

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



October 12, 2023

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

Re: 1st Technical Submission Review – Harmony 6
Master Plan Amendment, Infrastructure Site Plan, 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 first technical 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 comments that remain; however, they can be addressed in another technical review. Please revise your previous work and send us a technical submission on or before October 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 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
Brit Vigil, ODA
Filed: K:\SDA\1925-14tech1



1st Technical Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

Avigation Easement

- 1A. The Avigation Easement has been routed for review and recordation. Updates will be provided in a separate cover.

2. Landscaping Issues (Tammy Cook / 954-684-0532 / tdcook@auroragov.org / Comments in bright teal)

- 2A. Landscaping issues have been resolved.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Julie Bingham / 303-739-7304 / jbingham@auroragov.org / Comments in green)

Site Plan Comments

Sheet 2.0

- 3A. Identify the easements on the loop lane section.

Sheet 2.9

- 3B. Label the centerline radius for the street.

Infrastructure Site Plan Comments

Sheet 7

- 3C. Please revise the sidewalks to the previous configuration. The sidewalks adjacent to the street can be public and the sidewalks within the tract should be privately owned and maintained with no sidewalk easement associated.

Sheet 9

- 3D. Please revise the sidewalks to the previous configuration. The sidewalks adjacent to the street can be public and the sidewalks within the tract should be privately owned and maintained with no sidewalk easement associated.

4. Traffic Engineering (Steve Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

Site Plan Comments

Sheet 2.1

- 4A. All diagonal striping shall be slanted in the direction of travel.
- 4B. In coordination with any Postal Service requirements, mail kiosks shall be located:
- Outside of sight triangles as defined by COA Roadway Manual, standard TE-13
 - Outside of the influence area (including traffic queues) for a controlled intersection (stop-controlled, signal-controlled, or otherwise)
 - A minimum of 30' away from stop signs (for stop sign visibility)
 - A maximum of 50' away from curb ramp crossings (curb ramps to be located on both sides of roadway)
 - Preferred location for mail kiosks is on side lots or other common areas for a neighborhood, and while meeting the above criteria, to avoid conflicts with mail kiosk traffic and specific homeowner ingress/egress
 - The United States Postal Service (USPS) must be included in the final determination for placement of mail kiosks within your site, what equipment is USPS approved and what is not.
 - Please contact the USPS Growth Coordinator @ 303-853-6994.
- 4C. Replace with chevron striping.



Sheet 2.5

- 4D. Relocate the mail kiosk, which doesn't adhere to location requirements.
- 4E. Authorized vehicle-only signing will be required, typ.

Sheet 2.9

- 4F. Move the kiosk within 50' of the ped ramp.
- 4G. Fix leader.

Sheet 2.10

- 4H. Move the kiosk out of the intersection area.

Sheet 2.11

- 4I. The kiosk location does not meet location requirements.

Landscape Comments

Sheet L1.0

- 4J. Call out signal easement.
- 4K. Fix conflicting arrows.
- 4L. Verify ALL mature plant heights within ALL sight triangles meet COA 4.04.2.10 requirements, and remove/replace as necessary.

Sheet L1.1

- 4M. Fix placement of sight triangle.
- 4N. Shift any trees that block the line of sight (typ).

Sheet L1.3

- 4O. Fix placement of sight triangle.
- 4P. This density of trees will block the sight triangle, typ.

Sheet L1.4

- 4Q. Fix the placement of the sight triangle.
- 4R. Center triangles in lane, not road (typ all).
- 4S. Verify mature plant height meets COA 4.04.2.10 requirements, remove/replace.

Sheet L1.5

- 4T. Mature plant height exceeds COA 4.04.2.10 requirements, remove/replace.

Sheet L1.9

- 4U. Missing stop signs and sight triangles.

Sheet L1.10

- 4V. Call out the stop sign.

Sheet L1.13

- 4W. Remove the tree or move further than 50' from the stop sign.

Infrastructure Site Plan Comments

Sheet 2

- 4X. Previous comment not addressed:
Shown as 3/4 movement access in 2024. provide appropriate signing, pork chop island, etc.
- 4Y. Taper lengths should be measured horizontally not along the diagonal. Call out taper rates, typ.
- 4Z. Cover full storage length.



4AA. Dimension storage.

Sheet 3

- 4BB. Update lengths since endpoints are different.
- 4CC. dimension storage and taper.
- 4DD. Reverse diagonal striping.
- 4EE. Update to chevron striping.

Sheet 4

- 4FF. Dimension storage and taper.
- 4GG. Reverse diagonal striping.
- 4HH. The previous comment was not addressed: show intersection laneage per TIS.

Sheet 6

- 4II. Call out all pavement markings and lane widths.
- 4JJ. Add taper rate/lengths and storage lengths (per TIS) for ALL auxiliary lanes, typ.
- 4KK. See comments on previous sheets.
- 4LL. Make sure there is a greater distinction between flow arrows, pavement marking arrows, and travel direction arrows (typ).
- 4MM. The previous comment was not addressed: 3/4 movement intersection per TIS provide appropriate signing, pork chop island, etc.
- 4NN. Callout taper rate/length and storage length per TIS.

Sheet 7

- 4OO. Call out all pavement markings and lane widths.
- 4PP. Need to delineate what is happening in this area. Please see the redlines for details.
- 4QQ. Change to chevron striping.

Sheet 8

- 4RR. Call out all pavement markings and lane widths.
- 4SS. ALL diagonal striping shall be slanted in the direction of travel, typ.
- 4TT. Replace with chevron striping.

5. Fire / Life Safety (Mike Dean / 303-739-7447 / mdean@auroragov.org / Comments in blue)

Subdivision Plat Comments

- 5A. Tracts L, M, S, T, V, and W had their fire lane easement removed. Are you removing the public access and utility easements from these as well?
- 5B. Tract L is no longer a fire lane easement.
- 5C. Tract S is no longer a fire lane easement.
- 5D. Tract V is no longer a fire lane easement.

Site Plan Comments

Sheet 1.1

- 5E. Replace this detail with the detail shown on the redlines. The current detail is for dead-end fire lanes. The one provided below is correct.

Sheet 2.0

- 5F. Show the existing fire hydrant in this area.



Infrastructure Site Plan Comments

Sheet 1

- 5G. Remove notes from ISP called out on the redlines.

6. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

Site Plan Comments

Sheet 4.3

- 6A. Please complete the section shown on the redlines.

Sheet 4.8

- 6B. Please dedicate tract for this storm main. Delineate and dimension the tract on this plan and include it on the plat.

Sheet 4.12

- 6C. Public/Private. Show and dedicate easement if this pipe is to be publicly owned and maintained.

Infrastructure Site Plan Comments

Sheet 4

- 6D. Public/Private? Please dedicate an easement if this pipe is public or label this stub as private.

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

Site Plan Comments

Sheet 2.2

- 7A. Label this easement.

Subdivision Plat Comments

- 7B. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)

(Advisory Comment) Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)

- 7C. If this Tract has any easements - please list them here.
- 7D. Delete this statement: dedicate these easements by the plat or do not show them hereon.
- 7E. Label the easement.
- 7F. Delete the easement portion in the R.O.W.
- 7G. Street name? Info?
- 7H. If this Tract has any easements - please list them here.