

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250



February 3, 2023

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

**Re: 1<sup>st</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 first technical 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 another technical submission. Please revise your previous work and send us a new submission on February 22, 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 that reads "Dan Osoba".

Dan Osoba, Planner II  
City of Aurora Planning Department

cc: Garrett Graham, PCS Group  
Brit Vigil, ODA  
Filed: K:\SDA\2100-2199\2134-02tech1



## *First 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. Streets and Pedestrian Comments**

- 2A. Streets and Pedestrian comments have been addressed.

### **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.

##### *Sheet 2*

- 3B. The location where FF is shown does not match this section.

I don't see this section 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 an additional section showing the additional lane, additional ROW, etc. A temporary turnaround is required with this ISP.

##### *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.
- 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 a "30' Valmont" pole for example.

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

##### *Sheet 5*

- 3F. Separate the fire lane out. No encroachments (including curb and gutter) are permitted in the fire lane easement. (typical).
- 3G. Deferral request is under review.

##### *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.

##### *Sheet 8*

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

##### *Sheet 12*

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



*Sheet 15*

3L. Where is this tying in?

**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)

*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.

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.

Note: No parking is allowed within 15' of a fire hydrant. This would require directional NO-PARKING signs in a 30' area in front of the fire hydrant along adjacent streets. Directional No-Parking signs are required to be included in the sign package of this plan set.

*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.

*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.

*Sheet 11*

5E. Updated fire lane sign details and notes.

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

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.

*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.

*Sheet 18*

5I. 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 allowed into the fire lane easement. Typical.

*Sheet 34*

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

*Subdivision Plat comments*

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

5L. Add fire lane to 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.



**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.
- 6B. Provide a vehicle turnaround on the maintenance access.

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

*Site Plan Comments*

*Sheet 14*

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 regard 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 drainageway 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 the ROW per our previous correspondence.

**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.

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

9A. 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.