



Planning Division  
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February 15, 2023

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

**Re: 2<sup>nd</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 second 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, 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](mailto:dosoba@auroragov.org).

Sincerely,

Dan Osoba, Planner II  
City of Aurora Planning Department

cc: Garrett Graham, PCS Group  
Brit Vigil, ODA  
Filed: K:\\$DA\1925-11tech2



## 2<sup>nd</sup> Technical Submission Review

### PLANNING DEPARTMENT COMMENTS

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

- 1A. Please reference the separate email attachment for the updated Buckley Space Force Base aviation easement. This form contains updated language to reflect the Buckley *Space* Force Base and is consistent with the base's requirements. Please re-sign this form and submit it directly to [dosoba@auroragov.org](mailto:dosoba@auroragov.org) for recording.

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

##### *Site Plan Comments*

##### *Sheet 1 (I.0)*

- 2A. Sheet numbering should be Sheet X of 49, it should be cumulative, this should be sheet 36 of 49 and so on through the rest of the set. The total set should include the Landscape Sheets which is 49.

##### *Landscape Plan Comments*

##### *Sheet 36 (L0.0)*

- 2B. Sheet numbering should be Sheet X of 49, it should be cumulative, this should be sheet 36 of 49 and so on through the rest of the set. The total set should include the Landscape Sheets which is 49.

##### *Sheet 40 (L0.3)*

- 2C. Check street trees number per the markups as the numbers did not correlate with what was shown on the plans.

##### *Sheet (L1.3)*

- 2D. Label South Robertsdale Court

##### *Sheet (L1.5)*

- 2E. Label E. Ada Place

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **3. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

##### *Site Plan Comments*

##### *Sheet 1.0*

- 3A. The Site Plan will not be approved by public works until the preliminary drainage letter/report is approved.

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

##### *Site Plan Comments*

##### *Sheet 2.0*

- 7A. Previous comment not addressed. Label all accesses as full movement, right-in/right-out, etc.

##### *Landscape Plan Comments*

##### *Sheet L1.1*

- 7B. 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](mailto:mapodaca@auroragov.org) / Comments in blue)

- 8A. Life Safety comments have been addressed.

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

##### *Site Plan Comments*

##### *Sheet 1.0*

- 9A. MUS needs to be uploaded to the MU folder for signatures and recordation. Please coordinate with Daniel Pershing. [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org).



*Sheet 4.3*

- 9B. MUS shows this PA/site discharging 100% of its sanitary flows into the northeast corner. Currently no sanitary main is shown in Exposition nor Trussville. Please ensure this matches what is shown in the MUS.
- 9C. 8" Sanitary main extension required per the MUS and PIP to extend service to Parklands. Please include.

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

*Site Plan and Plat Comments*

- 10A. See the red line comments on the plat and site plan.

**11. Revenue** (Diana Porter / 303-739-7395 / [dsporter@auroragov.org](mailto:dsporter@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 on the total landscaped area.