

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



December 16, 2022

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

Re: 1st Technical Submission Review – Harmony – Minor Master Plan Amtd, Site Plan & Final Plat
Application Number: **DA-1925-11**
Case Numbers: 2013-7001-05; 2022-4006-00; 2022-3006-00

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 important issues remain, and another technical submission will be required. Please revise your previous work and send us a new submission.

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.

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\1925-11tech1



1st Technical Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No comments were received from neighborhood groups or adjacent property owners during this review.
- 1B. No comments were received from external referral agencies.

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. Access and Connectivity Issues

- 4A. Access and Connectivity issues have been addressed.

5. Environmental Issues (Dan Osoba / 303-739-7121 / dosoba@auroragov.org)

- 5A. The Avigation Easement comments have been addressed. Staff is coordinating internally to have the easement recorded with Arapahoe County.

6. Landscape Issues (Tammy Cook / 954-684-0532 / tdcook@auroragov.org / Comments in teal, red text)

Cover Sheet-C1.0

- The cover sheet of the site plan must be updated. Provide the list for the sheets in the landscape plan sheets on the cover sheet.

Sheet-L0.0

- Note that the cover sheet for the overall project must include this list of the landscape sheets as part of the whole set. Please have this added to the cover sheet.

Sheet L0.3

- Provide a breakdown of each street by north/south and east/west as the street tree requirement and curbside landscape are not cumulative based upon both sides of the street.

Sheet L0.8

- As far as the front yard landscape typicals are concerned, for the rear yard conditions, based upon the style of fencing that may be provided, the consultant should determine which lots if any will be visible and then provide a landscape lot typical for those since you are claiming that rear yards are visible to the street should comply with front yard standards. Also, the natural boulders are required for front yards where turf is not permitted but you have not explained how many or what size. Please address this comment. Where you have listed for lots that the turf option is permitted and must be 400 sf etc. please just state that a minimum of 400sf. Remove the rest of the language associated with the turf option.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

Site Plan Comments

Sheet 1.0

- 7A. The Site Plan will not be approved by public works until the preliminary drainage letter/report is approved.

Sheet 2.0



7B. There are ongoing discussions as to the Powhaton Rd improvements.

Sheet 3.2

7C. Show/label the proposed maintenance area.

7D. There is no identified maintenance access to the pond outlet structure.

Sheet 3.5

7E. Label the slope of the maintenance access.

Sheet 3.6

7F. Add “with railing” to the note per the redlines.

7. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

Traffic Impact Report Comments

7A. The Traffic Letter has been approved.

Site Plan Comments

Sheet 2.4

7B. Generally civil engineering requires opposing ramps for all ADA ramps crossing streets.

Sheet 2.8

7C. Move the kiosk to the outside of the intersection (30’ away from the ramp).

Landscape Plan Comments

Sheet L1.1

7D. Move or remove the tree to provide a minimum 50’ spacing from the stop sign. Verify/update for all intersections.

8. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

Site Plan Comments

Sheet 1.0

8A. I apologize for the confusion on this. Provide the following data block information:

- 2015 IBC Construction type of building(s).
- 2015 IBC occupancy type of building(s).
- Sprinklered or non-sprinklered.

8B. Show this in the data table and add the 2015 IBC.

Utility Conformance Letter

8C. Provide data table showing the fire flow demands by land use type for the system modeling. (Residential, commercial, [multifamily], and industrial; 1500, 2500, 3500 respectively).

9. Aurora Water (Daniel Pershing / 303-326-7646 / ddpershi@auroragov.org / Comments in red)

Utility Conformance Letter

9A. Coordinate uploaded to portal with Daniel Pershing. Ensure the remaining comments are addressed prior to upload.

9B. Add a signature block. Include Life Safety, Civil Engineering, and Aurora Water. There are several locations of this comment on the redlines.

9C. Channel report should be in conjunction with Design points shown on the routing table. Not all design points are required. Only those pertaining to the project area.



10. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Site Plan and Plat Comments

10A. See the red line comments on the plat and site plan. Send in the separate documents needed for the plat approval. Match the plat Lot numbers and site plan Lot numbers in the table. There is a railing on page 2.5 that needs to be covered by a License Agreement for encroaching into an easement. Go to this link for the Real Property web page document links:

10B. <https://auroragov.org/cms/One.aspx?portalId=16242704&pageId=16509313>

11. Revenue (Diana Porter / 303-739-7395 / dporter@auroragov.org)

11A. Storm Drain Development Fee due: $125.675/\text{acres} \times \$1,242.00 = \$156,088.35$
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 upon the total landscaped area.

12. Public Art (Roberta Bloom / 303-739-6747 / rbloom@auroragov.org)

Master Plan – Amended Sheets Comments

12A. Continue to coordinate with Roberta Bloom on the Public Art Plan.