

### **2. Streets and Pedestrian Comments**

2A. Streets and Pedestrian comments have been addressed.

**Response: Acknowledged.**

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

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

*Site Plan Comments*

*Sheet 1*

3A. The ISP will not be approved by public works until the preliminary drainage letter/report is approved.

**Response: Acknowledged.**

*Sheet 2*

3B. The location where FF is shown does not match this section. I don't see where this section is represented anywhere actually. The signage and striping sheet shows several turn lanes. Please confirm that these are all required per the TIS in your comment response. Provide additional section showing the additional lane, additional ROW, etc.

**Response: Yes, additional lanes are required along Gun Club Road for the ultimate 2040 buildout. See the TIS or ultimate striping plan for more details on the additional auxiliary lanes. An additional cross section added to show an extra lane.**



#### Sheet 4

3C. This ramp should be evaluated for ADA compliance. It is the receiving ramp for the proposed ramp and as such, it is required to be evaluated for ADA compliance and updated as necessary per ADA code.

**Response: Plans have now been updated to show a new proposed directional ramp on the east side of Gun Club to address traffic comments.**

3D. There is a draft list of pre-approved public street light fixtures and poles that is now available. Please email me if you need a copy: [jbingham@auroragov.org](mailto:jbingham@auroragov.org). Please provide the pole height, pole type, and fixture type as part of the site plan. It can be as generic as "Cooper Streetworks Archeon" with "30' Valmont" pole for example.

**Response: A GE Evolve fixture on a 30' WJM Pole has now been called out on the Area Utility Plans for the street light fixtures along Gun Club Road & 6<sup>th</sup> Pkwy.**

3E. The ramp called out on the redlines should be evaluated for ADA compliance.

**Response: Plans have now been updated to show a new proposed directional ramp on the east side of Gun Club to address traffic comments.**

#### Sheet 5

3F. Separate the fire lane out. No encroachments (including curb and gutter) are permitted in the fire lane easement (typical).

**Response: Fire lanes have been separated out to their own easement.**

3G. Deferral request is under review.

**Response: The deferral request has been resubmitted with the needed modifications.**

#### Sheet 6

3H. Advisory: curb ramps will be detailed with the civil plans but as proposed I'm unsure how these ramps will be ADA compliant with a 5'x5' landing.

**Response: Concern noted, ramp details will be provided with civil plans showing ADA compliance.**

#### Sheet 8

3I. The transition of the pavement should still occur after the edge of the frontage with an appropriate taper.

**Response: The edge of travel lane is transitioning at 45:1, the edge of pavement has been updated to transition at 15:1.**

3J. Hammerhead turnarounds are only permitted with the direction of the City Engineer and Life Safety. The turnaround should be provided in conformance with Section 4.04.1.06.

**Response: Hammerhead updated as discussed to be at the end of the road.**

#### Sheet 12

3K. Minimum slopes on grass surfaces is 2%, even in the interim and/or overland conditions, per 2.08.1.06

**Response: A variance request has been submitted to allow a minimum 1.5% slope for the Pad sites.**



Sheet 12

3L. Where is this tying in?

**Response:** Grading Updated along the channel.

**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.

**Response:** Traffic comment redlines received from Steven, response pdf included with submittal.

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

Sheet 2

5A. The location of the fire hydrant is shown behind proposed parking spaces that would obstruct its use and view by responding fire crews from the adjacent street. City ordinance does not allow parking within 15' of a fire hydrant. Please relocate the fire hydrant to the position shown on the redlines. An example of resolving this issue is shown on this redline sheet.

**Response:** Fire hydrants moved to the side of the street with no parking when possible. No parking signs added for 30' in front of the 1 hydrant located with parking on both sides of the street.

5B. Street sections must show fire hydrants in the landscape areas between 3'-6" minimum and 8' maximum from the back of the face of the curb.

**Response:** Fire hydrants added to street sections.

Sheet 4

5C. Separate or remove the fire lane from other easements. If private roads are being built to public street standard, the fire lane easements are not needed. No encroachments are allowed into the fire lane easement. Typical.

**Response:** Fire lanes have been separated out to their own easement.

Sheet 8

5D. A 23' fire lane easement's turning radii are 29' inside and 52' outside. Please provide 29' turning radii for this fire lane.

**Response:** Fire lane easement revised to have 29' radius.

Sheet 11

5E. Updated fire lane sign details and notes.

**Response:** Fire lane signage and notes updated.

5F. Please see the redlines comments on the fire lane signage.

**Response:** Fire lane signage and notes updated.



5G. Separate or remove the fire lane from other easements. If private roads are being built to a public street standard, fire lane easements are not needed. No encroachments are allowed into the fire lane easement. Typical.

**Response:** Fire lanes have been separated out to their own easement.

#### *Sheet 16*

5H. This dead-end water line supplying a fire hydrant will require a calculation to be shown on the utility sheet of the civil drawings. The calculation provided must reflect no less than 20-psi residual water pressure. Please provide calculation now for verification.

**Response:** Water calculations were submitted with the last submittal. We will forward a copy directly to Fire & Life Safety with this submittal to ensure they are received for review.

#### *Sheet 18*

5I. Separate or remove fire lane from other easements. If private roads are being built to public street standard, the fire lane easements are not needed. No encroachments allowed into the fire lane easement. Typical.

**Response:** Fire lanes have been separated out to their own easement.

#### *Sheet 34*

5J. Please label the new fire hydrants. Typical.

**Response:** This fire hydrant and all other hydrants within landscape have been labelled on the Landscape Site Plans.

#### *Subdivision Plat Comments*

5K. Show and label the fire lane easements on Plat; see snippet.

**Response:** Fire lane easements now shown and labeled.

5L. Add fire lane to legend.

**Response:** Fire lane easements are fully spelled out in all places on the plans, so an abbreviation is not needed in the legend.

5M. A 23' fire lane easement's turning radii are 29' inside and 52' outside. Please provide 29' turning radii for this fire lane.

**Response:** Fire lane easement revised see sheets 7 & 8.

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

#### *Site Plan Comments*

#### *Sheet 7*

6A. Provide vehicle turnaround at the end of the maintenance access.

**Response:** Turnaround added to the maintenance path.

6B. Provide vehicle turnaround on the maintenance access.

**Response:** Turnaround added to the maintenance path.



**12. PROS** (Curtis Bish / 303-739-7131 / [cibsh@auroragov.org](mailto:cibsh@auroragov.org) / Comments in mauve)

*Site Plan Comments*

*Sheet 7*

7A. The city owned property through which the proposed drainage channel passes is protected open space. PROS staff cooperated in the initial planning and design stages of this development with regards to impacts to this property. Approval regarding this drainage concept was provided early on with conditions. Both the City and Arapahoe County, which provided funding for the acquisition of the property and must also approve any changes to it, indicated that we would allow the channel to be built through the open space provided the developer located the maintenance path for the drainage way on the south side of the channel within the drainage tract and constructed the path to satisfy PROS regional trail standards. If the trail is not accommodated as such, the master drainage report/study will need to be redone and a different engineering approach for the alignment of the drainage channel will need to be found to avoid all disturbance to the city-owned open space property. Update to show on private property. This connection cannot be located within ROW per our previous correspondence.

**Response:** Per meeting between City of Aurora PROS and Melcor/TC LLC on 5/16/2023, the Alicia Way channel maintenance access will remain within E. Bayaud Ave and will be constructed by the "E-470 and 6th Parkway Subdivision Filing No. 1" project. Access is a 20' gravel road that runs the extent of Bayaud and includes apron entry and an emergency access only gate.

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

8A. Real Property comments have been resolved.

**Response:** Acknowledged.

**14. Revenue** (Diana Porter / 303-739-7395 / [dporter@auroragov.org](mailto:dporter@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 on the total landscaped area.

**Response:** Acknowledged, fees to be paid at permits.



