

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



December 11, 2023

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

**Re: 2<sup>nd</sup> Technical Submission Review:** Harmony 6 Master Plan Amendment, ISP, Site Plan and Plat  
**Application Number:** DA-1925-14  
**Case Numbers:** 2013-7001-07; 2023-6001-00; 2023-4001-00; 2023-3001-00

Dear Mr. Spehalski:

Thank you for your second technical submission. We have reviewed your plans and attached our comments along with this cover letter.

Because there are outstanding comments, another technical submittal will be required. Please revise your previous work and send us a technical submission on or before December 27, 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 give me a call. I may be reached at 303-739-7857.

Sincerely,

Sarah Wile, AICP  
Senior Planner III, City of Aurora  
Planning & Development Services Department

cc: Garrett Graham, PCS Group  
Brit Vigil, ODA  
Filed: K:\\$DA\1925-14tech2



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

### **1. Civil Engineering** (Julie Bingham / 303-739-7304 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

#### Site Plan Comments

- 1A. Revise the requested label on Sheet 2.2.

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

- 2A. The TIS is approved.

#### Site Plan Comments

- 2B. Move the ramp out of the intersection area and align with the ramp to the north.
- 2C. Add a raised median, appropriate signage, and adjust left turn lanes for a ¾ movement intersection.\
- 2D. Design pork chop island to positively direct traffic.
- 2E. Move the mail kiosk out of the intersection area.
- 2F. Add sight triangles to the Landscape Plan.

#### ISP Comments

- 2G. Add taper rate.
- 2H. Remove signing/stripping from the sheets.
- 2I. Add left turn storage length.
- 2J. Call out all lane widths, storage lengths, and taper rates.
- 2K. Add a raised median and appropriate signage.
- 2L. Revise or add signs where requested.

### **3. Fire / Life Safety** (Mike Dean / 303-739-7447 / [mdean@auroragov.org](mailto:mdean@auroragov.org) / Comments in blue)

#### Site Plan Comments

- 3A. Show a fire hydrant at 4<sup>th</sup> Avenue and Powhaton Road per previous request.

#### Subdivision Plat Comments

- 3B. Where applicable, add a reference for B to the legend.

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

- 4A. Address all redline comments on the Subdivision Plat, Site Plan, and ROW Exhibits.