



Planning Division
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February 3, 2023

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

Re: Initial 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 Spehalski:

Thank you for your initial submission, which we started to process on January 9, 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 February 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,

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Garrett Graham, PCS Group
Scott Campbell, Neighborhood Liaison
Brit Vigil, ODA
Filed: K:\SDA\1925-14rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Check the table for all lot type classifications. There are many lots that do not match their classification based on their shown frontage. Less than 50' is small; 50-60' is standard; greater than 60' is large. These designations should be consistent throughout the table and match the lot type tables on sheet 1, the lot designations on sheet 4, and the lot type callouts on the landscaping sheets.
- Continue the sidewalk connection to E 2nd Pl. Provide coordination with APS as necessary for any connections to their existing facilities.
- Please add a photometric plan to the plan set. This photometric plan should only include park and open space areas. Note the fixture location within these areas and provide a photometric analysis that shows lighting levels at adjacent property lines. The maximum lighting limit is 0.1 foot candle at 10' interior to adjacent property lines.
- Sod is not allowed except in exempt areas per the UDO Section 138-191.
- Typical all walks along Powhaton:

A sidewalk easement is required to set back 0.5' behind the back of the walk for walks outside of the ROW. Walks that meander significantly away from the ROW will not be owned/maintained by COA. At this time, I am unsure if these walks would be considered too far from the ROW, please follow up upon receipt of these comments for determination: jbingham@auroragov.org.

- Show the location of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400' or the next existing fire hydrant) outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.
- Please reference comments on the MUS as this has an effect on the proposed site plan. No comments have been made on the site plan for first round review as the design can change per MUS comments
-

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Two outside agency referral comments were received from Xcel Energy and APS. Please include a response to those comments with your second submission. The APS comment is listed below; the Xcel comment is listed at the end of this letter.
- 1B. Aurora Public Schools, Joshua Hensley (jd hensley@aurorak12.org / 303-365-7812)
- 1C. The total school land dedication requirement for Harmony based on the approved master plan is approximately 49 acres. The master plan includes two P-8 school sites totaling approximately 36 acres. Aurora Public School and the Harmony developers signed a school land dedication agreement for Harmony. Aurora Public Schools agreed to apply the school dedication required for the purpose of calculating cash-in-lieu of land as site plans are approved. The district will request cash-in-lieu of land when the balance of the obligation from approved site plans exceeds the number of acres dedicated for schools. Cash-in-lieu of land is required to serve high school age students at a district located outside of Harmony.

Cash-in-lieu will be required for this development application. The amount of cash-in-lieu will depend on the final number of residential units platted and will be valued at the market rate for zoned land with infrastructure in place.

- 1D. No comments, questions, or concerns were received from adjacent property owners or registered neighborhood groups during this review. The First Review Neighborhood Meeting requirement has therefore been waived.

2. Completeness and Clarity of the Application

Generally

- 2A. Development Review fees in the amount of \$82,519.25 are due prior to the acceptance of the second submission.



Please refer to the invoice sent when this application was accepted for further details.

- 2B. All AutoCAD SHX text items must be flattened on all PDF documents. Future submissions that contain AutoCAD SHX text items that are not flattened or removed will be rejected.
- 2C. Please note that there are updated forms for avigation easements that will be sent under a separate cover. Please utilize the updated forms and resubmit the avigation easement with your subsequent submittal.

Site Plan Comments

Sheet 1

- 2D. Acreage does not add up to the total. Add percentages to each line item in site area calculations and ensure to make clear if there is overlap (i.e. landscape area, open space area, and tract area).
- 2E. Continue the sheet index for landscape sheets as this will be uploaded and kept on record as one document.

Sheet 4

- 2F. Label as existing APS school site.
- 2G. Show N Robertsdale as an existing roadway.
- 2H. Show N Trussville St as an existing roadway and show the roundabout.

Sheet 6

- 2I. Reference Case Numbers for associated ISPs (2023-6001-00).

Landscape Plan Comments

Sheet 1

- 2J. Include this sheet index on the cover sheet of the site plan set.

3. Zoning and Subdivision Comments

Site Plan Comments

Sheet 1

- 3A. Add a green court line item per the comments on sheet 3.
- 3B. Update the lot type compliance table per Harmony 4 Site Plan Amendment proposed changes. With a concurrent review of this application and the Harmony SP 4 Amdt, it will be expected that both documents are updated to match accordingly.
- 3C. Change motor court to green court and update the numbers accordingly for the most recent submissions.
- 3D. Update the SP 6 lot type compliance table based on changes to lot type callouts on sheet 3.

Sheet 3

- 3E. Include the lot corner radius on all frontage calculations. There are several lots that do not match the plat for lot frontage.
- 3F. Check the table for all lot type classifications. There are many lots that do not match their classification based on their shown frontage. Less than 50' is small; 50-60' is standard; greater than 60' is large. These designations should be consistent throughout the table and match the lot type tables on sheet 1, the lot designations on sheet 4, and the lot type callouts on the landscaping sheets.
- 3G. There are several lots that contain corner sides that face a "modified local street". If those streets are functioning as a collector street for the purposes of the local destination requirements, then the side yard setback shall be 20'. See comments on sheet 5 regarding local destinations.



Sheet 4

- 3H. Advisory Note: PA-86 contains a remainder of 53 units per the Master Plan Land Use Map and Matrix (134 proposed in MP; 81 shown on this SP).
- 3I. Advisory Note: PA-86 contains a remainder of 80 units per the Master Plan Land Use Map and Matrix (177 proposed in MP; 97 shown on this SP).
- 3J. These 6 lots are considered green courts as they face an open space (or detention pond in this case). Please update the lot tracking table on sheet 1 and lot matrix on sheet 2.
- 3K. These 12 lots are considered green courts. Please update the lot tracking table on sheet 1 and lot matrix on sheet 2.
- 3L. Update the lot type legend per the comments on green courts and lot types.
- 3M. Add "or Duplex Green Court" if the dimensions and setbacks are the same.
- 3N. For these lot typicals, please provide an interior and corner side condition.

Sheet 5

- 3O. For the purposes of the local destination section (two turn rule) Robertsdale will count as a collector street. All lots are in compliance with the local destination section.

Sheet 13

- 3P. Label the maximum distance from the ROW to the furthest edge of the loop lane. This distance may not exceed 250'.

Landscape Plan Comments

Sheet 8

- 3Q. Update this map and lot type designation based on the comments on the site plan sheets.

Infrastructure Site Plan Comments

Sheet 1

- 3R. Data block area does not add up to the total ISP disturbance area. There is overlap (between sidewalk area + asphalt area = hard surface area) please indicate it on this data block.
- 3S. Provide percentages for each line item to add up to 100%.

Sheet 2

- 3T. Typical for all curbside landscaping and buffer landscaping areas: add a note indicating landscaping requirements may be found on Harmony 6 Site Plan (CN: 2023-4001-00).

4. Streets and Pedestrian Comments

Site Plan Comments

Sheet 6

- 4A. Label path dimensions, typical for all pedestrian paths shown.

Sheet 9

- 4B. Show and label pedestrian crosswalks.

Sheet 13

- 4C. Ensure that the sidewalk within this area is at least 5' minimum.
- 4D. Consider adding a "Y" connection to reduce the creation of a habit path. This is the direction towards the walk to get to the school and is likely to be used frequently.
- 4E. Sidewalk access is required along the exterior (home side) of the loop lane.



Sheet 15

- 4F. There should be a mid-block crossing (as permitted by Traffic requirements) in this area to connect a crossing to the sidewalk to the southwest.
- 4G. Will this sidewalk width match? If not, please show the taper.
- 4H. There is no receiving ramp on the school site. Will a ramp be installed with this proposal?
- 4I. Continue this sidewalk connection to E 2nd Pl. Provide coordination with APS as necessary for any connections to their existing facilities.

Sheet 17

- 4J. Continue the sidewalk connection to the existing connection on the south. If the size is different, show the taper in the walk.

Landscape Plan Comments

Sheet 16

- 4K. Fix the hatching over the sidewalk.

Sheet 33

- 4L. Consider providing pedestrian connections internal to the park to 2nd Pl. Are there opportunities to program the sod area - i.e. grass sports areas, volleyball, badminton, etc.? The majority of the pocket park seems underutilized.

Infrastructure Site Plan Comments

Sheet 3

- 4M. Label sidewalk width, typical.
- 4N. Sidewalks located outside of the ROW need to be covered by a sidewalk easement (verify with Public Works Real Property).

PIP Amendment Comments

- 4O. Please provide notes in your letter of introduction on what is changing per this application PIP Amdt.
- 4P. Should this be Trussville? Ellsworth is an east/west roadway.

5. Parking Comments

Site Plan Comments

Sheet 1

- 5A. Update the parking in the data table. These numbers were from Harmony 4. Only 2 spaces are required per dwelling unit; guest spaces are not required. (See comments regarding loop lanes).

Sheet 13

- 5B. Guest parking is required for loop lane dwellings at 1 per unit. This can be accomplished by utilizing on-street parking outside of the loop lane, head-in parking, or parallel spaces.

6. Urban Design Comments

Landscape Plan Comments

Sheet 23

- 6A. Callout these items and/or add the symbols to the legend.

Sheet 33

- 6B. Provide hatching on the enlargement plan.
- 6C. Add the grill symbol.
- 6D. Callout symbols or add to the legend.

Sheet 34



- 6E. Add hatching to the enlargement.
- 6F. Add symbols to match the legend.

7. Signage & Lighting Comments

Site Plan Comments

Sheet 1

- 7A. Update proposed sign square footage as it is known. A detailed drawing of the sign will be required.
- 7B. Show all locations of monument signs on the site plan. Provide dimensions from the back of walks (4' min).
- 7C. Please add a photometric plan to the plan set. This photometric plan should only include park and open space areas. Note the fixture location within these areas and provide a photometric analysis that shows lighting levels at adjacent property lines. The maximum lighting limit is 0.1 foot candle at 10' interior to adjacent property lines.

Landscape Plan Comments

Sheet 7

- 7D. Add a note: Street-facing privacy side yard fencing shall be located 4 feet from the back of walk.

Sheet 13

- 7E. This monument sign needs to be shown on the site plan details sheets in this application. The monument sign height, dimensions and materials need to be shown on the detail.
- 7F. Is this gateway neighborhood sign utilized on this plan? Does this reference "The Meadows" sign detail provided in this plan set?

Sheet 38

- 7G. Measure to the tallest portion of the sign. This sign is taller than 96".

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

Site Plan Comments

Sheet 5

- 8A. Provide dimension for the curbside landscape area.

Infrastructure Site Plan Comments

Sheet 1

- 8B. Provide sheet X of X. It should be cumulative.

Sheet 6

- 8C. Identify who will be providing the planting and irrigation for this median.

Landscape Plan Comments

Sheet 1

- 8D. Provide sheet X of X so that the full plan submittal numbering is consistent. The numbering should be cumulative. The total sheet count for the entire set should be noted.
- 8E. Only include the required landscape notes from the City's Landscape manual. Remove the contractor notes from the Landscape Notes as the city does not review landscape construction drawings.

Sheet 3

- 8F. Note that the Populus species are prohibited by code per section 4.7.3-B.4a.iii of the UDO. Please specify another tree.
- 8G. As of October 1, 2022, sod is not allowed except in exempt areas per the UDO Section 138-191.



Sheet 4

- 8H. Please separate the sides of each street ie. North/South or East/West side under each street name and provide the required/provided information.
- 8I. Please separate the sides of each street ie. North/South or East/West side under each street name and provide the required/provided information.
- 8J. Make corrections to the landscape tables per the redlined sheet.

Sheet 7

- 8K. Note that on Arterial and collector roadways an 18"X18" column is required every 60 feet.

Sheet 9

- 8L. Sod is not allowed except in exempt areas per the UDO Section 138-191.

Sheet 10-12

- 8M. Sod is not allowed except in exempt areas per the UDO Section 138-191.
- 8N. Turf is not allowed in front yards.

Sheet 13

- 8O. Sod is not allowed except in exempt areas per the UDO Section 138-191.
- 8P. Turf is not allowed in front yards.
- 8Q. Note the CN# for the E.6th Avenue ISP plans. (2023-6001-00)
- 8R. Note the CN# for the Powhaton Road ISP plans. (2023-6001-00)

Sheet 15

- 8S. Provide the sight light pole locations on the planting plans. There are several locations on this sheet.

Sheet 17

- 8T. Please provide a bolder font for the Tract Labels that are shown with this hatch as it is difficult to read.
- 8U. This tree is in the 50' setback area and should be removed.

Sheet 18, 21, & 22

- 8V. Sod is not allowed in the curbside landscape area per the UDO Section 138-191.

Sheet 25

- 8W. Label Tract O.

Sheet 30

- 8X. The label for this sheet is missing. E 2nd Place.
- 8Y. Sod is not allowed in the curbside landscape area per the UDO Section 138-191.

Sheet 32

- 8Z. Label and dimension the landscape buffer width.

9. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 9A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

PIP Amendment Comments

10A. This does not match the section shown on the site plan. Revise the typo.

10B. How is this master plan amendment different from RSN 1623591?

Site Plan Comments

Sheet 1

10C. Please remove AutoCad SHX test items in the comment section. Please flatten to reduce selectability of the items.

10D. Identify where this occurs.

Sheet 10

10E. Label the street centerline radii, typical on all site plan sheets.

10F. Label the flowline radii where pavement widening is provided.

Sheet 11

10G. Show how this alley connects to the street, typical.

Sheet 13

10H. Label the flowline radius.

10I. Label the park sidewalks as private, typical.

Sheet 14

10J. If these are the couplets, identify the ROW width and the FL-FL widths.

Sheet 16

10K. How will this connect to the existing walk? Is the existing walk in this area going to be replaced with this one?

Sheet 17

10L. Show the connection to existing. The connection is required.

Sheet 24

10M. Min 2% in unpaved areas.

Sheet 25

10N. Show/label the drainage easement/tract for this channel.

10O. The pedestrian railing is required for sidewalks adjacent to 3:1 slopes.

10P. Show the connection to existing.

Infrastructure Site Plan Comments

Sheet 3

10Q. Dimension the FL-FL.

10R. Provide a receiving curb ramp.

Sheet 6

10S. This does not match the PIP section. Typical all walks along Powhaton:



- 10T. A sidewalk easement is required to be set back 0.5' behind the back of the walk for walks outside of the ROW. Walks that meander significantly away from the ROW will not be owned/maintained by COA. At this time, I am unsure if these walks would be considered too far from the ROW, please follow up upon receipt of these comments for determination: jbingham@auroragov.org.

Sheet 7

- 10U. Label the longitudinal slope.
10V. Identify this dashed line, typical all sheets.
10W. Label these walks as private.

Sheet 8

- 10X. Indicate the limits of the ROW that are being dedicated as well as the ROW that already exists.

Sheet 9

- 10Y. Show/label the drainage easement/ or tract for the detention pond.

Sheet 10

- 10Z. Show/label the drainage easement/ or tract for the detention pond.
10AA. This grading doesn't match the site plan.
10BB. Max 3:1 slopes.
10CC. Max 4:1 slopes in ROW.
10DD. Label the swale.
10EE. It looks like the maintenance access leaves the tract for the detention pond. An access easement is required for the portion of the access not included in the easement. Show/label the easement.
10FF. What is the dashed line?
10GG. An access easement is required for maintenance access.

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

Generally

- 11A. There are redline comments on the review documents from Traffic Engineering; however, they have not been reviewed and finalized by the Traffic Engineering Division. Please contact your reviewer above directly for comments.

12.Fire / Life Safety (Stephen Kirchner / 303-739-7489 / stkirchn@auroragov.org / Comments in blue)

Subdivision Plat Comments

- 12A. The minimum inside turning radius of a 23' Fire Lane is 29'. The minimum outside turning radius is 52'. This turn does not appear to be compliant.
12B. The minimum inside turning radius of a 23' Fire Lane is 29'. The minimum outside turning radius is 52'. These turns do not appear to be compliant.

Site Plan Comments

Sheet 1

- 12C. Please add the ICC code year for this project, the construction type, and the occupancy type in the Data Table. Additional comments may come after this information has been provided.
12D. Provide height of buildings to eaves.

Sheet 4

- 12E. Fire hydrant spacing onsite should be 600' on average.
12F. Fire hydrant spacing needs to begin with existing or proposed hydrants abutting the development area.
12G. Additional comments regarding the spacing of fire hydrants onsite will be provided once all proposed and existing hydrants are identified.



Sheet 26

12H. Fire hydrant spacing onsite should be 600' on average.

12I. Show the location of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400' or the next existing fire hydrant) outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.

Sheet 27

12J. Add the implementation plan note and completed table to the drawings.

12K. Remove the duplicate note.

12L. ATTENTION BUILDING DIVISION: per ARTICLE xi, C.O.A. Building and Zoning Code, Section 22-425 through 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING INFLUENCE (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.

12M. Add this note.

Sheet 28

12N. Show all street sections that will have fire hydrants. Refer to the redlines on this sheet for details.

12O. Add a street section for the loop lane in sheet 2.8.

Sheet 29

12P. Show the proposed fire hydrant.

Sheet 34

12Q. The minimum inside turning radius of a 23' Fire Lane is 29'. The minimum outside turning radius is 52'. These turns do not appear to be compliant.

Sheet 36

12R. Show width of Fire Lane Easement in the description. For example: 23' Fire Lane Easement. TYP

12S. Show the location of fire lane signs and include sign details in the sign package.

12T. Will there be onsite parking in this looped lane?

Sheet 37

12U. Ask reference status of roads?

12V. Show connection to existing roadway and provide description in the correct Phase of project.

12W. Show connection to existing roadway and provide description in the correct Phase of project.

12X. Phasing narrative must include connections to existing and proposed roadways.

12Y. Phasing details need to include two points of access and looped water supply. See note 2.

Sheet 41

12Z. Using a heavy dashed delineation, show the accessible route on the grading plan.

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

Infrastructure Site Plan Comments

Sheet 1

13A. Please reference comments on the MUS as this has an effect on the proposed site plan. No comments have been made on the site plan for first round review as the design can change per MUS comments

13B. The site plan will not be approved by public works until the preliminary drainage report is approved.

13C. Coordination required with Aurora Water on the proposed 30" Waterline designed for Powhaston and 6th. This waterline is slated for install this year with proposed stubs for the development.

PIP Amendment Comments



- 13D. Coordination required with Aurora Water on proposed 30" Waterline designed for Powhaton and 6th. This waterline is slated for install this year with proposed stubs for the development.
- 13E. Please revise to 30" per comments on the MUS.
- 13F. Coordination required as second point of connection is needed in Powhaton for the looped system to serve this development.

MUS Amendment Comments

- 13G. Please see redline comments throughout. There are edits to numbers or calculations not included in the text of this review letter.
- 13H. Please revise the introduction to state Sun Meadow is now being incorporated under Harmony as a part of this amendment.
- 13I. I believe Adonea is built-out. Please confirm.
- 13J. Master documents are at approval and should be referenced in this report.
- 13K. EAA offsite flows appear to be tributary for this development as well.
- 13L. Uses and areas match Exhibits.
- 13M. Demands match 5.02.
- 13N. Revise to Max Day/Max Hour factor as this does not only apply to residential.
- 13O. Commercial FF is 2500gpm. Is worst case scenarios being assumed for all uses? Please clarify.
- 13P. Additional connections are also shown at 6th and Trussville and 6th and Monaghan.
- 13Q. Please revise verbiage as there is a 30" proposed along the frontage in Powhaton and 6th. This waterline is expected to be installed this year with stubs available for connection.
- 13R. Remove the last sentence as it does not apply to the approval of this MUS.
- 13S. Depending on the degree of change, another MUS amendment may be triggered. I recommend removing this sentence.
- 13T. PA-15 is referenced in the table on the next sheet.
- 13U. Please include verbiage on EAA as this also appears to be offsite tributary to this site.
- 13V. Parklands is referencing 580 Units for this DP.
- 13W. Additional Coordination is needed on Routing Calcs. Please send electronic copy to ddpershi@auroragov.org.
- 13X. Parklands is showing 500 gpm for this DP.
- 13Y. Where is this flow coming from as it is not provided in the Parklands MUS?

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

PIP Amendment Comments

- 14A. These proposed culverts are not consistent with previous discussions with PROS staff regarding accommodating the regional trail.
- 14B. These proposed culverts are not consistent with previous discussions with PROS staff regarding accommodating the regional trail.
- 14C. Is this a correct cross section with only a 14' median for Powhaton? Other major arterial streets should also be verified relative to median width.

Site Plan Comments

Sheet 2

- 14D. Add standard PROS note.
Parks, recreation improvements, trails, and open space areas provided to satisfy land dedication requirements in accordance with approved development plans or provided by a metropolitan district or other appropriate jurisdiction or owners association in accordance with approved metropolitan district service plans shall be open to the general public.

Sheet 21

- 14E. Reduce the percent of slope to better serve recreation needs for this multi-purpose turf area.

Landscape Plan Comments



Sheet 2

14F. Should the design of landscaped medians be included in this plan set?

Sheet 13

14G. Add callouts pointing to these amenities to clarify where they are proposed .. or use different/larger symbols for the features.

14H. What facilities, such as benches, trash receptacles and dog waste stations, will be provided in this open space corridor to amenitize it and accommodate public use?

Sheet 33

14I. An enlarged plan of the play area would be helpful showing design intent of specific structures, including fall zones for each feature.

14J. Does another layer need to be turned on to show the amenity?

14K. Are these intended to be shown on this sheet?

Sheet 34

14L. What specific play features will be designed for this space? Ensure sufficient fall zones are accommodated. An enlarged plan of the play area may be helpful.

14M. Some features are not visible. Does another layer need to be turned on?

14N. Are these intended to be shown on this sheet?

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

Site Plan Comments

Sheet 1

15A. Add property description per City of Aurora 2022 Site Plan Checklist.

Sheet 5

15B. Label Tract Area.

15C. Provide Existing ROW Reception No.'s (Typical)

15D. label subdivision exterior B&D's/Curve Data (Typical).

Sheet 6

15E. Aurora GIS shows existing 30' ROW on W'ly side of section line? Proclamation?

15F. Label Easements? (Typical).

15G. Reception No.?

Sheet 7-8

15H. Reception No.?

Sheet 9

15I. Reception No.?

15J. Aurora GIS shows existing 30' ROW on W'ly side of section line? Proclamation?

15K. Label Easements (Typical)

Sheet 12

15L. Aurora GIS shows existing 30' ROW on W'ly side of section line? Proclamation?

15M. Reception No.?

15N. Label easements (Typical).

15O. Label Tract & Area?



Sheet 13

15P. Label easements (Typical).

Subdivision Plat Comments

15Q. Please see the corrections, edits, and revisions as noted on the redlines of this plat.

15R. Expand Vicinity Map to cover 1/2 mile each direction from the site & Label all publicly dedicated roads per COA 2022 Subdivision Plat Checklist Item #3.

15S. Provide most recent AES Board Monument Records for all aliquot control corners shown hereon.
Provide Closure Report to match written property description.

15T. Have laid out, platted, and subdivided the same into Lots, Blocks, and Tracts as shown on this plat under the name and style of HARMONY SUBDIVISION FILING NO. 16 and by these presents do hereby dedicate to the City of Aurora, Colorado, for the perpetual use of the public, the streets, and easements, as shown hereon and not previously dedicated to the public.

15U. Remove hard return?

15V. Did not see any S.E.'s?

15W. Add Reception No.

B8109446? (72' E'ly side of section line?)

15X. Aurora GIS shows existing 30' ROW on W'ly side of section line? Proclamation?

15Y. AES Board Rule 1.6.M. Description of Monuments.

Section 38-51-106(1)(f), C.R.S., requires professional land surveyors to provide "a description of all monuments, both found or set, that mark the boundaries of the property and of all control monuments used in conducting a survey."

1. Purpose. The purpose of this statute is to identify the physical attributes of the monuments and caps set or found during the original survey and subsequent retracement surveys.

2. Acceptable description of monuments. Description of monuments found or set should include, but not be limited to the physical attributes and size of the monument, and the physical attributes and size of the cap.

15Z. Not per written description?

15AA. Aurora GIS shows existing 30' ROW on each side of section line? Proclamation?

15BB. Reception No.?

15CC. Show existing abutting easements (Typical) See COA 2022 Subdivision Plat Checklist Item #14.

15DD. Show existing abutting easements (Typical)

See COA 2022 Subdivision Plat Checklist Item #14.

15EE. Show existing abutting easements (Typical) See COA 2022 Subdivision Plat Checklist Item #14.

15FF. Show existing abutting easements (Typical)

See COA 2022 Subdivision Plat Checklist Item #14.

15GG. Add Key Map?

15HH. AES Board shows monument Record for C-E-W 1/64th?

15II. Label Blocks, Tracts, and Street Names (Typical).

15JJ. Aurora GIS shows existing 30' ROW on W'ly side of section line? Proclamation?

15KK. Show existing 8' U.E. with Reception No. (Typical).

15LL. Reception No.?

15MM. Does G.E. need to extend across the tract?

15NN. The site Plan shows the sidewalk. Does there need to be an easement?

15OO. Aurora GIS shows the existing 30' ROW on W'ly side of the section line? Proclamation?

15PP. The site Plan shows the sidewalk. Does there need to be an easement?

15QQ. Existing 60' ROW Reception No.?

15RR. Aurora GIS shows the existing 30' ROW on W'ly side of the section line? Proclamation?

15SS. The site Plan shows the sidewalk. Does there need to be an easement?

15TT. Existing 60' ROW Reception No.?

15UU. Label Easement?

15VV. Remove tic mark?



15WW. Site Plan shows a sidewalk. Does there need to be an easement?

15XX. Label Easement?

15YY. Does G.E. need to extend across tract?

15ZZ. Reception No.?

(Typical)

15AAA. Label B&D?

15BBB. Does G.E. need to extend across tract?

15CCC. Not included in list on sheet 1?

15DDD. Does Tracts T & W need to also be access, utility, and fire lane easements?

15EEE. Label Easement?

15FFF. Can these lines be trimmed if these are both U.E.'s?

15GGG. Can these lines be trimmed if these are both U.E.'s?

(Typical)

15HHH. Label Easement?

Infrastructure Site Plan Comments

Sheet 1

15III. Add property description per City of Aurora 2022 Site Plan Checklist.

15JJJ. Add Note per COA 2022 Site Plan Checklist.

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.

Sheet 2

15KKK. Reception No.?

15LLL. Aurora GIS shows existing 30' ROW on W'ly side of section line? Proclamation?

Sheet 3

15MMM. Reception No.?

15NNN. Aurora GIS shows existing 30' ROW on W'ly side of section line? Proclamation?

Sheet 4

15OOO. Reception No.?

Sheet 5

15PPP. Not reflected on plat? (Typical).



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

January 30, 2023

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

Attn: Daniel Osoba

Re: Harmony 6, Case # DA-1925-14

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Harmony 6** and has several conflicts:

- Lots 9-16 Block 10 are missing 8-foot utility easements for electric distribution facilities
- Lots 17-23 Block 10 are missing 6-foot utility easements for natural gas distribution facilities and 8-foot utility easements for electric distribution facilities
- The easements are backwards in Lots 1-6 Block 14; please note that natural gas needs to be installed on the side of the lot that is drivable pavement (minimum 8-feet wide, 6-inches thick) with space for service truck access and plowing in snowy conditions with a minimum 5-foot clearance from any structure
- Lots 7-42 Block 14 are missing 6-foot utility easements for natural gas distribution facilities

Additionally, Aurora's standard dedication language does not appear on this plat. Without that, PSCo requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Utility easements are dedicated to the City of Aurora for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities. Utility easements shall also be granted within any access easements and private streets in the subdivision.

PSCo requests that this language is also placed on the plat:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.



The property owner/developer/contractor must complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
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