

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



July 14, 2022

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

Re: Second Submission Review – Harmony – Minor Master Plan Amdt, Site Plan & Final Plat
Application Number: **DA-1925-11**
Case Numbers: 2013-7001-05; 2022-4006-00; 2022-3006-00

Dear Mr. Spehalski,

Thank you for your second submission, which we started to process on June 6, 2022. We reviewed it 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.

Several important issues remain, and another submission will be required. Please revise your previous work and send us a new submission after you receive your administrative decision. The administrative decision is scheduled for July 13, 2022 and the decision documents will be sent by the end of this week.

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\1925-11rev2



Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No comments were received from neighborhood groups or adjacent property owners during this review.
- 1B. Please see the comments from the following outside agency referrals attached to the end of this letter. Provide a response to these comments in your 2nd submission.
 - Xcel Energy
 - Mile High Flood District: Haley Koesters, MHFD This is in response to the request for our comments concerning the referenced project. We appreciate the opportunity to review this proposal and have no comment, as this project does not include any major drainage features.

2. Completeness and Clarity Comments

Site Plan Comments

Sheet 1.0

- 2A. Add percentages to the acreage area calculations to equal 100%.

3. Zoning and Land Use Comments

Site Plan Comments

Sheet 1.3

- 3A. The grouping of 5 lots (two instances; see redlines) are double fronting and a minor adjustment request will be required (administrative). Please request the adjustment in your next submission to include justification and mitigation measures for the requested listed in the letter of introduction and site plan cover sheet.
- 3B. FYI – the reverse corner side setbacks will apply to the lots shown in the redlines.

4. Access and Connectivity Issues

Site Plan Comments

Generally

- 4A. Label the width of the open space or tract area, typical on all sheets. The minimum width of the tract or open space area is 30-feet.

Sheet 1.3

- 4B. The lots proposed on Tennessee Place do not comply with the 2-turn rule (<https://aurora.municipal.codes/UDO/146-4.5.3.B>). They are no longer double fronted, but do not comply with the access and connectivity standard. Can Tennessee be extended to Trussville? Staff will also entertain a minor adjustment request for the 21 lots out of compliance. Similar to the above request, please list it on the letter of introduction and site plan cover sheet along with justification and mitigation measures.
- 4C. Even though the block called out in the redlines is less than 700-feet in width, the pedestrian connection should continue through to Shady Grove Street. This corridor will give direct access to the neighborhood park.

5. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

- 5A. Addressing comments have been resolved.

6. Environmental Issues (Dan Osoba / 303-739-7121 / dosoba@auroragov.org)

- 6A. The scanned copy of the signed avigation easement was received; however, the notary stamp is very faint and illegible. Please rescan the copy and send it in with your next review.



7. Landscape Issues (Tammy Cook / 954-684-0532 / tdcook@auroragov.org / Comments in teal, red text)

Cover Sheet-C1.0

- Make sure the sheet numbering is consistent throughout the plan set.
- The numbering should be cumulative.

Sheet-L0.0

- Only include the required landscape notes from the City's Landscape Manual.
- Make sure the sheet numbering is consistent throughout the plan set.
- The numbering should be cumulative.
- Provide labels for the streets in the key map.

Sheet-L0.1

- Make sure the sheet numbering is consistent throughout the plan set.
- The numbering should be cumulative.

Sheet L0.2

- Only include the required landscape notes from the City's Landscape Manual
- Have consistent sheet numbering in the entire plan set. The other sheets have sheet X of X. That type of numbering should be carried through.
- The total sheet count for the entire set should be noted.
- Remove the contractor notes from the Landscape Notes as the city does not review landscape construction drawings.

Sheet L0.2

- Tree Calipers shall be included in the Plant Schedule Not B&B Provide the percentage of sod to demonstrate that it does not exceed the maximum 33% for the site. Provide the square footage of the overall landscape area.
- Show the Planting Symbols on this sheet.
- Tree Heights shall be noted for Evergreen Trees.
- Calipers shall be noted for Ornamental trees
- Provide the square footage of the overall landscape area.
- 5 Gallon shall be noted for Perennials, Deciduous Shrubs, Evergreen Shrubs and Ornamental Grasses.

Sheet L0.3

- Please refer to this as Curbside Landscaping not Tree Lawn Planting.
- For Street Tree Requirement, please provide a lineal footage for each side of the roadway as a separate line item to demonstrate compliance. For example: E. Exposition Avenue North Side and South Side.
- Note where the buffers are less than 20' are provided at the property line a Street Frontage landscape buffer is required and should be noted with the requirements.
- Change the 1 Gallon Ornamental grasses to 5 Gallon.
- Include in requirements 1 tree per 4,000 SF
- Remove extra shrub reference from the table.
- Provide separate column for Ornamental Grasses to demonstrate that they do not exceed 40% of the total required shrubs.
- Also include shrubs required 10 shrubs per 4,000 SF

Sheet L0.6



- Note that on Arterial and Collector Roadways a 18" X18" column is required every 60 feet.

Sheet L0.8

- Revise ornamental grasses to 5 Gallon not 1 Gallon.
- Include maximum sod square footage -not to exceed 33%.

Sheet L0.9

- Revise ornamental grasses to 5 Gallon not 1 Gallon.
- Include maximum sod square footage -not to exceed 33%.

Sheet L0.10

- Revise ornamental grasses to 5 Gallon not 1 Gallon.
- Include maximum sod square footage -not to exceed 33%.

Sheet L0.10

- Note if the landscape buffer width is less than 20 feet a Street Frontage landscape buffer shall be required.
- Label Landscape buffer width.
- Include 50' dimension to stop sign.
- Tree conflict with water/sewer connections.
- Tree conflict with water connection on S. Quantock Ct.

Sheet L1.1

- Shift this street tree south outside of the 50' dimension from the stop sign.
- Note that curbside landscaping shall be provided by School Site.

Sheet L1.2

- Note that a non-street perimeter buffer is required along this property line and must be included in this site plan submittal package.
- Provide adjustment to light pole in walkway.
- Provide required 8' clearance around the fire hydrant.
- Review locations of tree to water connections on S. Quantock Ct.
- Review locations of tree to water connections on S. Riverwood Street.
- Review location of tree to water connection.
- Review distance of tree to water connection on E. Ada Pl.

Sheet L1.3

- Review locations of tree to water connections on S. Scottsburg Ct.
- Review locations of tree to water connections on S. Robertsdale Ct.
- Note that curbside landscaping shall be provided by School Site

Sheet L1.5

- Review locations of tree to water connections on E. Ida Pl.
- Review locations of tree to water connections on E. Kentucky Pl.
- Show 50' dimension from stop sign.

Sheet L1.6



- Review locations of tree to water connections on E. Ford Pl

Sheet L1.7

- Note that curbside landscaping shall be provided by School Site.
- Review locations of tree to water connections on E. Kentucky Pl.
- Leave planting open for access at this location on S. Shady Grove St.
- Note if the landscape buffer width is less than 20 feet a Street Frontage landscape buffer shall be required.
- Review locations of tree to water connections on E. Ford Pl.
- Note 50' dimension to stop sign.
- Note if the landscape buffer width is less than 20 feet a Street Frontage landscape buffer shall be required.

Sheet L1.8

- Note 50' dimension to stop sign.
- Conflict with tree and sewer connection on S. Queensburg Ct.
- Conflict with trees and water connections E. Kentucky Pl.
- Provide curbside landscaping along this perimeter.
- Consider adding another street tree at this location on S. Queensburg Ct.
- Show 50' dimension to stop sign.
- Show Clear Sight Triangle
- A non-street perimeter buffer is required along this property line and must be included in this site plan submittal package.

Sheet L1.9

- Planting call-out in not visible.
- Conflict with street tree and water connection on S. Quantock Ct.
- Conflict with street tree and water connection on E. Tennessee PL.
- Provide tree and shrub planting for Tract L.
- Tree to be adjusted due to drainage easement requirements.
- Conflict with street tree and water connection on E. Tennessee Dr.
- Show 50' dimension to stop sign.

Sheet L1.10

- Conflict with street tree and water connection on S. Scottsburg Ct.
- Conflict with street tree and water connection on S. Robertsdale Ct.
- Tree conflict with drainage easement.
- Conflict with street tree and water connection on E. Tennessee Dr.

Sheet L1.11

- Conflict with street tree and sewer connection on E. Tennessee Pl.
- Please label buffer width. Note if the landscape buffer width is less than 20 feet a Street Frontage landscape buffer shall be required.
- Tree conflict with drainage easement shift tree south.
- Two locations on plant to show clearance around fire hydrant.
- Tree conflict with drainage easement.
- Show 50' dimension from stop sign.
- Note if the landscape buffer width is less than 20 feet a Street Frontage landscape buffer shall be required.

Sheet L1.12

- Show 8-foot clearance around fire hydrant.



- Provide 50' dimension to stop sign.
- Note if the landscape buffer width is less than 20 feet a Street Frontage landscape buffer shall be required.

Sheet L1.13

- Note if the landscape buffer width is less than 20 feet a Street Frontage landscape buffer shall be required.
- Provide 50' dimension to stop sign.
- Conflicts with street tree and water or sewer connection on E. Mississippi Dr.
- Provide 8-foot clearance around fire hydrant.

Sheet L1.14

- Show 8-foot clearance around fire hydrant.
- Label clear visibility triangle. Ensure plant material is no more than 26" height
- Label buffer width and note if the landscape buffer width is less than 20 feet a Street Frontage landscape buffer shall be required.

Sheet L2.0

Remove construction notes from plan set as the city does not review construction drawings.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

Final Plat Comments

- 8A. Drainage easements for ponds need to extend to the ROW at the maintenance access or provide an access easement from the drainage easement to the ROW, typical.

Site Plan Comments

Sheet 1.0

- 8B. The Site Plan will not be approved by public works until the preliminary drainage letter/report is approved.

Sheet 2.1

- 8C. Maintenance access needs to be a minimum of 8' wide with 2' recovery zone on each side. The centerline radius is required to be 50' minimum or the access shall be widened.

Sheet 3.1

- 8D. Label the slope in the swale, minimum 2% or provide a concrete pan.
8E. The minimum slope in the bottom of the pond is 2%.

Sheet 3.2

- 8F. The minimum slope in the bottom of the pond is 2%.

Sheet 3.4

- 8G. The minimum slope in the bottom of the pond is 2%.

Sheet 3.5

- 8H. The minimum slope in the bottom of the pond is 2%.
8I. Label slopes in tracts. The minimum slope in all non-paved areas is 2%.

Sheet 3.8

- 8J. Label slopes in tracts. The minimum slope in all non-paved areas is 2%.



Sheet 3.9

8K. Label slopes in tracts. The minimum slope in all non-paved areas is 2%.

7. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

Traffic Impact Report Comments

- 7A. For future reference movement, approach and total intersection LOS and delay should be provided for all signalized intersections.
- 7B. No Table 9.
- 7C. The applicant is the same as Harmony Phase 5? Make it consistent, typical.
- 7D. Add 2024 total site traffic graphic.
- 7E. ADT is not consistent with peak hour traffic.
- 7F. Add relevant pages from NEATS i.e. 2040 traffic volumes.

PIP Amended Sheets Comments

7G. The TIS shows a Stop sign controlled intersection. See the locations shown on the redlines.

Site Plan Comments

Sheet 2.0

7H. Previous comment not addressed: label all accesses as full movement, right-in/right-out, etc.

Sheet 2.1

7I. The mail kiosk cannot be located within intersection sight triangles, within intersection areas, and within 30' from a downstream stop sign, typical.

Sheet 2.4

- 7J. Move the ramps and provide edge to edge alignment.
- 7K. Add a pedestrian ramp.

Sheet 2.5

- 7L. Remove the ramps shown.
- 7M. Align the path with the pedestrian ramp.
- 7N. Shift the ramp to align with the receiving ramp.
- 7O. Align the pedestrian ramp with edge to edge alignment per the redlines.
- 7P. Show the pedestrian ramp.
- 7Q. Add the pedestrian ramps to the locations shown on the redlines.

Sheet 2.6

- 7R. Show the receiving ramps per the redlines.
- 7S. Remove the pedestrian ramp.

Sheet 2.7

- 7T. Add pedestrian ramps with edge to edge alignment. There are several locations, please see the redlines.
- 7U. The kiosk is in the sight triangle, relocate it.
- 7V. Delete the ramp.

Sheet 2.8

- 7W. Add pedestrian ramps.
- 7X. Remove the pedestrian ramp.
- 7Y. Add a pedestrian ramp, move the ramp to provide edge to edge alignment and move the inlet.
- 7Z. Show the receiving ramps.



Sheet 2.9

- 7AA. Move the west side ramp opposite one of the east side ramps with edge to edge alignment. Remove the east side ramp that does not have a receiving west side ramp. See the redlines for details.
- 7BB. Show the pedestrian ramp.

Landscape Plan Comments

Sheet L1.1

- 7CC. Move or remove the tree to provide a minimum 50' spacing from the stop sign. Verify/update for all intersections.

8. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

Site Plan Comments

Sheet 1.0

- 8A. Remove the construction type.
- 8B. The information must be consistent.

Sheet 2.2

- 8C. Provide a mail kiosk at the location shown on the redlines; the mail kiosk must have access (curb ramps) from the street and interior sidewalk. A curb ramp will be needed from the adjacent street and leading up to the mail kiosk, typical.
- 8D. Move the mail kiosk to sheet 2.5 location per the redlines.

Sheet 2.4

- 8E. Provide a mail kiosk at the location shown on the redlines; the mail kiosk must have access (curb ramps) from the street and interior sidewalk. A curb ramp will be needed from the adjacent street and leading up to the mail kiosk, typical.

Sheet 2.5

- 8F. Provide a mail kiosk at the location shown on the redlines; the mail kiosk must have access (curb ramps) from the street and interior sidewalk. A curb ramp will be needed from the adjacent street and leading up to the mail kiosk, typical.

Sheet 2.8

- 8G. Provide a mail kiosk at one of the locations shown on the redlines; the mail kiosk must have access (curb ramps) from the street and interior sidewalk. A curb ramp will be needed from the adjacent street and leading up to the mail kiosk, typical.

Sheet 2.9

- 8H. Move the mail kiosk to the location shown on sheet 2.8.

9. Aurora Water (Daniel Pershing / 303-326-7646 / ddpershi@auroragov.org / Comments in red)

Utility Conformance Letter

- 9A. Please elaborate more on the change being proposed. Provide reasoning and specifics to how the change may or may not affect the existing MUS.
- 9B. Please reference 101 gpd/capita as stated in Aurora Water Standards.
- 9C. Please revise the population column to 2.77 and update the remainder of table 2.
- 9D. Provide gross acreage for commercial use.
- 9E. Include I&I in calculations.
- 9F. Highlight the portion of the exhibit that this amendment is covering. See the comment on several sheets.



- 9G. Include channel diagrams showing the updated d/D for design points referenced in the routing diagram.

Site Plan Comments

Sheet 4.0

- 9H. Please coordinate the sampling station location for this site with Aurora Water. Email ddpershi@auroragov.org to start the process.
- 9I. No more than 12 units can be served off a dead end feed for water. Please revise.
- 9J. Regional improvements are anticipated in Powhatan. Coordinate the timing of these improvements with Aurora Water.
- 9K. Dimension the typical 10' separation between water and sanitary.

10. Parks Recreation and Open Space (Curtis Bish / 303-739-7131 / cbish@auroragov.org)

Subdivision Plat Comments

- 10A. The park is still not platted as its own tract. Subdivide per the redlines?

Landscape Plan Comments

Sheet L2.4

- 10B. Is this shade sail being proposed within a park? I do not see it anywhere on the landscape plan sheets.

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

Site Plan and Plat Comments

- 11A. See the red line comments on the plat and site plan. The configurations of the Lots and Blocks will change because of the combining of the Blocks into larger units to include more Lots. Send in the separate documents listed on the first page of the plat. Make sure the Lot and Block designations match between the plat and the site plan. Lot 1, Block 14 (current configuration) needs to have direct Access to the street R.O.W., dedicate an Access easement on the plat to accommodate this situation.
- 11B. The Lots and Blocks change is a major change and will impact most of the plat and site plan area. This will reduce the number of Blocks and increase the number of Lots per Block as a result. The main reason is the misconception that Tracts separate the Block designation, to wit only the Street R.O.W.'s are the true separators between the Blocks.

12. Revenue (Diana Porter / 303-739-7395 / dporter@auroragov.org)

- 12A. Storm Drain Development Fee due: $125.675/\text{acres} \times \$1,242.00 = \$156,088.35$
Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

13. Public Art (Roberta Bloom / 303-739-6747 / rbloom@auroragov.org)

Master Plan – Amended Sheets Comments

- 13A. Continue to coordinate with Roberta Bloom on the Public Art Plan.