

Planning Division  
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November 2, 2022

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

**Re: Second 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 submission. 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 a technical submission after your Administrative Decision. Please revise your previous work and send us a new submission after the 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.

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:\\$DA\2100-2199\2134-02rev2



## *Second 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 Comments**

- 2A. Completeness and Clarity comments have been addressed.

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

- 3A. Zoning and Land Use comments have been addressed.

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

##### *Site Plan Comments*

##### *Sheet 3-8*

- 4A. Add the following note: "Sidewalks internal to Block 1, Lot 11 shall be reviewed and determined at time of Site Plan."
- 4B. Show and label the crosswalk on the east side of the intersection shown.
- 4C. There should be a future crosswalk/receiving ramp at the location shown on the redlines.

#### **5. Architectural and Urban Design Comments**

- 5A. Architectural and Urban Design comments have been resolved.

#### **6. Signage Comments**

- 6A. Signage comments have been resolved.

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

- 7A. Landscape comments have been addressed.

### **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.

##### *Sheet 2*

- 8B. If a deferral is requested, please provide a letter addressed to Haley Busch Johansen, the City Engineer, requesting the deferrals and provide justification. Please provide these letters directly to my email ([jbingham@auroragov.org](mailto:jbingham@auroragov.org)) as soon as possible. If the deferral request is generally okay to move forward, the improvements should be shown on the Site Plan and clearly identified as to be deferred.

- 8C. A temporary turnaround is required with this ISP.

##### *Sheet 3*

- 8D. How does this transition to existing?

##### *Sheet 4*

- 8E. Label the lane widths and median improvements.

- 8F. Is a receiving ramp with a landing proposed for the north side of 6<sup>th</sup> Pkwy?

- 8G. The ramp called out on the redlines should be evaluated for ADA compliance.



- 8H. Label the lane widths and median improvements.
- 8I. The recently submitted PIP shows this road as being consistently the smaller section- "Boundary Road Type 1".
- 8J. Please add the following note: the streetlights proposed for the private streets will be privately owned and maintained.
- 8K. I cannot find where the public streetlight fixture and pole heights are identified. Either provide the location where that information was placed in the comment response or provide it as part of the resubmittal. 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.
- 8L. Do not show the northern ramp if a receiving ramp is not being proposed, typically. If the crossing and ramp are required by Planning, a receiving ramp with a landing should be provided on the other side per ADA requirements.
  - Note from the Planning Case Manager: the ramp and crossing at the location shown are required.

*Sheet 5*

- 8M. Pavement widening should be provided per Figure 4.04.5.04.1 in the Roadway Manual. Please dimension the widening.

*Sheet 7*

- 8N. This is not ROW, just City-owned property. Please remove all references to ROW for this area.
- 8O. Indicate the case number for the Site Plan where this is included.

*Sheet 8*

- 8P. The off-site ROW shall be acquired in order to construct the necessary transition back to existing. The transition should begin at the edge of the property. Please include my email in any coordination that occurs with the county regarding these improvements.

*Sheet 10*

- 8Q. Add a note indicating who is responsible for the maintenance of the storm sewer, typical for all grading and utility sheets.

*Sheet 11*

- 8R. The maximum grade for a private street approaching an arterial is 3% for 125' (Roadway Manual Section 4.05.4.1).
- 8S. Check the leader location called out in the redlines.

*Sheet 12*

- 8T. Label the item called out in the redlines.
- 8U. The easement is not required unless the pipe is public, which it is not per the label provided.

*Sheet 14*

- 8V. Include the elevation.
- 8W. If the wall is not proposed with this application, please remove references to it from these plans.
- 8X. Label the channel as private.
- 8Y. Show BFE's in the channel.
- 8Z. Verify with Real property to determine if this is ROW or just City-owned property.

*Sheet 25-27*

- 8AA. These sheets are not required as part of the ISP. Please provide a typical cross-section for the channel (preferably on/near the grading sheets).

*Plat Comments*

- 8BB. This is City property, not ROW. Please revise all sheets.

**9. Traffic Engineering** (Carlie Campuzano / 303-739-7309 / [ccampuza@auroragov.org](mailto:ccampuza@auroragov.org) / Comments in amber)

*Site Plan Comments*

*Sheet 1*

- 9A. The percentage should be 50% since both corners are being developed as part of this plan.



*Sheet 23*

- 9B. Label the taper and ensure it meets MUTCD requirements along E 6<sup>th</sup> Pkwy.
- 9C. Callout as “modify traffic signal” instead of “relocate”.
- 9D. Remove lane drop arrows.
- 9E. Use COA standard instead which includes the symbol and arrow on the same 12”x18” panel. Add tow away zone plaque under.
- 9F. The sign is incorrect, there is an outlet for Road C.
- 9G. Channelizing lines need to be 8”, and edge lines need to be 4”. Show them separately.
- 9H. Add a note that decorative crosswalks need to be reviewed and approved during the civil plan process and will need to be privately maintained.
- 9I. Repeat comment: Add traffic signal easements at Ellsworth and Gun Club Rd and at 6<sup>th</sup> and Gun Club. The label on the plan.
- 9J. Label the lane configuration as “ultimate, when signalized”. The interim plan will be required during civil plan process. 3 separate eastbound lanes will not be needed on opening day and will not be striped until the intersection is signalized.
- 9K. Label the taper rate and ensure it meets MUTCD standards along Gun Club.

*Sheet 24*

- 9L. Lane configurations do not match the previous page or TIS.

*Traffic Impact Study Comments*

- 9M. See comments throughout the TIS redlines.

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

*Site Plan Comments*

*Sheet 16*

- 10A. 2<sup>nd</sup> Request: Provide fire hydrants per the first review comments.
- 10B. Provide a water main connection.

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

*Site Plan Comments*

*Sheet 16*

- 11A. Another water line connection will be required from the extension of a new water main in E 6<sup>th</sup> Pkwy.
- 11B. Please label easements for future sanitary sewer (16”) connections required to be extended to the north property line and ORW. A 26’ utility easement is required for two public mains.

*Sheet 17*

- 11C. Access should extend to reach the storm manhole.
- 11D. Provide a vehicle turnaround at the end of the all-weather surface.

*Sheet 19*

- 11E. Show the all-weather surface to all manholes.
- 11F. The all-weather surface with turnaround or the ability to drive through is required for the sanitary and storm manholes.

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

*Site Plan Comments*

*Sheet 7*

- 12A. Show the path connecting here per the email correspondence on Sept. 15<sup>th</sup>.
- 12B. Update to show on private property. This connection cannot be located within the ROW per our previous correspondence.



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

*Site Plan Comments*

*Sheet 1*

13A. Check the spelling in the legal description.

13B. Is this ROW or a privately owned parcel?

*Sheet 3*

13C. Label the reception number for the ROW.

*Sheets 4-6*

13D. Label the easement.

13E. Label the ROW reception number.

13F. Fire Lane (typical).

*Sheets 7*

13G. The retaining wall within the utility easement will require a license agreement.

13H. Is the dual-purpose maintenance path an offsite easement?

*Subdivision Plat Comments*

13I. Provide a certificate of taxes.

13J. 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 on the total landscaped area.