

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



Worth Discovering • [auroragov.org](http://auroragov.org)

January 16, 2024

Jerry Richmond  
Integrity Land Ventures, LLC  
7200 S Alton Way  
Centennial, CO 80112

**Re: Initial Submission Review – Harvest Crossing PA 2 - Site Plan, Master Plan Amendment, and Plat**  
Application Number: **DA-1786-04**  
Case Numbers: **2023-4025-00; 2023-3061-00; 2005-7007-04**

Dear Mr. Jerry Richmond:

Thank you for your initial submission, which we started to process on Monday, December 18, 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 Wednesday, February 7, 2024. Please email your case manager following the upload. 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.

Your estimated administrative decision date is tentatively set for Wednesday, March 20, 2024. Please remember that all abutter notices for the administrative decision must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility, and the lack of proper notification will cause the decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7259 or [amuca@auroragov.org](mailto:amuca@auroragov.org).

Sincerely,

Ariana Muca, PLA  
Planner II

cc: Allison Hibbs Plan West 767 Santa Fe Drive Denver, CO 80204  
Ariana Muca, Case Manager  
Jacob Cox, ODA  
Filed: K:\\$DA\DA 1786-04rev1.rtf



## First Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- A fee of \$39,525.82 is due ahead of second submission.
- Storm drain development fee due  $\$1,242 \times 36.737 = \$45,627.35$  at recordation.
- Greencourt standards and minimum lot widths (Planning).
- Previously sod was permitted in curbside areas that were 10' or wider in width. Sod is no longer permitted. Site plan will need to be updated to accommodate the change (Landscape).
- Several sections will need to be updated or revised to accommodate changes in the surrounding street network. A meeting with Public Works and Traffic is advised.
- Xcel comment attached.

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions, Comments and Concerns

- 1A. No further, comments.

#### 2. Completeness and Clarity of the Application

- 2A. Advisory comment: As the master plan finishes its final filings, be aware of the number of small lots provided and the requirements for master plan lot diversity.
- 2B. Please include the common areas' photometric plans and lighting details upon the second submission.
- 2C. Architectural elevations are required at site plan submission for single-family attached (townhome) products. Only single and two-family dwellings may submit for architectural review with building permit. Please include this information with the next submission.

#### *Cover Sheet*

1 of 27

- 2D. Please include a note on the site plan indicating the southern Jewell Avenue improvements coming in with Planning Area 2.
- 2E. Minor comment regarding the sheet index – please only have the sheet numbers.

#### *Site Plan*

5 of 27

- 2F. Please include and update the overall lot table.
- 2G. Include a dimension from each corner lot to the street curb for staff to review general setbacks.
- 2H. Please designate appropriate ADA parking in gathering areas such as the clubhouse or near a park.

#### *Line and Curve Data*

10 of 27

- 2I. As the site plan moves from design to permits, it is important to set up the project for success and have no denied plot plans in the future. Each plot must meet lot frontage and setback requirements (especially interior).
- 2J. All townhomes must have a minimum lot width of 18' for the interior and 20' for the exterior. Even the rear will need to meet this width to accommodate a 16' driveway/garage plus space between neighbors. Staff is concerned with C188 and C10.
- 2K. Duplexes will need a minimum lot width of 25' (small lot standards); currently, C54, C60, C61, C71, C97, and C116 conflict.

### 3. Architectural and Urban Design Issues

- 3A. No architecture was provided; therefore, no architectural review was provided under the first review.
- 3B. Single and two-family residential dwellings are considered Single-Family Detached buildings. Please revise references for duplex units to SFD not SFA.
- 3C. Please include a table of the lots in the overall Master Plan

	Large Lots	Standard Lots SFD	Small SFD	Small Duplexes	Greencourts	Townhomes	
--	------------	-------------------	-----------	----------------	-------------	-----------	--



	SFD		(front loaded)				
PA-4 & 3	15	125					140
PA-2				138	20	69	227
PA-5 (not approved)	66	271	98				435
Total	81	396	98	138	20	69	802

- 3D. All of the duplex units proposed are considered small lots as they do not meet the dimensional standards of Table 4.2-2. A front-loaded duplex would be a minimum of 3,200 sf as a standard lot. The duplexes provided will be considered small lots. The current number of small lots for the Harvest Ridge Master Plan is 32%. If PA-5 does not get recorded this number could be subject to change.
- 3E. Street frontage townhomes are not considered small lots and were not considered in the counts above.
- 3F. Please review the setbacks outlined in the table below. The site plan will need to be adjusted to accommodate these UDO standards.

Setbacks see Section 146-4.2 of the UDO For Standard Lot Developments				
	Front	Side	Rear	Square Footage Min
Front Loaded Duplex	20'	5' for Interior 10' Local Road 20' For non-residential or collector	15'	3,200 sf.

Setbacks see Section 146-4.2 of the UDO For Small Lot Developments				
	Front	Side	Rear	Square Footage Min
Front Loaded Duplex	House = 10' and Garage – 18'	5'	10'	3,200 sf.
Alternate Loaded Duplex	House = 10' and Porch – 5'	5'	3'	1250 sf.
Single Family Attached	House = 10' and Porch – 5'	10' for end units	3'	End units: 1,380  Interior units: 1,250 sf.

#### 4. Greencourts, and Private Open Space

- 4A. Private open space is required for the front-loaded small lot duplexes (<https://aurora.municipal.codes/UDO/146-4.2.3.A.5.a>) and is best displayed in a lot diagram format. Small private outdoor space can be provided by a rear yard, a porch or a patio as examples. The minimum of this space must be 180 sf and a minimum length and width of 10 feet. Demonstrate the location of these areas on the lot typical.
- 4B. Greencourt townhomes are considered small lots as they do not have street frontage.
- 4C. Advisory Comment: South of Jewell Avenue off of Alley B are four duplexes that face a greencourt. The greencourt is an appropriate size, but the parking to the south is a concern for staff. This parking is located very close to the duplexes and would potentially create a noise and light nuisance. Staff encourages these parking spaces to be removed.
- 4D. Furthermore an adjustment will be required for Alley B four duplexes, per code section 146-4.2.3.C.1.b.vii, *each Green Court Dwelling development shall have direct frontage on and pedestrian access to a street that includes on-street parking and sidewalks on both sides.* Jewell Ave does not have on-street parking, nor is it proposed for the future.
- 4E. On the site's northeast corner is a set of 5 greencourts facing a pond. The size of the greencourt from the lot to the pond wall is less than 30'. *A standard Green Court open space must have a minimum width of 30 feet or the*



*height of the tallest residential building facing the Green Court open space, whichever is greater.* This green court will need to be expanded and programmed. Green courts require at least 50 percent of the Green Court open space area shall be landscaped and shall be designed to accommodate foot traffic and play areas. The northeast area is showing a bit of grade, and strategic programming will be very influential to the design.

- 4F. All Green Court Dwellings shall have front entry features (porches or stoops) fronting on a Green Court open space or a street. If porches are provided to meet this requirement, they shall be a minimum 45 square feet in area and a minimum of five feet wide in the narrowest porch dimension. This can be shown in the typical lot or as a note on the typical lot diagrams.

**5. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright red)**

*General Comment:*

- 5A. The small tracts as noted on the landscape plan sheets are not permitted to have sod in accordance with the non-functional turf ordinance sponsored by Aurora Water and passed by City Council in October of 2022. Tract landscaping shall be provided at ratio of one tree and ten shrubs per 4,000sf.

*Site Plan*

*Sheet 1*

- 5B. Only have sheet numbers not. With additional information, it makes it more difficult to do changes when sheets are added or modified due to amendments.

*Site Plan*

*Sheet 3*

- 5C. Flip the typical lot layouts so that either all the alleys are at the top or the bottom. Have them oriented the same direction.

*Site Plan*

*Sheet 15*

- 5D. As noted on Sheet 1, just have sheet numbers and not L.01, L.02 etc.
- 5E. According to the grading plan, there is an existing "Temporary Pond T" in this location that is being resized as a permanent pond for this filing. If this is correct, then the ultimate build out should be included as one of the landscape plan sheets and the required detention pond landscaping provided as this will not be included as part of another site plan submittal. See snippet this sheet.
- 5F. Update the sheet numbers listed on the overall plan layout.

*Site Plan*

*Sheet 16*

- 5G. Update the Key Map on all the landscape plan sheets to only include the sheet numbers.
- 5H. Update the matchline text to only include the sheet numbers.
- 5I. Add the line type for the fence to the legend.
- 5J. Make sure the line types on the plan and the line type shown in the legend match.

*Site Plan*

*Sheet 18*

- 5K. Previously sod was permitted in curbside areas that were 10' or wider in width. Sod is no longer permitted. Check with Aurora Water if they will allow RTF. Only a xeric grass species requiring less than 15" of annual irrigation is permitted. Native seed, shrubs or a combination of the two may be used if RTF is not permitted. Also, spray and rotor irrigation is only permitted temporarily as an above-ground system for establishment and must be removed.

*Site Plan*

*Sheet 19*

- 5L. Label the detention pond B and the tract as G.
- 5M. Include the 100-year water surface elevation.
- 5N. Label the retaining wall.

*Site Plan*

*Sheet 20*

- 5O. Why are both utilities being provided from the street? There appears to be a sanitary sewer line in the alley



behind these lots that these lots along Jackson Gap Way could connect to. This is being done throughout this development. If the sewer connection is moved to the alley, then street trees would be possible along this stretch of the road.

- 5P. Provide the missing plant labels.

*Site Plan*

*Sheet 24*

- 5Q. Include a tract landscape table. An example is provided. Include a Site Plan similar to the one on this sheet that delineates/labels/identifies the tracts.
- 5R. Add the following note: "Matching landscape designs shall be no closer than every 3rd lot or directly across the street from each other. Matching shall mean layout with 50% or more of the same plant material".
- 5S. Provide lot typicals for each of the townhome lot types as well as a lot typical for the I and C Duplex Lot types. See examples provided.
- 5T. Make sure to include the proposed utilities and easements whether the utilities are coming from the street or alley.
- 5U. The purpose behind the lot typicals is to ensure that the proposed landscaping as noted above for the duplex lots and the townhome product will actually work given the constraints of utilities, setbacks, easements and fences. While the product types are not known, the setbacks are and what is left after the setbacks are provided would be the area for landscaping less any utility easements.

*Site Plan*

*Sheet 25*

- 5V. The font for the Plant Schedule is too small. It should be the same font size as the Landscape Notes.
- 5W. For the curbside landscape areas where this is being proposed, check with Aurora Water, Tim York whether the RTF grass type will be permitted. Tim's contact information: [tyork@auroragov.org](mailto:tyork@auroragov.org) or (303) 326-8819.
- 5X. Enlarge the Landscape Tabulations table. The font is too small.
- 5Y. Make corrections to the table as noted.
- 5Z. Any ornamental grasses being used in the curbside landscape should be five gallon at time of installation per the UDO.

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

### **6. Addressing** (Phil Turner / 303-739-7271 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

- 6A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:
- Parcels
  - Street lines
  - Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org)

### **7. Civil Engineering** (Kendra Hanagami / (303) 739-7295 / [khanagam@auroragov.org](mailto:khanagam@auroragov.org))

*Pip*

*1 of 2*

- 7A. Add section for Harvest Road south of Jewell to Road A.
- 7B. As of 1/8/24, we could not find a submitted ISP for Jewell Avenue improvements adjacent to this site. Public Works supports the holistic ISP for Jewell Avenue. But if it is not submitted, this site plan is expected to show the interim and ultimate conditions and necessary transitions for Jewell Avenue. What is the anticipated time line for the Jewell Avenue ISP submittal? *Please work with your project manager and case manager to have a meeting with Public Works to discuss this comment.*



- 7C. Please add rev cloud as indicated on the PIP pdf.
- 7D. Entire eastern ROW of Harvest Road needs to be shifted east (along with detention pond), per December 9, 2023, email.
- 7E. Ensure that all street sections (including potential interim swale) match those in the Foundry Site plan and master plan sheet set, and that the Kewaunee Street sections have been coordinated and are consistent, typ. ALL. The snipped section from the Foundry Site plan and masterplan are shown below.

#### *Site Plan*

*1 of 27*

- 7F. Adjacent project to the east references interim improvements that will be completed with Harvest Crossing Filing No. 2 - if it is intended to be completed with this project, please add a note that states that improvements to be completed with Filing No. 2 will be completed with this project (i.e. interim swale on section snip on page 3).
- 7G. As of 1/8/24, we could not find a submitted ISP for Jewell Avenue improvements adjacent to this site. Public Works supports the holistic ISP for Jewell Avenue. But if it is not submitted, this site plan is expected to show the interim and ultimate conditions and necessary transitions for Jewell Avenue. What is the anticipated time line for the Jewell Avenue ISP submittal?

#### *Sections*

*3 of 27*

- 7H. Also, on the Foundry Site plan, there is a separate 70' wide section for Kewaunee street from E Asbury Place (Road A) to E Warren Ave (which is south of E Pacific Ave). Please add a section if it is intended to be consistent with the Foundry Site and Master Plan.
- 7I. Please reference From Foundry Site Plan (RSN: 1716246) on indicated sections.
- 7J. Adjacent project to the east references interim improvements that will be completed with Harvest Crossing Filing No. 2 - if it is intended to be completed with this project, please add a note that states that improvements to be completed with Filing No. 2 will be completed with this project (i.e. interim swale on section snip on page 3).
- 7K. Ensure that all street sections (including potential interim swale) match those in the Foundry Site plan and master plan sheet set, and that the Kewaunee Street sections have been coordinated and are consistent, typ. ALL. The snipped section from the Foundry Site plan and masterplan are shown below.
- 7L. As of 1/8/24, we could not find a submitted ISP for Jewell Avenue improvements adjacent to this site. Public Works supports the holistic ISP for Jewell Avenue. But if it is not submitted, this site plan is expected to show the interim and ultimate conditions and necessary transitions for Jewell Avenue. What is the anticipated time line for the Jewell Avenue ISP submittal?
- 7M. Per other planning documents, this should be 13' for a raised median.
- 7N. Please ensure conformance with adjacent masterplans/site plans. This should be 72'.

#### *Site Plan*

*4 of 27*

- 7O. As of 1/8/24, we could not find a submitted ISP for Jewell Avenue improvements adjacent to this site. Public Works supports the holistic ISP for Jewell Avenue. But if it is not submitted, this site plan is expected to show the interim and ultimate conditions and necessary transitions for Jewell Avenue. What is the anticipated time line for the Jewell Avenue ISP submittal?
- 7P. Please update all labels with approved street names, typ. all.
- 7Q. The Foundry Site plan has a different section for this part of Kewaunee Street (north of Road A) versus Kewaunee Street south of Road A. Please update your typical sections and plan view to match or update the foundry site and masterplans. (typ All).
- 7R. ROW for this section needs to match the traffic needs. Entire eastern ROW of Harvest Road needs to be shifted east (along with detention pond), per December 9, 2023, email.

#### *Site Plan*

*5 of 27*

- 7S. Please update all labels with approved street names, typ. all.





- 7T. ROW for this section needs to match the traffic needs. Entire eastern ROW of Harvest Road needs to be shifted east (along with detention pond), per December 9, 2023, email.
- 7U. The Foundry Site plan has a different section for this part of Kewaunee Street (north of Road A) versus Kewaunee Street south of Road A. Please update your typical sections and plan view to match or update the foundry site and masterplans. (typ All).
- 7V. This is labeled as Tract C in the plat. Please ensure consistency.
- 7W. This is labeled as Tract D in the plat. Please ensure consistency.

*Site Plan*

*6 of 27*

- 7X. Show where Harvest Road section narrows back down to 80', typ. ALL.
- 7Y. Per Section 4.04.2.05 label streets as private or public (typ. ALL).
- 7Z. ROW for this section north of Road A needs to match the traffic needs.
- 7AA. Entire eastern ROW of Harvest Road needs to be shifted east (along with detention pond), per December 9, 2023, email.

*Site Plan*

*7 of 27*

- 7BB. Please be consistent with the plat and label as sidewalk easement if appropriate (not A.E. shown on the plat) Typ. All.

*Site Plan*

*8 of 27*

- 7CC. Show where Harvest Road section starts to taper from 93', typ. ALL.

*Site Plan*

*9 of 27*

- 7DD. Please coordinate/add receiving ramps and ensure appropriate ramp alignment with the Foundry Development, typ. All.
- 7EE. The Foundry Site plan has a different section for this part of Kewaunee Street (north of Road A) versus Kewaunee Street south of Road A. Please update your typical sections and plan view to match or update the foundry site and masterplans. (typ All).

*Site Plan*

*11 of 27*

- 7FF. ROW for this section needs to match the traffic needs. Entire eastern ROW of Harvest Road needs to be shifted east (along with detention pond), per December 9, 2023 email.
- 7GG. Will the additional "42' ROW to be dedicated" be dedicated with this application? Or separate document? Typ. all.
- 7HH. Preference would be a min. 0.8% slope here, typ. ALL. Please revise accordingly.

*Site Plan*

*12 of 27*

- 7II. Please provide maximum height for these retaining walls in plan view and also a high-level detail showing the maximum height measurement (from finish grade to top of wall). Advisory note: Please see snipped section to the right for structural calculation requirements, to be included with the civil plan submittal. Situations that could apply include retaining walls over 4' and or surcharge loads (for roadways).

*Details*

*26 of 27*

- 7JJ. Advisory Note: Photometrics for public street lighting will be checked during civil plan submittal, you do not need to include at the site plan submittal.
- 7KK. Please revise note to say: "Electric plans shall be submitted to the building department as part of an electrical submission. Photometric plans are to be provided during the civil plan set for public right of way."

*Details*

*27 of 27*

- 7LL. Please provide maximum height for these retaining walls in plan view and also a high-level detail showing the maximum height measurement (from finish grade to top of wall). Advisory note:



Please see snipped section to the right for structural calculation requirements, to be included with the civil plan submittal. Situations that could apply include retaining walls over 4' and or surcharge loads (for roadways).

7MM.

*Plat*

*2 of 9*

7NN. ROW for this section needs to match the traffic needs.

7OO. Entire eastern ROW of Harvest Road needs to be shifted east (along with detention pond), per December 9, 2023, email.

7PP. The Foundry Site plan has a different section for this part of Kewaunee Street (north of Road A) versus Kewaunee Street south of Road A. Please update your typical sections and plan view to match or update the foundry site and masterplans. (typ All).

7QQ. Will the additional "42' ROW to be dedicated" be dedicated with this application? Or separate document? Typ. all.

7RR. This is labeled as Tract D in the site plan. Please ensure consistency.

7SS. This is not labeled on the site plan. Please ensure consistency.

7TT. Please update this number so it is correct and consistent with all adjacent property documents. typ. all.

*Plat*

*3 of 9*

7UU. Entire eastern ROW of Harvest Road needs to be shifted east (along with detention pond), per December 9, 2023 email.

7VV. Label tracts c and d.

*Plat*

*7 of 9*

7WW. Please be consistent with the site plan and label as sidewalk easement if appropriate (not A.E.) Typ. All

*Plat*

*9 of 9*

7XX. Is this the correct label? Please ensure accuracy and consistency in plan view.

## **8. Traffic Engineering (Dean Kaiser / (303) 739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber)**

*Site Plan*

*2 of 27*

8A. Add note: 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. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

8B. Add this note: SKYDANCE METRO DISTRICT SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTIONS OF JEWELL AVENUE & HARVEST ROAD AND JEWELL AVENUE & KEWAUNEE STREET, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT / OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE





ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.

*Site Plan*

6 of 27

- 8C. Need to provide a Traffic Signal Equipment easement here – see note on Jewel Ave.
- 8D. Call out COA's Roadway Specifications Manual - TE-12.1 Standard.
- 8E. Illustrate Intersection Sight Triangles per COAs Roadway Specifications Manual TE-13.1 Standard.
- 8F. Update all intersection sight triangles per our Roadway Manual, TE-13.1 and 13.2. Hatched areas identified do not starting at middle of lane's STOP sign or stop bar. In coordination with any Postal Service requirements, mail kiosks shall be located: Outside of sight triangles as defined by COA Roadway Manual, standard TE-13. Outside of the influence area (including traffic queues) for a controlled intersection (stop-controlled, signal controlled, or otherwise). A minimum of 30' away from stop signs (for stop sign visibility). A maximum of 50' away from curb ramp crossings (curb ramps to be located on both sides of roadway). Preferred location for mail kiosks is on side lots or other common areas for a neighborhood, and while meeting the above criteria, to avoid conflicts with mail kiosk traffic and specific homeowner ingress/egress. The United States Postal Service (USPS) must be included in the final determination for placement of mail kiosk within your site, what equipment is USPS approved and what is not. Please contact the USPS Growth Coordinator @ 303-853-6994. Ensure roadway names match between Site Plan sheets and Landscaping Plan sheets. numerous differences in call-outs.

*Site Plan*

7 of 27

- 8G. Relocate, located here within intersection is not acceptable.
- 8H. 2021 TIS illustrated this intersection as RIRO.
- 8I. Need to provide a Traffic Signal Equipment easement here.

*Site Plan*

8 of 27

- 8J. Need ADA curb ramps (both sides of street).

*Site Plan*

9 of 27

- 8K. Update all intersection sight triangles per COAs Roadway Specifications Manual TE-13.1.

*Site Plan*

17 of 27

- 8L. Numerous trees located within the 50' minimum spacing distance from proposed STOP signs. Relocate.

**9.Utilities** (Alicia Caton / [acton@auroragov.org](mailto:acton@auroragov.org) / Comments in red)

*Site Plan*

1 of 27

- 9A. Provide a conformance letter to the master utility study with updated units for planning areas 1 and 2. Expand what flows go to Harvest Rd and what Flows go to Jewell Ave for Sanitary. Coordination with adjoining Parklands Village to the North is necessary for Sanitary sewer outfall.

*Site Plan*

4 of 27

- 9B. Provide the development application number if possible.
- 9C. See comment on cover page. Outfall connection is contingent upon installation of the SENAC interceptor.

*Site Plan*

6 of 27

- 9D. A raw water line, not owned by Aurora Water, is located approximately here.
- 9E. Specify if this is a sanitary easement or a water easement (TYP.).
- 9F. Show the required maintenance access into the bottom of the pond and to the top of the outlet structure.



- 9G. Slope label to the pond sides (max 4:1) and to the bottom of the pond (minimum 2%) will be required on civil plans.

*Site Plan*

7 of 27

- 9H. Add slope label to the pond sides (max 4:1) and to the bottom of the pond (minimum 2%).
- 9I. Show the required maintenance access into the bottom of the pond and to the top of the outlet structure. Maintenance access needs to be at least 12' wide with an adequate turning radius of 50 feet.
- 9J. Provide the max height or height range for the proposed retaining wall. Any retaining walls over 30" require railing. Any CIP walls and any walls over 4' require structural calculations.

*Site Plan*

11 of 27

- 9K. Under general notes number 2, up to the water meter. All fittings, service mains and apparatuses following the water meter will be owned and maintained by the owner.
- 9L. Show/label the 100-year WSEL in the ponds (TYP).
- 9M. Per Master Utility Study, water main should be a 12" from Harvest Rd to Kewaunee St.
- 9N. This section of main is not needed. Dead end South of Jewell Ave.
- 9O. All water meters should be located in a pocket easement unless in road ROW and in a landscaped area.

*Site Plan*

12 of 27

- 9P. Private services in a Public Easement requires individual license agreements and suggest installing a dead-end water main to serve lots (TYP.) See Local Road E as Example.
- 9Q. Clarify storm bypass timing to be coordinated with the Foundry Development.
- 9R. Connect to existing 12" stub.
- 9S. Per Master Utility Study, this water main needs to be a 12" water main in Kewaunee St from Jewell Ave south to Adriatic Ave.

*Site Plan*

14 of 27

- 9T. Run 8" water main from Road A to E Pacific Ave.

*Site Plan*

17 of 27

- 9U. Water service laterals and meters must maintain a distance of 5' from the base of trees.

*Traffic Letter*

- 9V. Will provide comments to updated PA-2 Traffic Letter.

**10.Aurora Water – TAPS Office (Melody Oestmann / [moestman@auroragov.org](mailto:moestman@auroragov.org))**

- 10A. Storm drain development fee due  $\$1,242 \times 36.737 = \$45,627.35$ .
- 10B. \*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.

**11.Fire / Life Safety (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)**

*Site Plan Cover Sheet*

1 of 27

- 11A. See comments to update data block code years.

*Site Plan Notes*

2 of 27

- 11B. See comments to add notes.

*Site Plan Sections*

3 of 27

- 11C. See comment to show hydrant on street sections.

*Site Plan*

6 of 27



11D. See note to provide a 52' outside fire lane turning radius.

*Site Plan*

7 of 27

11E. See note to provide a 52' outside fire lane turning radius.

11F. See comments to remove the fire lane from alleys E & H.

*Site Plan*

9 of 27

11G. See comments to remove the fire lane from alleys D, G & J.

*Utility Site Plan*

11 of 27

11H. See new fire hydrant location.

*Utility Site Plan*

12 of 27

11I. See new fire hydrant location.

*Utility Site Plan*

14 of 27

11J. See new fire hydrant location.

*Landscape Site Plan*

19 of 27

11K. See comment to show hydrant in legend.

11L. See note to label fire hydrants.

*Plat*

11M. See comment to label the fire lane easements.

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

12A. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)~~DD~~(Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)

12B. Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. **Please check these items before sending the plat in for recording.**

12C. Send in the closure sheet for the description.

12D. Send in the State Monument Records for the aliquot corners used in the plat.

12E. Missing Reception Numbers must be filled in with recorded reception number prior to plat acceptance (Typical).

12F. See the red line comments on the plat and site plan.

*Site Plan*

1 of 27

12G. Please have the legal description to match the plat.

*Notes*

2 of 27

12H. General notes have a few minor typos, please see the pdf for the edits.

12I. Please have the legal description to match the plat.

12J. Add to note 19: 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.  
Per COA 2022 Site Plan Checklist.



*Site Plan*

*4 of 27*

12K. Have the section line match the plat.

*Site Plan*

*6 of 27*

12L. Show utility easements.

12M. Without labeled B&D's/Curve data exterior boundary cannot be confirmed against plat and these must match. (Typical).

12N. Label Blocks? (Typical for all sheets).

*Typical of All Sheets*

12O. Please include areas for all tracts.

*Plat*

*1 of 9*

12P. Expand vicinity map to cover 1/2 mile in each direction from the site. Show and label all publicly dedicated streets within 1/2 mile of the site. (See COA 2023 Subdivision Plat Checklist Item #3.).

12Q. Label streets (Typical).

12R. Show publicly dedicated streets. (Typical).

12S. Match this general note (number 4) as these are the only tracts being dedicated to the City of Aurora.

12T. Remove (See COA 2023 Subdivision Plat Checklist Item #10).

12U. Update the certificate once field work has been completed.

12V. Update general note 9 to state: All owners of Lots or Tracts adjacent to (insert names of any arterial, collector, and continuous Type 1 local streets here) shall be required to comply with requirements of the Aurora City Code restricting the ability to build a fence along those streets or the types and sizes of fences that can be built along those streets.

*Plat*

*2 of 9*

12W. Written & Closure call for 89°45'53" & L = 31.33'.

12X. Label approved road names (Typical).

12Y. Doesn't this ROW need to be dedicated per referenced agreement?

*Plat*

*3 of 9*

12Z. Label approved road names (Typical).

12AA. Advisory Comment: Minimum text height is 0.10 (Typical).

12BB. Doesn't this ROW (South Harvest) need to be dedicated per referenced agreement?

12CC. "Dedicated to the City of Aurora as Street Right-of-Way sq. feet" (Typical).

12DD. Monument boxes with rebar (provide length and size of rebar and cap size) with cap bearing the registration number of the responsible surveyor, to be set after construction is completed per Sec. 147-47 Aurora City Code and per Sec. 38-51-105 (9)(a) & (b) Colorado Revised Statutes 2020. (Typical @ all road center line PC's, PT's, & Intersections).

12EE. Site Plan shows Xcel Easement please reference on plat.

*Plat*

*4 of 9*

12FF. Label approved road names (Typical).

12GG. Label tracts.

12HH. Does U.E. need to continue across tracts? (Typical).

*Plat*

*5 of 9*

12II. Label approved road names (Typical).

12JJ. There is some text on this sheet that is not legible.

12KK.

**13.Public Art** (Roberta Bloom / 303-739-6747 / [rbloom@auroragov.org](mailto:rbloom@auroragov.org))

13A. Public Art is required in PA-2 therefore please specifically address public art in the next submittal.

[illegible]

13B.

**14.PROS** (Scott Hammons / 303-739-714 / shammons@auroragov.org / Comments in purple)

14A. The masterplan states that the open space in PA-2 will be owned and maintained by the HOA/ Metro District, however in the plat the open space tracts are assigned to the city for ownership. Please clarify.

14B. Please include an open space tracking table.

14C. Turf should be concentrated into one usable area for park spaces. Please plant native seed in the rest of the park.

14D. Parking should not be in pocket parks unless needed specifically for ADA access to the park. Any parking included will not count for open space credit.

**15.Xcel Energy** (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

15A. See below for comments.



**Right of Way & Permits**  
1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**

Facsimile: 303.571.3284  
Donna.L.George@xcelenergy.com

January 5, 2024



15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Ariana Muca

**Re: Harvest Crossing PA-2 and Subdivision Filing No. 2, Case # DA-1786-04**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a conflict** with the above captioned project. PSCo requests 6-foot-wide utility easements *within all single-family lots* on the on the side of the lot that is drivable pavement (minimum 8-feet wide, 6-inches thick) with a minimum 5-foot clearance from any structure and space for service truck access and plowing in snowy conditions (i.e. alley side of the lots?).

Please be aware PSCo owns and operates existing overhead electric distribution facilities (and possibly underground lines planned) along the north property line. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

For additional easements that may need to be acquired by separate PSCo document for new facilities (i.e. transformers), the Designer must contact a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Comment response requested.

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](mailto:Donna.L.George@xcelenergy.com)