

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



April 21, 2023

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

Re: Second 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 second submission, which we started to process on March 31, 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 May 8, 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\1925-14rev2



Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Two outside agency referral comments were received from Xcel Energy and CDOT. Please include a response to those comments with your second submission.

2. Completeness and Clarity of the Application

Avigation Easement

- 2A. Execute this easement and resubmit in your next review. Staff will route for recordation ahead of the plat.

Site Plan Comments

Sheet 1

- 2B. For clarity on the acreage, please indicate the line items under the item they overlap with. For example: open space area is part of the tract area. It would be difficult for someone reviewing the plans in the future to discern the areas that count towards the total property acreage.
- 2C. Repeat comment: add percentages to the acreages.

3. Zoning and Subdivision Comments

Site Plan Comments

Sheet 1

- 3A. The Planning Department has interpreted that all townhomes do not count as small lots. Please revise the exclusion in this line item and modify the small lot percentage if needed.
- 3B. Change to Standard and remove the superscript 1.

Sheet 11

- 3C. Please label the distance from the lot line to the drainage and utility easement.

Landscape Plan Comments

Sheet 28

- 3D. Apologies that this was missed on the first review. If trees are to be located in green court areas, they should be canopy trees to maximize the open green space.
- 3E. Consider adding amenities in the green space such as benches, tables, etc. on the perimeter of the green court. Centralized green space should remain open.

4. Streets and Pedestrian Comments

Site Plan Comments

Sheet 5

- 4A. Provide a street section for the loop lane for clarity.

5. Parking Comments

Site Plan Comments

Sheet 1

- 5A. Add the 7 additional spaces for loop lane dwellings here as well.
- 5B. Include bicycle parking spaces as provided (none are required, but they are highly encouraged).

6. Urban Design Comments

Landscape Plan Comments

Sheet 30

- 6A. Considering this tract does not (and should not) have a pedestrian path to count as a block separation, consider adding a bench, table, etc. in the front near the sidewalk.



7. Signage & Lighting Comments

- 7A. Signage & Lighting comments have been addressed.

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

Infrastructure Site Plan Comments

Sheet 6

- 8A. **Repeat comment:** Identify who will be providing the planting and irrigation for the median.

Landscape Plan Comments

Sheet 9

- 8B. For all of the typicals, show the water and sewer connections, the front and back setbacks. Dimension lot length and width. Dimension and label the utility easements.

Sheet 12

- 8C. Sod is not allowed in front yards.

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

- 9A. Addressing comments have been addressed.

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

Please cloud what is being changed or clearly indicate in another way. This PIP amendment looks largely the same as the other master plan amendment under review.

Site Plan Comments

Sheet 2

- 10B. Please add the following note:
"The Infrastructure Site Plan (ISP) and civil plans for the associated infrastructure must be approved prior to the issuance of building permits. Construction shown on the civil plans for the ISP for associated infrastructure must be initially accepted by the City prior to the issuance of Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (C) per the approved Public Improvement Plan."

Sheet 5

- 10C. This does not match any of the standard COA street sections. City Engineer approval is required.

Sheet 9

- 10D. Typical all site plan sheets, street lights are required along public streets. Show the location of the lights on the site plan sheets.

Sheet 10

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

Sheet 13

- 10F. Is there a fire lane easement here? If so, please label the width and inside and outside radii.

Sheet 14

- 10G. The minimum radius for a one-way couplet with one lane is 425'.



Sheet 17

- 10H. Is this sidewalk being proposed with a different site plan? Please include the case number if so. As of April 3, 2023, aerial imagery does not show this sidewalk as existing.

Sheet 20

- 10I. Provide longitudinal slopes in the alleys, typical.

Sheet 21

- 10J. Label the grades approaching the ROW.
10K. Curb ramps are required at curb returns.

Sheet 39

- 10L. Per the PIP, the required street improvements for Trussville, 6th, and Powhatan are required to be initially accepted prior to the issuance of the first CO.

Subdivision Plat Comments

- 10M. End the access easement at the drainage easement.

Infrastructure Site Plan Comments

Sheet 2

- 10N. Streetlights are required along the public streets. Show the locations on this ISP. Please add the following note:
"Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."

Identify the fixture type and pole height/type in conformance with the pre-approved fixture list.
10O. What is happening here?

Sheet 3

- 10P. A sidewalk easement is not applicable for a private sidewalk. Please remove for this portion of sidewalk.
10Q. Is this arrow for this FL-FL dimension pointing to the right location?

Sheet 4

- 10R. This note is confusing. It seems to indicate that the sidewalk will be included with CSP6? Please clarify what the purpose of this note is.

Sheet 6

- 10S. The ramps should align.

Sheet 7

- 10T. Label these walks as private. No sidewalk easement is necessary for the private walks. The comment response mentions that this was completed but I don't see the label.
10U. Check where the easement linework is or check where the leaders are pointing.

Sheet 10

- 10V. End the access easement at the drainage easement.

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

Traffic Impact Study

- 11A. Not clear on the graphic which roads will be constructed in 2024. Please update.



- 11B. Still no indication why 2040 lane configs at 6th and Powhaton & Ellsworth are not showing the same configs per the MTIS.
- 11C. Dual lefts shown in MTS.
- 11D. Separate lefts shown in MTIS.
- 11E. Again, this item is not matching MTIS.

Site Plan comments

Sheet 14

- 11F. The sign location/alignment does not make sense.

Landscape Plan Comments

Sheets 18, 21, 24, 27, 28, & 30

- 11G. Label all the stop signs as called out on the redlines.

Infrastructure Site Plan Comments

Sheet 1

- 11H. Comments on TIS may impact lane configurations at intersections. Lane configurations shown in the current version of TIS do not match master TIS.

Sheet 3

- 11I. Stripe as one northbound left-turn in the interim condition before the intersection is signalized.

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

Subdivision Plat Comments

- 12A. C52 must be at least 52' since it is both an inside and outside turning radius.
- 12B. C239 must be at least 29' since it is an inside turning radius.
- 12C. C205 must be at least 29' since it is an inside turning radius.

Site Plan Comments

Sheet 1

- 12D. Provide height of buildings to eaves.

Sheet 2

- 12E. Fill out the implementation plan table.

Sheet 5

- 12F. Will the looped lane have a street name?

Sheet 6

- 12G. Provide this detail and show the appropriate signs at the appropriate locations based on notes, typical.

Sheet 11

- 12H. Existing or proposed? There are multiple instances of this comment on this sheet.

Sheet 12

- 12I. Remove this hydrant.

Sheet 14

- 12J. Existing or proposed? There are multiple instances of this comment on this sheet.



Sheet 17

- 12K. Existing or proposed?

Sheet 18

- 12L. Show that accessible routes and Fire Lane Easements are in compliance with grading requirements on applicable sheets.

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

Site Plan Comments

Sheet 26

- 13A. Sanitary outfall proposed with MUS for PA-88.
13B. This does not match the proposed routing and loading shown on the MUS. Please ensure planning area loading/POC matches what is shown in the MUS.
13C. Please add a sampling station to this site. Ensure sampling station:
-Is not within the front yard of a residence
-Is accessible to City Staff
-Is adjacent to a Hydrant
13D. Please ensure all meters have:
-2 ft separation from hardscape (including curb ramps)
-5 ft separation from hydrant and light poles
-5 ft separation from side lot lines

See circled areas where criteria appear to not be met.

Sheet 30

- 13E. Dimension minimum 10 ft separation between services.

Sheet 32

- 13F. Please ensure these meters are located in a landscaped area.
13G. Dimension width of tract.
13H. Please revise the service scenario for this block for meter and service in the front and sanitary service in the back. This will allow meters to be placed in landscape and adequate width for the alley.
13I. Label easement.

Sheet 35 & 38

- 13J. Please revise the service scenario for this block for meter and service in the front and sanitary service in the back. This will allow meters to be placed in landscape and adequate width for the alley.

Infrastructure Site Plan Comments

Sheet 1

- 13K. 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. Rather than making new connections for the hydrants, please see if 6" stubs can be provided for connection. Email dbedford@auroragov.org for additional information on this project.
13L. The site plan will not be approved by public works until the preliminary drainage report is approved.
13M. 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.

Sheet 2

- 13N. 60" Please revise.
13O. Waterline is not to be installed as a part of this project as this is a CIP project. Please revise.



Sheet 3

- 13P. Label sizing of the sanitary in conformance with the MUS.
- 13Q. Dimension 10 ft min separation between sanitary and water. Additional separation may be required as both mains are defined as critical infrastructure.
- 13R. Current proposal of two adjacent 90-degree manholes will cause H2s concerns for 24" piping. Can alignment be adjusted to minimize the H2S concern?

Sheet 4

- 13S. Please clarify where utilities are capped for future connection from the site plan.

Sheet 8

- 13T. Show/label the 100-year WSEL in the ponds.
- 13U. Add slope label to the pond sides (max 4:1) and to the bottom of the pond (minimum 2%).

MUR Amendment Comments

- 13V. Cottonwood is not included in this Appx. Please revise to include Cottonwood calcs as well.
- 13W. The 30" main extension will begin at 1st and Powhaton and extent north to 6th and Powhaton then go east along 6th to Trussville then continue north, This is not a temporary waterline.
- 13X. There is no mention of a temporary service scenario to the south in the Parklands MUS. A 60" waterline is to be installed by either Parklands or Harmony depending on timing and needs of each development. Please revise.
- 13Y. Shift subheading to the next page.
- 13Z. Please revise to City Engineer.
- 13AA. Unit count was updated but flow information did not increase, Please revise flow calcs to reflect 580 units proposed from Parklands.
- 13BB. Parklands is showing 500 gpm (720,000gpd).
- 13CC. Where is this flow coming from as it is not provided in the Parklands MUS?
- 13DD. Include and label Design point for Cottonwood Flows. Cottonwood says flow will ultimately end up in 6th Ave.
- 13EE. Existing main is 24". Please revise.
- 13FF. Cottonwood Creek MUS is showing 24" sizing through the Harmony Development.
- 13GG. Please include Cottonwood in this Appx as well.

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

- 14A. PROS comments have been resolved.

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

Site Plan Comments

Sheet 1

- 15A. Add property description per COA 2022 Site Plan Checklist
Legal Description (place on 1st sheet of set):
 - 1. This should be a metes and bounds format for large areas with multiple lots and blocks. It should also reference the subdivision plat name (if a new subdivision plat is being submitted with the site plan). For small sites with just a single lot, use the lot, block, subdivision plat name, and filing number information as your legal description.

Sheet 4

- 15B. Differentiate between the U.E. and G.E.



Sheet 5

- 15C. Add recording information for existing ROW (Typical).
- 15D. Add Line & Curve Table? (Typical).
- 15E. Tract M?
- 15F. Label Easements?
- 15G. Tract N?
- 15H. Tract W?
- 15I. Lot 1, Block 1
APS P-8 at Harmony Subdivision Filing No. 1
Reception No. D9077963
- 15J. ROW Width & Recording Information.
- 15K. Reception No. D8027840.
- 15L. Tract A
Harmony Subdivision Filing No. 1 Reception No. D7146217.
- 15M. ROW Varies
Reception No. D9077963.
- 15N. Label Block #'s (Typical).

Sheet 6

- 15O. UNPLATTED?
- 15P. Label Easements? (Typical).
- 15Q. Define which is what?

Sheet 7

- 15R. UNPLATTED?
- 15S. Label easements? (Typical).
- 15T. Reception No.?

Sheet 8

- 15U. UNPLATTED?
- 15V. Define which is what?
- 15W. Label Easement.

Sheet 9

- 15X. 13' S.W.E.?
- 15Y. Define which is what
- 15Z. Label Easements (Typical).
- 15AA. Is there a need for a utility easement within the ROW?
- 15BB. MH conflicts with Road Center Line Control?

Sheet 10

- 15CC. Plat shows G.E.?
- 15DD. Label Easement.
- 15EE. Label ROW Width.
- 15FF. MH conflicts with Road Center Line Control?

Sheet 11

- 15GG. UNPLATTED.
- 15HH. Label Tract.
- 15II. Define which is what.
- 15JJ. Label Road Name & ROW Width.
- 15KK. Label Tract.



- 15LL. Lot # obscured.
- 15MM. Label Easements.
- 15NN. MH conflicts with Road Center Line Control?

Sheet 12

- 15OO. Label ROW Width & Recording Information for existing ROW.
- 15PP. Label Easement, there are several instances of this comment on this sheet.
- 15QQ. MH conflicts with Road Center Line Control?

Sheet 13

- 15RR. Private Access Drive?
- 15SS. Trim/Extend U.E. lines?
- 15TT. MH conflicts with Road Center Line Control?
- 15UU. Label Easement.

Sheet 14

- 15VV. MH conflicts with Road Center Line Control.
- 15WW. Overplotting.
- 15XX. Label Tract.

Sheet 15

- 15YY. MH conflicts with Road Center Line Control.
- 15ZZ. Label Easement.
- 15AAA. Reception No. D8027840?
- 15BBB. Tract A
Harmony Subdivision Filing No. 1
Reception No. D7146217.
- 15CCC. Label S.W.E.?

Sheet 16

- 15DDD. MH conflicts with Road Center Line Control.
- 15EEE. Lot 1, Block 1
APS P-8 At Harmony Subdivision
Filing No. 1
Reception No. D9077963.
- 15FFF. Existing 80' Public ROW
Reception No. D9077963.
- 15GGG. Label Easement, there are several instances of this comment on this sheet.

Sheet 17

- 15HHH. Label Easement.
- 15III. Lot 1, Block 1
APS P-8 At Harmony Subdivision
Filing No. 1
Reception No. D9077963.

Landscape Plan Comments

Sheet 7

- 15JJJ. Any fences within an easement may require a license agreement. Contact Grace Gray at ggray@auroragov.org for the license agreement concerns.

Subdivision Plat Comments

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



- 15LLL. Arapahoe County now requires a 3" x 7" rectangle (Typical).
- 15MMM. Provide certificate of taxes due showing all taxes have been paid in full (provided document states that it should not be used in place of a certificate of taxes due).
Provide most recent AES Board Monument Records for controlling aliquot section monuments.
Coordinate Road Center Line Control Monuments with Storm Manhole locations as many conflict with locations of shown control on the site plan.
- 15NNN. Text does not match what is shown graphically on the cap?
- 15OOO. 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.
- 15PPP. 30" Long?
- 15QQQ. Show controlling monuments for setting C 1/4 per AES Board Rule
1.6.E. Standards for Land Surveys
3. Procedural Techniques
a. Professional Land Surveyor Responsibility. The licensed professional land surveyor shall, under his personal direction, cause a survey to be executed, connecting all available monuments necessary for the boundary location as well as physical and parol evidence and coordinate the facts of such survey.
- 15RRR. C-W-E 1/64th.
- 15SSS. Bearing & Distance?
- 15TTT. Restore C-E-W 1/64th
AES Board Rule 1.6.E. Standards for Land Surveys
b. Surveys Shall Reference Corners. Surveys based on the United States Public Land Survey System shall be referenced to original or properly restored corners. ... Residential subdivision layouts shall conform to local subdivision ordinances (standards and regulations). Lot surveys within such subdivisions shall be referenced to existing corner monuments within the subdivision as necessary to verify the survey.
- 15UUU. Show controlling monuments for setting W 1/4 S9 per AES Board Rule
1.6.E. Standards for Land Surveys
3. Procedural Techniques
a. Professional Land Surveyor Responsibility. The licensed professional land surveyor shall, under his personal direction, cause a survey to be executed, connecting all available monuments necessary for the boundary location as well as physical and parol evidence and coordinate the facts of such survey.
- 15VVV. Remove this designation. After Platting this will no longer be know as the NW 1/4 of S9.
- 15WWW. Label Road Name?
- 15XXX. Label Tract M?
- 15YYY. Tract W?
- 15ZZZ. Tract T?
- 15AAAA. Label Easement?
- 15BBBB. Label B&D of 5' U.E.
- 15CCCC. Center Road Control Monument?
- 15DDDD. POWHATON_RD_&_6th_AVE_- _ISP.pdf
Shows a slope easement in this location?
- 15EEEE. Center Line control monuments? (Typical).
- 15FFFF. Show adjacent Roadway per COA 2022 Subdivision Plat Checklist.
- 15GGGG. Is there a need for the utility easement within Road ROW?



- 15HHHH. Label Road Names.
- 15IIII. Contact Andy Niquette decationproperty@auroragov.org for the easement concerns.
- 15JJJJ. Off site easement?
- 15KKKK. Differentiate between U.E. & G.E.

Infrastructure Site Plan Comments

- 15LLLL. Per COA 2022 Site Plan Checklist:
 - Legal Description (place on 1st sheet of set):
 1. This should be a metes and bounds format for large areas with multiple lots and blocks. It should also reference the subdivision plat name (if a new subdivision plat is being submitted with the site plan). For small sites with just a single lot, use the lot, block, subdivision plat name, and filing number information as your legal description.
- 15MMMM. Contact Andy Niquette decationproperty@auroragov.org for the easement concerns.
- 15NNNN. Label Bearings & Distances to Match Filing No. 16 Plat (Typical).
- 15OOOO. Label ROW Width & Recording Information.
- 15PPPP. UNPLATTED?
- 15QQQQ. Reception Number.
- 15RRRR. Tract I?
- 15SSSS. Tract K?
- 15TTTT. Will Easement be required in future ROW? Depending on timing?
- 15UUUU. Not shown on Filing 16 Plat?
- 15VVVV. Plat shows 13'?
- 15WWWW. Label Easements (Typical).
- 15XXXX. Tract A?
- 15YYYY. Tract D?
- 15ZZZZ. Tract F?
- 15AAAAA. Tract G?
- 15BBBBB. Will easement be required in Road ROW? Depending on timing?



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

April 17, 2023

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

Attn: Daniel Osoba

Re: Harmony 6 - 2nd referral, Case # DA-1925-14

Public Service Company of Colorado's Right of Way & Permits Referral Desk acknowledges the comment responses and requested changes made to the plat **Harmony 6**.

It seems that the utility easements within Lots 27-38 in Block 17 should be swapped so that the 6-foot gas easements are along drivable pavement.

The property owner/developer/contractor is reminded that 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
Office: 303-571-3306 – Email: Donna.L.George@xcelenergy.com



STATE OF COLORADO

Traffic & Safety

Region 1

2829 W. Howard Place

Denver, Colorado 80204

Project Name: **Harmony Development**

Print Date: 4/17/2023

Highway:
070

Mile Marker:
291.3

Traffic Comments:

It doesn't look like they updated the TIS based on the comments. I don't see a response to the comments to know there explanation.

Jason Igo 4/18/2023

I don't think it matters but the trips generated are all slightly off. It is less than 5 vehicles and is probably an error rounding but extra 10-20 vehicles should not really change the results.

Trip distribution is weird. It has 30% heading north on Powhatan Rd. in the short term. Where are they going to head too? That road ends at 26th and doesn't have an interchange to I-70. Will these trips impact CDOT roadways. It looks like it will impact E-470 interchange.

The masterplan TIS that was done in June it was requested to have Airpark looked at. There is no comments that were shared with CDOT addressing this comments or an updated TIS.

Jason Igo 1/30/2023

This TIS did not include Airpark interchange. This should be included in the analysis. It is projected to send almost 10,000 trips a day to the interchange with over 550 per the peak hour. This is a lot of additional traffic at the interchange.

Jason Igo 8/3/2022

Resident Engineer Comments:

No comments.

KMD_4_14_23

I have no comments for this revision.

KM_1/27/23

Permits Comments:



COLORADO
Department of Transportation

4-17-2023, We need a comment response letter addressing prior comments. We need to know if prior comments have been addressed before making new comments.

--Steve Loeffler, 4-17-2023