

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



May 5, 2023

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

**Re: 3<sup>rd</sup> Technical Submission Review – Harmony 5 – Minor Master Plan Amdt, 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 third 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 items remain; however, another technical submittal will not be required. Please coordinate with the individual reviewers to finalize the comments on the plans and within this letter. Once complete, please send in final mylars for the Site Plan and Plat (see below).

**Site Plan:** Print the Site Plan on 24"x36" *physical mylars* to be signed, notarized, and sent into the city for city signatures. Once finalized, the city will send the mylars to the county to be recorded. Please also send in a final digital set for city records. When you submit your mylars please include the attached mylar checklist.

**Plat:** Send in the signed and notarized *electronic* Subdivision Plat to me directly to begin the routing process for city signatures. The city will obtain signatures and send the file electronically to the county to be recorded.

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  
Brit Vigil, ODA  
Filed: K:\SDA\1925-11tech3



## 3<sup>rd</sup> Technical Submission Review

### PLANNING DEPARTMENT COMMENTS

#### 1. Completeness & Clarity Comments

1A. Please ensure that all AutoCAD SHX Text items are flattened when submitting documents. There are many of these comments that appear on the Plat. Final set files that contain these items will be rejected.

#### 2. Environmental Issues (Dan Osoba / 303-739-7121 / [dosoba@auroragov.org](mailto:dosoba@auroragov.org))

2A. The avigation easement has been routed for signatures. Staff will contact you with any questions or additional information required on this item.

#### 3. Landscape Issues (Tammy Cook / 954-684-0532 / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in teal, red text)

3A. Landscaping comments have been addressed.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 4. Civil Engineering Brianna Medema / 303-739-7310 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in green)

*Site Plan Comments*

*Sheet 1.0*

4A. This Site Plan cannot be approved until the Preliminary Drainage Study is approved.

PD (RSN 1600266) was returned to applicant Dec 23, 2022 and no submission of signature set has been made as of April 24, 2023.

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

*Site Plan Comments*

*Sheet 2.1*

5A. Need Sign Bs for roadway name change.

*Sheet 2.4*

5B. Sign Bs needed for change in street name.

*Sheet 2.5*

5C. Need Sign Bs here for roadway name change.

*Sheet 2.6*

5D. Adjust leader.

*Sheet 2.7, 2.8, & 2.9*

5E. Sign P?

5F. Need Sign Bs for street name change.

5G. Need to label roundabout signing.

*Landscape Plan Comments*

*Sheet L1.1*

5H. Move or remove the tree to provide a minimum 50' spacing from the stop sign. Verify/update for all intersections.

#### 6. Aurora Water (Daniel Pershing / 303-326-7646 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)

*Generally*

6A. Preliminary Drainage is not complete.

#### 7. Real Property (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

*Site Plan and Plat Comments*

7A. See the red line comments on the plat and site plan.



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

- 8A. 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 on the total landscaped area.



## MYLAR CHECKLIST

15151 E. Alameda Parkway, Ste 2300 • Aurora, CO 80012 • 303.739.7420

**Instructions:** The applicant shall confirm that each item listed below has been completed by checking each box or writing not applicable (N/A) and signing and dating the bottom of the form before submitting MYLARs to the Planning Case Manager.

- All required city fees have been paid (verify this with the Planning Case Manager).
- Comments from all departments have been addressed and all changes to the MYLARs have been approved by the affected departments prior to submittal of the final MYLARs to the Planning Case Manager.
- Drainage plan approved and civil drawings near completion.
- The effective date on the title work and Certificate of Taxes Due is within 30 days of final city approval of the plan.
- If an Avigation Easement is required, a copy of the recorded document has been submitted to the Planning Case Manager and the City Clerk and Recorder.
- The surveyor, property owner(s), and mortgage company have signed both cover sheets with **black indelible ink**.
  - Please ensure that the signatures, stamps and seals text do not smear
- The notary has filled in the signature block and applied their indelible stamp in **black indelible ink**.
  - Please ensure that the stamp does not smear
- The surveyor has applied their stamp and signed their name through the stamp.
  - Please ensure that the stamp does not smear
- Submit one complete set of signed and notarized MYLARs and one additional signed and notarized cover sheet for each site plan, CSP, GDP, FDP, etc. Subdivision plats require submittal of one set of signed and notarized MYLARs.
  - **Adams County**
    - a. One complete set of signed and notarized MYLARs in 18 inch by 24 inch format
    - b. One additional signed and notarized MYLAR cover sheet in 24 inch by 36 inch format for the city
    - c. For plats one complete set 18 inch by 24 inch
  - **Arapahoe County & Douglas County**
    - a. One complete set of signed and notarized MYLARs in 24 inch by 36 inch format
    - b. One additional signed and notarized MYLAR cover sheet in 24 inch by 36 inch format for the city
    - c. Please note that all MYLARs shall be four millimeters thick, double mat, reverse print/burn, and photo quality
    - d. For plats, one complete set of 24 inch by 36 inch plats

*\*Allow 10 or more business days for Mylar processing*

Project Name: \_\_\_\_\_ DA #: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_