

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



December 19, 2019

Garrett Graham
PCS Group
200 Kalamath St
Denver, CO 80223

Re: Initial Submission Review – Harmony Community Center – Site Plan Amendment
Case Numbers: **2017-6047-02**

Mr. Graham:

Thank you for your initial submission, which we started to process on December 12, 2019. 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.

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 January 3, 2020.

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: James Spehalski, Melcor
Meg Allen, Neighborhood Liaison
Filed: K:\\$MA\2019 MAs\2017-6047-02 Harmony Community Center CSP 5\2017-6047-02rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The flag pole symbol should be 10.10, reflected on all applicable sheets (see Item 1).
- Remove the text and logo from the sign shown on sheet 22 (see Item 2).
- If trees are being removed, they will need to be replaced. Show on a plan the tree type and size that are being removed and where they will be relocated. Additionally, show all shrubs being removed and where they will be replaced (see Item 3).
- Walls greater than 30" require a railing or barrier (see Item 4).

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. The cover sheet must be the original signed cover sheet. The scanned and signed mylar will be sent with this review letter for your reference.
- 1B. The Flag Pole keynote has been updated on some pages, as 7.7, but not others. 7.7 is already in use, and for clarity purposes, it should not be re-used. Please change the flag pole keynote to 10.10 on all applicable sheets.
- 1C. The symbol for the flag pole on sheet 21 should be 10.10.

2. Signage Issues

- 2A. Please remove the text and logo from the signs shown on sheet 22. It should only indicate "Sign Area" in a dashed line. The text and logo will be on the sign permits.

3. Landscaping Issues (David Barrett / 303-739-7133 / wbarrett@auroragov.org / Comments in bright teal)

- 3A. If trees are being removed, they will need to be replaced. Show on a plan the tree type and size that are being removed and where they will be relocated. Additionally, show all shrubs being removed and where they will be replaced.
- 3B. Update the landscape tables on sheet 5.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 4A. Walls greater than 30-inches require a railing or barrier. This railing or barrier must be included on the Landscape Details sheet 18.



Right of Way & Permits

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

December 18, 2019

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

Attn: Daniel Osoba

Re: Research Plaza, Case # DA-1686-05

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a *potential conflict*** with the above captioned project. Public Service Company has existing electric transmission lines and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan, it is the responsibility of the property owner/developer/contractor to go to the website at www.xcelenergy.com/rightofway or email coloradorightofway@xcelenergy.com to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement.

Please be aware PSCo owns and operates existing natural gas and electric facilities within the subject property. Should the project require any new natural gas or electric service or modification to existing facilities, the property owner/developer/contractor must complete the application process via xcelenergy.com/InstallAndConnect.

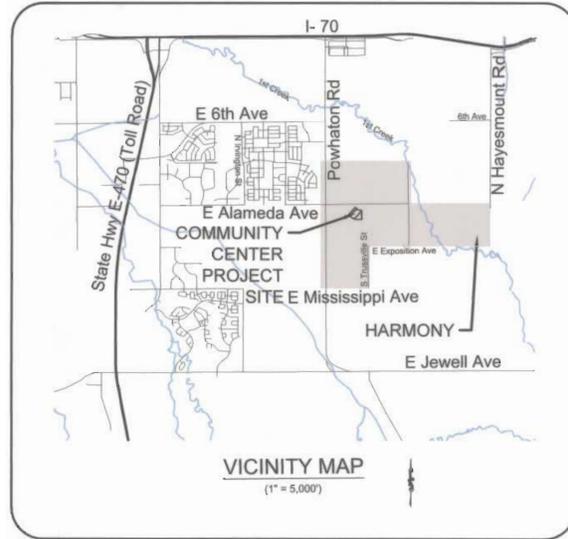
As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to any construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado / Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

HARMONY

CONTEXTUAL SITE PLAN 5 - COMMUNITY CENTER

A PART OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 4 SOUTH,
RANGE 65 WEST OF THE 6th P.M., CITY OF AURORA, COUNTY OF
ARAPAHOE, STATE OF COLORADO



VICINITY MAP
(1" = 5,000')

LEGAL DESCRIPTION

LOT 1, BLOCK 4, HARMONY SUBDIVISION FILING NO. 1
CONTAINING A CALCULATED AREA OF 261,590 SQUARE FEET OR 6.005 ACRES, MORE OR LESS

LAND DATA	
DATA:	F.1 - LOT 1 BLOCK 4
FDP PLANNING AREA	PA-19
LAND AREA WITHIN PROPERTY LIMITS	6.005 AC
NUMBER OF UNITS PROPOSED	1
NUMBER OF BUILDINGS	4
NUMBER OF STORIES	1
MAXIMUM HEIGHT OF BUILDINGS	25'-4"
GROSS FLOOR AREA	PHASE 1 - 2,892 SF PHASE 2 - 8,990 SF
TOTAL BUILDING COVERAGE	N/A
HARD SURFACE AREA	2.18 AC
LANDSCAPE AREA	3.93 AC
PHASED NATIVE GRASS AREA	N/A
PRESENT ZONING CLASSIFICATION	NE PLAINS, NEP-MRES
PROPOSED USES	RECREATIONAL
PERMITTED MAX. SIGN AREA	SF
PROPOSED SIGN TYPE AND SF	TYPE: CMU WITH STONE VENEER BASE (33SF) AND PAINTED METAL SIGN (23SF)
PARKING SPACES REQUIRED	OCCUPANCY - 236 BUILDING AND 272 POOL (COMMUNITY CENTER 1 SPACE PER 4 PERSONS) 272 OCCUPANCY/4 = 68.5 ACCESSIBLE
PARKING SPACES PROVIDED	122 GUEST SPACES 8 ACCESSIBLE SPACES 130 TOTAL SPACES

SITE DATA	
DATA:	F.1 - LOT 1 BLOCK 4
OCCUPANCY DESIGNATION	PHASE 1 - A-3 PHASE 2 - BUSINESS
TYPE OF CONSTRUCTION	V-B
SPRINKLER STATUS	SPRINKLERED

NOTES:

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE HARMONY FDP AND THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING-FIRE LANE."
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII-NUMBERING OF BUILDINGS.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THE MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT, AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- ALL STREET TRAFFIC SIGNS PROVIDED BY THE HARMONY DEVELOPMENT SHALL BE FURNISHED AND INSTALLED PER MUTCD STANDARDS.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. "NO PARKING" SIGNS, SIGN DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS. "SIGNAGE AND STRIPING" PACKAGE.
- NO CERTIFICATES OF OCCUPANCY SHALL BE ISSUED BY THE CITY OF AURORA FOR ANY STRUCTURES WITHIN CSP 1 BUILDER (HARMONY FILINGS 3-8) UNTIL CSP 1 METRO DISTRICT INFRASTRUCTURE IMPROVEMENTS ARE COMPLETE AND ACCEPTED BY THE CITY.
- ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 80% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
- THE 2015 INTERNATIONAL FIRE CODE (IFC), SECTION 510, REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC) AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNERS OR DEVELOPER'S EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	CONTEXT MAP
3	SITE PLAN
4	GRADING AND UTILITY PLAN
5	GENERAL NOTES
6	GENERAL NOTES
7	LANDSCAPE PLAN
8	LANDSCAPE PLAN
9	LANDSCAPE PLAN
10	LANDSCAPE PLAN
11	LANDSCAPE PLAN
12	LANDSCAPE PLAN
13	LANDSCAPE PLAN
14	LANDSCAPE PLAN
15	BUILDING ELEVATIONS
16	BUILDING ELEVATIONS
17	LANDSCAPE DETAILS
18	LANDSCAPE DETAILS
19	LANDSCAPE DETAILS
20	LANDSCAPE DETAILS
21	LANDSCAPE DETAILS
22	LANDSCAPE DETAILS
23	LANDSCAPE DETAILS
24	LANDSCAPE DETAILS
25	LANDSCAPE DETAILS
26	PHOTOMETRIC PLAN

OWNER'S SIGNATURES

Harmony
Contextual Site Plan

This Site Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefore, their successors and assigns. This plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction, location, use, occupancy and operation of all land and structures within this plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this plan may be permitted only upon approval of the City of Aurora.

In witness thereof, RYAN MOTT has caused these presents to be executed this 20th day of APRIL, AD, 2018.

By: [Signature] Corporate Seal
(Principals or Owners)

State of Colorado)ss
County of _____)

The foregoing instrument was acknowledged before me this 20th day of April, AD, 2018 by Ryan Mott (Principals or Owners)

Witness my hand and official seal

[Signature]
(Notary Public)



Notary Business Address:

My commission expires 3-20-19
Designe & Colleschop
1390 Lawrence St, Suite 100
Denver, CO 80202

CITY OF AURORA APPROVALS

City Attorney: [Signature] Date: 4/26/18
Planning Director: George Adams Date: 4-25-18
Planning Commission: N/A Date: N/A
(Chairperson)
City Council: N/A Date: N/A
(Mayor)
Attest: N/A Date: N/A
(City Clerk)

RECORDER'S SIGNATURES

Accepted for filing in the office of the Clerk and Recorder of _____, Colorado at _____ o'clock _____ M, this _____ day of _____ AD, _____
Clerk and Recorder: _____ Deputy: _____

AMENDMENTS

No.	Revisions	Date	Init.	Appr.	Date	SHEET NUMBER
6	6TH SUBMITTAL	04/20/18	TPC	JJJ	04/20/18	1
5	5TH SUBMITTAL	03/30/18	TPC	jjj	03/30/18	
4	4TH SUBMITTAL	02/23/18	TPC	JJJ	02/23/18	
3	3RD SUBMITTAL	01/19/18	TPC	JJJ	01/19/18	
2	2ND SUBMITTAL	12/12/17	TPC	JJJ	12/12/17	
1	1ST SUBMITTAL	09/08/17	PJR	JJJ	08/25/17	

APPLICANT:

MELCOR/TC AURORA, LLC
6930 E. CHAUNCEY LANE, SUITE 135
PHOENIX, AZ 85054
TEL: (480) 899-4687
CONTACT: RYAN MOTT

ARCHITECT:

WOODLEY ARCHITECTURAL GROUP INC.
731 SOUTHPARK DRIVE, SUITE B
LITTLETON, CO 80120
TEL: (303) 683-7231
CONTACT: JR LAMICQ

POOL DESIGN:

OHLSON LAVOIE COLLABORATIVE (OLC)
616 E. SPEER BLVD.
DENVER, CO 80203
TEL: (303) 623-5186
FAX: (303) 294-9440
CONTACT: ALDO CORONADO

PLANNER/ LANDSCAPE ARCHITECT:

DESIGN WORKSHOP
1390 LAWRENCE STREET #100
DENVER CO 80294
TEL: (720) 482-9526
FAX: (720) 482-9546
CONTACT: JIM MACRAE

SURVEYOR/ ENGINEER:

CVL CONSULTANTS OF COLORADO, INC.
10333 E. DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: (720) 482-9526
FAX: (720) 482-9546
CONTACT: JAMES JANNICKE



BENCH MARK
CITY OF AURORA BENCHMARK KNOWN AS 486508SE001 (OLD REFERENCE NAME: 23-045), BEING A 3" DIAMETER BRASS CAP STAMPED "C.O.A. BM. 23-45" ATOP THE NORTHEAST CONCRETE BASE OF THE TOWER FOR THE OVERHEAD TRANSMISSION LINES LOCATED ON THE WEST SIDE OF POWHATON ROAD IN THE VICINITY OF THE EAST-WEST CENTERLINE OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 65 WEST HAVING A PUBLISHED ELEVATION OF 5612.875' NAVD 88 DATUM.

BASIS OF BEARINGS
BEARINGS ARE BASED IN ACCORDANCE WITH THE CITY OF AURORA HORIZONTAL CONTROL NETWORK, UPON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING PUBLISHED TO BEAR NORTH 89°21'50" EAST, 2646.23 FEET (2646.24 FEET AS MEASURED) AND MONUMENTED AS SHOWN HEREON.