

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



February 16, 2022

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

Re: Initial Submission Review – Harmony – 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 initial submission, which we started to process on January 10, 2021. 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 submission will be required. Please revise your previous work and send us a new submission on or after March 2, 2022.

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,

A handwritten signature in cursive script, appearing to read "Dan Osoba".

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Garrett Graham, PCS Group
John Prestwich, PCS Group
Scott Campbell, Neighborhood Liaison
Brit Vigil, ODA
Filed: K:\\$DA\1925-11rev1



Initial 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. Please see the comments from the following outside agency referrals attached to the end of this letter. Provide a response to these comments in your 2nd submission.
- Xcel Energy
 - Mile High Flood District
 - Aurora Public Schools

2. Completeness and Clarity Comments

Site Plan Comments

Sheet 1.3

- 2A. Ensure that the lot and block numbers match the plat. It appears that the carriage houses are in blocks 7, 8 and 9.

Sheet 2.5

- 2B. Per the Public Art Plan, there is public art contemplated for the central park. The Site Plan shall include details for the public art, including a scope and budget. Call out the public art sculpture pad location on all applicable sheets.

3. Zoning and Land Use Comments

Master Plan – Amended Sheets Comments

- 3A. If PA-47 is no longer a NAC, please relabel it as open space land dedication and reflect it in Form D and J as applicable.

Site Plan Comments

Sheet 1.3

- 3B. Carriage home front and rear setbacks are 10'. Please refer to the graphic provided in the Pre-App Notes.

Sheet 1.4

- 3C. Ensure that the small lots called-out on the redlines are located within ¼ mile of a neighborhood park.
- 3D. The lots called-out area double fronted onto either E Exposition Ave, Trussville St, or E Ford Dr. Lots shall not double front onto a local or collector street. They should be avoided to the maximum extent practicable on arterial streets per Section 146-4.3.10.C (<https://aurora.municipal.codes/UDO/146-4.3.10.C>).
- 3E. The motor court configurations have issues with the 2-turn rule (see Access and Connectivity below) and are double fronted onto E Ford Dr. Please revise this configuration.
- 3F. Provide setbacks per the lot matrix and the motor court graphic provided in the Pre-App Notes.

4. Access and Connectivity Issues

Master Plan – Amended Sheets Comments

- 4A. The access is still shown on the Master Plan and is expected to be included in the concurrent Site Plan submittal. Please see comments on the Site plan for details.

Site Plan Comments

Sheet 1.4



- 4B. Per the Pre-App Notes and Master Plan, an access should be located here from Trussville regardless of the LOS shown on Ada Pl. Per Section 146-4.5.3.B (<https://aurora.municipal.codes/UDO/146-4.5.3.B>), lots must be accessed by traveling over no more than two (2) local streets after leaving the arterial or collector grid. The lots highlighted on this sheet require more than 2 local streets to access. An access point from Trussville continuing along the open space trail would make those lots compliant.
- 4C. FYI: a potential internal site connection may be required with the multifamily parcel on Quantock Ct to reduce the number of curb cuts required in either adjacent arterial ROW.

Sheet 2.6

- 4D. Consider a pedestrian connection in the location shown on the redlines to connect to Trussville Rd to reduce a potential future habit path.

Sheet 2.8

- 4E. Label the width of the pedestrian path, typical on all sheets.

Sheet 2.9

- 4F. Consider extending the Y connection so that the Y connects with both pedestrian ramps at the roundabout. Please see the redlines for details.

5. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

- 5A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

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

- 6A. Please submit a signed copy of the avigation easement in your next submission. The grantor signature must be the property owner or a designee that has power of attorney. If everything is in order, the signed document will be recorded after a subsequent administrative decision has been made.

7. Landscape Issues (Kelly Bish / 303-739-7185 / kbish@auroragov.org / Comments in teal, black text)

- 7A. Landscaping comments will be provided in your second submission. If you have questions, please contact your Case Manager.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Final Plat Comments

- 8A. Drainage easements are not identified in the tracts for the detention ponds and channel.

Site Plan Comments

Sheet 1.0

- 8B. The Site Plan will not be approved by public works until the preliminary drainage letter/report is approved.

Sheet 2.1

- 8C. Show and label the drainage easements for ponds and channel.

*Sheet 2.5*

8D. The ramp needs to be on the other side. See the redlines.

Sheet 2.8

8E. Are mid-block ramps not being considered?

8F. The ramp needs to be on the other side. See the redlines.

Sheet 2.9

8G. Are mid-block ramps not being considered?

Sheet 3.1

8H. An area grading plan is part of the Civil Plan submittal. Please include existing and proposed contours on the grading sheets in the Site Plan with slope labels. The minimum slope is 2% in all non-paved areas, minimum of 2% slope in the pond bottom, maximum slope of 3:1 on site, and maximum of 4:1 slope in the ROW.

8I. For ponds: show and label the drainage easement, show and label the 100-year water surface elevation, indicate the direction of emergency overflow, maintenance access is required to the top of the outlet structure outside of the pond bottom.

8J. Site Plans are not stamped by the engineer. Please remove.

Sheet 3.2

8K. There is no path shown.

7. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)*Traffic Impact Report Comments*

7A. Powhaton Rd is identified as a 4-lane major arterial in NEATS (2040), update the text and analyses.

7B. 2024 and 2040 Trip Assignments are not consistent with Trip Generation and Distribution. Update volumes and analyses.

7C. 2040 Total traffic volumes are not consistent with NEATS. Please update.

7D. Table 3: add queue lengths for aux lanes at all site accesses as required.

7E. Table 3: add CDOT SHAC storage lengths.

7F. Provide pedestrian connectivity discussions and any enhancements.

7G. Provide Synchro signal timing sheets in the Appendix.

7H. See other comments throughout the report.

7I. Update all volumes and analyses based on the comments above.

Master Plan – Amended Sheets Comments

7J. Monaghan Rd is a 4-lane arterial per NEATS.

7K. Alameda Ave is a 6-lane arterial per NEATS.

7L. Hayesmount Rd is a 2-lane collector per NEATS.

7M. Powhaton Rd is a 4-lane arterial per NEATS.

PIP Amended Sheets Comments

7N. For this area, NEATS documents the following:

- Powhaton Rd – 4-lane major arterial
- Monaghan Rd – 4-lane major arterial
- Hayesmount Rd – 2-lane collector

7O. The TIS show a traffic signal at the location shown on the redlines.

Subdivision Plat Comments



- 7P. Reference NEATS Refresh for ROW requirements based on the document roadway classification and laneage.

Site Plan Comments

Sheet 1.0

- 7Q. Add the note per the redlines.

Sheet 2.0

- 7R. Label all access as full movement, right-in/right-out, etc.
7S. Powhaton Rd is shown as a 4-lane arterial in NEATS.

Sheet 2.1

- 7T. Generally applicable for all sheets:
- Provide roadway pavement widths on all sheets, typical.
 - Add street names to all roads on all sheets, typical.
 - Show the start of sight triangles per COA TE-13.
- 7U. Label the streets on the key map.
7V. Show the correct sign for R4-7, typical.

Sheet 2.2

- 7W. Adjust the start of the sight triangles per COA TE-13, typical.
7X. Add a directional receiving ramp.

Sheet 2.4

- 7Y. Adjust the leader to point to the sign symbol.
7Z. Move the inlet off the pedestrian ramp.
7AA. There is a conflict with the location of the stop sign and the fire hydrant.

Sheet 2.5

- 7BB. Align the path with the pedestrian ramp.
7CC. Add a stop sign per the location shown on the redlines.
7DD. There are inlets on the pedestrian ramps, please relocate.
7EE. Provide a Y connection.

Sheet 2.6

- 7FF. Replace the proposed ramp with a directional ramp and align it with the southern ramp. Move the inlet.
7GG. Move all inlets off pedestrian ramps.
7HH. Add stop signs at the intersections.

Sheet 2.7

- 7II. Move all inlets off pedestrian ramps.

Sheet 2.8

- 7JJ. Move all inlets off pedestrian ramps.
7KK. Add stop signs to the intersection.
7LL. Replace with a Y connection to the sidewalk.

Sheet 2.9

- 7MM. Move the fire hydrant and provide pedestrian ramps for crossing.
7NN. Replace with a Y connection to the sidewalk.

Landscape Plan Comments



- 7OO. Add sight triangles at all stop sign approaches per COA T-13, typical.
- 7PP. Verify all plants within sight triangles meet height requirements per COA Roadway Specifications, Section 4.04.2.10, typical.
- 7QQ. Trees need to be located a minimum of 50' back from a stop sign, typical.

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

Master Plan – Amended Sheets Comments

- 8A. Verify if a Whelen siren system location is needed.
- 8B. Include a 10' x 10' Whelen siren system land dedication.

PIP Amended Sheets Comments

- 8C. Verify if a Whelen siren system location is needed.

Site Plan Comments

Sheet 2.0

- 8D. Show the location of mail kiosk(s) with access from the street and interior sidewalk. A curb ramp will be needed from the adjacent street and leading up to the mail kiosk. A detail of these elements shall be included. The illumination level shall not be less than 1-foot candle (11 lux) at the mail kiosk.

Sheet 4.0

- 8E. See the new fire hydrant locations on the redlines on this sheet.
- 8F. Fire hydrant spacing internal to the site can be spaced at a maximum distance of 600'. Revise the spacing to reduce the number of fire hydrants needed.

Sheet 5.0

- 8G. Provide a phasing plan for all associated improvements. The phasing plan must address two points of fire apparatus access and looped water supply for each phase.

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

Utility Conformance Letter

- 9A. A MUS amendment and conformance letter are two separate documents. This particular proposed use requires only a Master Utility Study amendment per the Pre-App Notes. Please remove the MUS conformance letter from the next submittal.
- 9B. Please clearly depict what is changing in the original report rather than submitting a new report as it is difficult to differentiate between the original MUS and this amendment. A new report would follow a difference review schedule and be treated as a new MUS.
- 9C. Please coordinate with Aurora Water (AW) with the installation of a large diameter watermain in Powhaton Rd per the Pre-App Notes. The report may need to reflect regional improvement as well.

Site Plan Comments

Sheet 2.0

- 9D. Further coordination is required with Aurora Water in regard to sizing the main within Powhaton Rd per the Pre-App comments.
- 9E. MUS shows 16" in Mississippi. Please revise.

Sheet 4.1

- 9F. Revise to 16".
- 9G. Please show the service and meter locations for each lot.

Sheet 4.7



- 9H. Please show the service configuration so that each unit is served with water and sanitary, typical.

10. Parks Recreation and Open Space (Curtis Bish / 303-739-7131 / cbish@auroragov.org)

Master Plan – Amended Sheets Comments

- 10A. The letter of response indicates PA-47 will no longer have a retail component and that the entire site is intended for open space land dedication credit. Modified Form J also reflects this. Therefore, revise the line per the redlines accordingly and move it into Section 2 of the Matrix.
- 10B. An updated Open Space, Parks & Circulation Map to accompany Form J should be included with the next submittal.

General Comments

- 10C. Cash-in-Lieu of Land Dedication – Payment of cash-in-lieu of community park land dedication is being collected on a phased basis according to the proportionate share of the required acreage for each recorded plat. Thus far for Harmony, pending plats that have yet to pay the cash-in-lieu include this subdivision filing (#15) as well as #14. Please advise if the developer chooses to combine these plats into one invoice or prefers to make separate payments. Either way, cash-in-lieu must be paid before the respective plat(s) will be recorded and building permits can be issued. PROS staff will generate an invoice(s) based on the direction received and the per-acre value of the land being platted, which will also need to be agreed upon.
- 10D. Park Development Fees – A \$527.30 will be collected per unit if building permits are pulled this year. If permits for your project are pulled in a subsequent year, the per-unit fee may be slightly higher to account for adjustments to park construction costs.

Subdivision Plat Comments

- 10E. For simplicity, it would be best for the proposed park receiving land dedication credit to be platted as a separate tract. This will enable quick verification of compliance with the required dedication acreage minimum.

Site Plan Comments

Sheet 1.1

- 10F. Add the note per the redline comment to establish the public access requirement for the park land and open space areas.

Landscape Plan Comments

Sheet L1.1

- 10G. The area shown on the redlines is a wide expanse of concrete.
- 10H. The Master Plan had identified the through trail in the vicinity shown on the redlines as a community trail. As such, the edge of the trail should be setback a minimum of 20' from the fence/property line.

Sheet L1.3

- 10I. There should be at least 20' setback distance between the edge of the trail and the fence/property line.
- 10J. The area shown on the redlines is a wide expanse of concrete.

Sheet L1.4

- 10K. It seems redundant to have two concrete surfaces parallel to each other so closely. Can they be consolidated into one?
- 10L. Powhaton Rd is supposed to be a major arterial street with a landscaped median improved and maintained by the metro district. Please confirm the future plans for improvement. For example: how is this being coordinated with the adjoining development to the west?

Sheet L1.5



- 10M. Not all the matchline reference are correct, please rectify.
- 10N. Does the footprint of the detention pond encroach into and displace park land needed to satisfy the 5.1-acre park size?
- 10O. Specify the species of tree(s) to be planted in the location shown on the redlines.

Sheet L1.6

- 10P. What is happening to the trail at the location shown? How will connectivity be achieved to the opposite side of Shady Grove Street?

Sheet L1.7

- 10Q. There should be at least 20' setback distance between the edge of the trail and the fence/property line.
- 10R. Consider providing a direct connection to the sidewalk along Monaghan Rd to avoid a future dirt social trail.
- 10S. What is happening to the trail at the location shown? How will connectivity be achieved to the opposite side of Shady Grove Street?

Sheet L1.15

- 10T. A minimum of one inclusive play feature and an accessible route using resilient rubber surfacing (engineered wood fiber is inadequate) to that equipment must be incorporated into each age group playground. Examples of inclusive play features include an at-grade merry-go-round, accessible swing, accessible slide, etc.
- 10U. Identify and label the play equipment to correspond to the detail sheets.
- 10V. For a neighborhood park, a minimum shelter size of 600 square feet which accommodates seating for 15 people is required. Rather than be an overhead lattice structure, a solid roof for protection during inclement weather should be provided.
- 10W. Provide additional seating opportunities in the park, particularly to serve the playground areas. The design of both age group playgrounds should account for the needs to provide shade using large trees, shades, or other means.
- 10X. It would be helpful if the park enlargement captured the entirety of the park, including what is south of the point shown on the redlines.

Sheet L1.16

- 10Y. Provide additional seating opportunities in the park, particularly near the playground.
- 10Z. Identify and label the play equipment to correspond to the detail sheets.
- 10AA. A more heavily planted landscape bed in the area shown on the redlines would benefit the comfort and safety of the playground.
- 10BB. The playground should be located at least 50-feet from the street ROW.

Sheet L1.21

- 10CC. Some tables in the shelter(s) should be specifically designed to accommodate people with disabilities.

Sheet L1.24

- 10DD. Where are the features proposed within the park land? They do not appear to be identified or labeled?

Sheet L1.24

- 10EE. Specify which street(s) the detail called-out on the redlines is intended for.

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

Site Plan and Plat Comments

- 11A. See the red line comments on the plat and site plan. There are differences between the plat and site plan that will need to be rectified and corrected prior to the acceptance of either document. Send in the needed documents from the first page of the plat. Most of my comments are phrases or inserts, so they



are not always Capitalized. This does not present any less importance to the phrases or inserts. All the comments are based on the visual representations from the documents, by text or graphics. Send in the state monument records for the aliquot corners used in the plat.

12. Revenue (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

12A. 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.

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

Master Plan – Amended Sheets Comments

13A. The amended plan does not show locations for public art. It also does not show Sun Meadows addition. Public Art issues must be resolved prior to Administrative Decision on this application.

- Note from the Case Manager: it is understood that the Sun Meadow addition is not part of this application. Please note that when Sun Meadow is included in the Harmony Master Plan, the Public Art Plan shall be updated.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

January 31, 2022

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Daniel Osoba

Re: Harmony 5 - Harmony Subdivision Filing No. 15, Case # DA-1925-11

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a possible conflict** with the above captioned project in that it is unclear where some of the electric *distribution* facilities will be located within all of the lots in Blocks 7-9. Will electric meters be banked in any of these cases?

Additionally, Public Service Company has existing electric *transmission* lines and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the plat, it is the responsibility of the property owner/developer/contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement (via website www.xcelenergy.com/rightofway or email coloradorightofway@xcelenergy.com).

PSCo requests that the following language or plat note is added to the plat:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

The property owner/developer/contractor must complete the application process for any new natural gas or electric *service* via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document for new *distribution* facilities (i.e. transformers) – be sure to request that the Designer contacts a Right-of-Way and Permits Agent.

Donna George - Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

MAINTENANCE ELIGIBILITY PROGRAM (MEP)**MHFD Referral Review Comments**

For Internal MHFD Use Only.	
MEP ID:	106325
Submittal ID:	10007928
MEP Phase:	Referral

Date: January 20, 2022
To: Daniel Osoba
Via Aurora Website
RE: MHFD Referral Review Comments

Project Name:	Harmony 5 Master Plan Amendment (RSN 1588562)
Drainageway:	Coal Creek

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Not applicable

We have no comments on the referenced project as it relates to maintenance eligibility. The site is not adjacent to a major drainageway or mapped floodplain and does not include any proposed MHFD master plan improvements. However, we do have the following *courtesy* comments to offer:

- 1) Please confirm that the proposed master plan amendment maintains the same, existing drainage areas for the First Creek (Powhaton Tributary) and Coal Creek watersheds. If the master plan proposes to adjust these drainage areas, please provide documentation and discussion within the amendment for our review.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Sincerely,



Mark Schutte, P.E., CFM
Project Manager, Sand Creek
Mile High Flood District

AURORA PUBLIC SCHOOLS - STUDENT YIELD
1/31/2022

Harmony 5 Minor Master Plan Amendment

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	2,910	0.7	2,037
MF-LOW	194	0.3	58
MF-HIGH		0.145	0
TOTAL	3,104		2,095

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	989	0.16	466	1,455	0.2	582	2,037
MF-LOW	0.17	33	0.08	16	49	0.05	10	58
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		1,022		481	1,504		592	2,095

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	1,022	0.0175	17.8917
MIDDLE	481	0.025	12.0280
HIGH	592	0.032	18.9344
TOTAL	2,095		48.8541

Harmony 5 Site Plan (DA-1925-11)

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	384	0.7	269
MF-LOW		0.3	0
MF-HIGH		0.145	0
TOTAL	384		269

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	131	0.16	61	192	0.2	77	269
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		131		61	192		77	269

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	131	0.0175	2.2848
MIDDLE	61	0.025	1.5360
HIGH	77	0.032	2.4576
TOTAL	269		6.2784

Harmony Development Tracking - 1/28/2022

Filing	Total			K-8	HS	Total Yield	Dedication Requirement
	SFD	MFL	MFH				
CSP 1	304			152	61	213	4.9704
CSP 2	186			93	37	130	3.0411
Plat 3	317	194		207	73	280	6.4585
Filing 14 (DA-1925-10)	743			372	149	521	12.14805
Harmony 5 (DA-1925-11)	384			192	77	269	6.2784
Total	1,934	194	0	2,128	397	1,413	32.8965