



Planning Division  
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September 22, 2023

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

**Re: Initial 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 initial submission, which we started to process on August 28, 2023. 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.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before October 13, 2023.

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  
Scott Campbell, Neighborhood Liaison  
Brit Vigil, ODA  
Filed: K:\\$DA\1925-16rev1



## *Initial Submission Review*

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

1A. One comment letter was received from Xcel Energy. Please see the comments attached at the end of this letter.

#### **2. Completeness and Clarity of the Application**

##### *ISP Comments*

2A. Remove this civil plan approval box. Site Plans are vested for 5 years.

##### *Letter of Introduction Comments*

2B. Please provide a letter of authorization from this property owner as this ISP includes off-site improvements. This should be uploaded separately from the Letter of Introduction for the 2nd submission.

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

#### **3. Civil Engineering** (Farhad Sarwari / 303-739-7304 / [fsarwari@auroragov.org](mailto:fsarwari@auroragov.org) / Comments in green)

##### *ISP Comments*

##### *Sheet 2*

3A. 14/12. Minimum 0.50% slope on all concrete surfaces, minimum 1% slope on all asphalt surfaces, and minimum 2% slope on all grass-lined swales, landscape areas, and all non-paved areas.

3B. 13/11. The maximum slope within the ROW is 4:1, and the maximum slope for property outside of the ROW is 3:1.

3C. Add the following notes on this plan from this sheet forward.

3D. This should be note 12.

##### *Sheet 3*

3E. Per Standard S1.4, show the ultimate cross-section to understand grading over this box culvert.

##### *Sheet 15*

3F. Please add street classification on all sheets, typical.

3G. Maximum allowable slope in the right of way is 4:1, typical.

3H. This wall is over 30" and is immediately adjacent to ROW, so we need a hand railing.

3I. Per Standard S1.4, show the ultimate cross-section to understand grading over this box culvert.

##### *Sheet 16*

3J. Contours crossing each other.

3K. Maximum allowable slope in the right of way is 4:1, typical.

##### *Sheet 17*

3L. Per Standard S1.5, show the ultimate cross-section to understand grading over this box culvert.

##### *Sheet 18*

3M. Per Standard S1.5, show the ultimate cross-section to understand grading over this box culvert.

#### **4. Traffic Engineering** (Carl Harline / 303-739-7584 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)

##### *ISP Comments*

##### *Sheet 1*

4A. Add Note:

THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.



4B. Replace note:

ALL SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, UNLESS OTHERWISE NOTED BY THE CITY OF AURORA 2.03.6.23.

**5. Aurora Water** (Iman Ghazali / 303-807-8869 / [ighazali@auroragov.org](mailto: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 3*

5C. Show culvert emergency overflow direction (TYP).

5D. Confirm headwalls shall have wingwalls (required per the SDDTC).

*Sheet 4*

5E. Show maintenance access longitudinal slope (max 10%) (TYP).

*Sheet 7*

5F. Show maintenance access path to ROW.

5G. Provide maintenance access for this section of the channel.

*Sheet 9*

5H. Show where this maintenance access path connects to the ROW.

5I. Why does this path stop here and not continue along the channel?

**6. PROS** (Curtis Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in mauve)

*ISP Comments*

*Sheet 7*

6A. Is the continuation of a maintenance path for the drainage way improvements, which can double as the future trail, not needed upstream before the culvert?

*Sheet 9*

6B. Is the continuation of a maintenance path for the drainage way improvements, which can double as the future trail, not needed along this stretch of the creek south to Exposition?

*Sheet 15*

6C. TYPICAL: For all trail underpasses, PROS prefers to have the trail above the 10-year WSEL. Has consideration been given to the potential introduction of separation walls between the ped box and the drainage box that parallel the edge of the trail to eliminate the 10-year flood influence?

6D. TYPICAL: For all trail underpasses, separation walls to eliminate the 10-year flood influence?

6E. TYPICAL: Pedestrian railings are needed if warranted by drops/slopes.

6F. A typical RCB section would be helpful to see more detail, which could include, for example, a 2% cross slope for the trail with a "V" channel on the downslope side of the culvert to help convey nuisance flows during storm events.

6G. TYPICAL: For all pedestrian underpasses, connections from the trail to the street (future sidewalk) should be provided.

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

*ISP Comments*

*Sheet 1*

7A. Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

7B. Check this: NE Sec. 9, SW Sec.10, NW Sec. 15?



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
[Donna.L.George@xcelenergy.com](mailto:Donna.L.George@xcelenergy.com)

September 12, 2023

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

Attn: Daniel Osoba

**Re: Harmony First Creek, Case # DA-1925-16**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the infrastructure site plan for **Harmony First Creek**. As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

For any new natural gas or electric service, the property owner/developer/contractor must complete the application process via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect).

Donna George  
Right of Way and Permits  
Public Service Company of Colorado / Xcel Energy  
Office: 303-571-3306 – Email: [Donna.L.George@xcelenergy.com](mailto:Donna.L.George@xcelenergy.com)