

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



November 29, 2023

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

Re: Second Submission Review – Harmony First Creek Infrastructure Site Plan
Application Number: **DA-1925-16**
Case Numbers: **2023-6045-00**

Dear Mr. Spehalski:

Thank you for your second submission. We have reviewed your plans 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.

There are several issues that remain; however, they may be addressed in a technical submission after the administrative decision tentatively set for December 27, 2023. Please review item 2A within this letter as it references documentation that will be required prior to proceeding with the administrative decision. Please revise your previous work and send us a new submission after the administrative decision has been completed.

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. The new Case Manager for this application is Sarah Wile. She can be reached at 303-739-7857 or swile@auroragov.org.

Sincerely,

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Garrett Graham, PCS Group
Sarah Wile
Brit Vigil, ODA
Filed: K:\\$DA\1925-16rev2



Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No further comments, questions, or concerns were received during this review.

2. Completeness and Clarity of the Application

Letter of Introduction Comments

- 2A. Repeat comment: Provide a letter of authorization from the property owner outside of the Harmony development area for off-site improvements. Upload this document to the development review portal prior to the administrative decision date. Staff will not be able to process the administrative decision on this application without a letter of authorization from the off-site property owner.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Farhad Sarwari / 303-739-7304 / fsarwari@auroragov.org / Comments in green)

ISP Comments

Sheet 9

- 3A. Typical all sheets with headwalls. Show the required guard rail/pedestrian railing on the plan and profile views.
- 3B. Repeat comment: all walls over 30" adjacent to ROW and pedestrian paths require railing.

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

- 4A. Traffic Engineering comments have been resolved.

5. Aurora Water (Iman Ghazali / 303-807-8869 / ighazali@auroragov.org / Comments in red)

ISP Comments

Sheet 1

- 5A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.
- 5B. Please update this ISP per AW Drainage comments on the PDR as applicable.

Sheet 7

- 5C. Provide a turnaround if the path is to end at the location shown on the redlines.

6. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve)

- 6A. PROS comments have been resolved.

7. Real Property (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

- 7A. Real Property comments have been resolved.