

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



April 1, 2025

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

Re: Technical 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 Jerry Richmond:

Thank you for your technical submission, which we started to process on Wednesday, October 9, 2024. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments.

Since comments from Public Works remain, you will need to submit another technical site plan. Please revise your previous work and submit a revised version on or before May 1, 2025.

The plat has been approved for recording with the understanding that the minor comments from Land Development Services will be incorporated into the updated plat. Please review the Land Development Services advisory comments. Plat mylars are to be digital; please review the mylar checklist at the end of this review letter.

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 beyond those requested, be sure to specifically list them in your letter as well.

Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please don't hesitate to let me know. I may be reached at (303) 739-7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, PLA, AICP
Planner II

cc: Allison Hibbs Plan West 767 Santa Fe Drive Denver, CO 80204
Ariana Muca, Case Manager
Jazmine Marte, ODA
Filed: K:\\$DA\DA 1786-04tech5.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Storm drain development fee due $\$1,242 \times 36.737 = \$45,627.35$ at recordation.
- Review advisory comments ahead of the plat recordation (Land Development Services).
- Include updates to the notes and grades and see comments regarding retaining walls (Public Works).
- *Advisory:* According to engineering's comments, the site plan may require retention walls due to grade changes during the civil process. Review the retaining wall code (<https://aurora.municipal.codes/UDO/146-4.7.9.T.1>) to ensure compliance when designing the retaining walls. The retaining walls will need to be included in the site plan set and a detail provided (Planning).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. No comments were received.

2. Completeness and Clarity of the Application

2A. *Advisory:* per engineering's comments, the site plan could require retention walls due to grade changes during the civil process. Review the retaining wall code (<https://aurora.municipal.codes/UDO/146-4.7.9.T.1>) to ensure compliance when designing the retaining walls. The retaining walls will need to be included in the site plan set and a detail provided.

3. Architectural and Urban Design Issues

3A. No further comments.

4. Signage

4A. No further comments.

5. Landscaping Issues (Kelly Bish / 303.739.7189 / kbish@auroragov.org / Comments in bright red)

5A. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Addressing (Phil Turner / 303.739.7271 / pturner@auroragov.org)

6A. No further comments.

7. Civil Engineering (Kendra Hanagami / 303.739.7295 / khanagam@auroragov.org)

Site Plan

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7A. Please update these notes with the notes below:

1. An Infrastructure Site Plan, RSN 1782699 is being pursued for the full street section of Jewell Avenue for the interim and ultimate condition improvements along the (Harvest Crossing Filing No. 2) frontage. If the Infrastructure Site Plan for Jewell Avenue is fully constructed and the public improvements are initially accepted by the City, it would supersede interim and ultimate conditions along the frontage of this project.

2. As of February 2025, the city has an ISP for Jewell Avenue in review (RSN 1782699) that combines obligations for the Foundry, Parklands, and Harvest Crossing developments. Until Jewell is constructed, and the public improvements are initially accepted by the City along the frontage of this project, the public improvement obligation remains with this property, per the associated Public Improvement Plan. If the ISP for Jewell is not approved and constructed, this project is required to submit civil plan revisions to address revised conditions along Jewell Avenue, including but not limited to any affected report revisions.



Site Plan

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- 7B. Advisory Comment: Per Section 7.B of the 2025 roadway manual, roadway grades shall be equal or greater than 1.0%, typ. all.

Site Plan

Page 13

- 7C. New comment based on new information: Remove landing denotations, if unintentional.
- 7D. Advisory Comment: Per Section 7.B of the 2025 roadway manual, roadway grades shall be equal or greater than 1.0%, typ. all.
- 7E. New comment based on new information: The running slope here changed from 4.50% to 2.19% within Kewaunee Street. Have effects on the Parklands side of the street tie-in been considered?

Site Plan

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- 7F. Advisory Comment: Per Section 7.B of the 2025 roadway manual, roadway grades shall be equal or greater than 1.0%, typ. all.

Site Plan

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- 7G. Ensure the proposed grading is a maximum of 3:1 slope. I measure slightly over 3:1 slopes here.
- 7H. New comment based on new information: Ensure proposed grading is a max of 3:1 slope. I measure slightly over 2:1 slopes here. Include any required retaining walls as necessary.
- 7I. Advisory if retaining walls are used: Show and label all retaining walls. If there is more than one wall, provide individual designations (i.e. Wall A, Wall B, etc.). For each wall, show wall typical sections dimensioning the maximum exposed height of the wall(s), type of material, whether walls are private or public, and owner responsible for maintenance. Structural drawings shall include the necessary detailing required for wall construction. Structural reinforcing shall be properly called out and dimensioned on plans. Where required, show fencing or handrails including start and stop. For retaining walls not requiring calculations, details shall be included in the civil plans with the first submittal.
- 7J. Show all the retaining walls. The party responsible for the inspection and maintenance of these walls must be noted on the plans. This information must also be provided on the site plan or contextual site plan. (3.J.1.h and 3.J.2.j of the 2025 COA Roadway Manual)
- 7K. Advisory Comment: Per Section 7.B of the 2025 roadway manual, roadway grades shall be equal or greater than 1.0%, typ. all.

Details

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- 7G. Repeat comment: Please remove the "by others" designation from all details.

8.Traffic Engineering (Dean Kaiser / 303.739.7584 / djkaiser@auroragov.org / Comments in amber)

- 8A. No further comments.

9.Utilities (Alicia Caton / acton@auroragov.org / Comments in red)

- 9A. No further comments.

10.Aurora Water – TAPS Office (Melody Oestmann / moestman@auroragov.org)

- 10A. Storm drain development fee is 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 on the total landscaped area.

11.Fire / Life Safety (Mark Apodaca / 303.739.7656 / mapodaca@auroragov.org / Comments in blue)

- 11A. No further comments.



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

- 12A. Send in the documents listed below - the plat may move forward to the electronic recording process.
- 12B. (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.).
- 12C. (Advisory Comment) Send in the Certificate of Taxes Due to 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.).
- 12D. (Advisory Comment) Be advised - sometimes the margins or scale factors may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected 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.

Subdivision Plat:

- 12E. Sheet 1: Notes - #6 Update the Title Commitment in this Note.
- 12F. Sheet 1: Send in the Statement of Authority to verify the signatory

13.Public Art (Roberta Bloom / 303.739.6747 / rbloom@auroragov.org)

- 13A. No further comments.

14.PROS (Scott Hammons / shammons@auroragov.org / Comments in purple)

- 14A. No further comments.

15.Xcel Energy (Donna George / 303.571.3306 / donna.l.george@xcelenergy.com)

- 15A. No news comments.



RECORDING CHECKLIST - SUBDIVISIONS

15151 E. Alameda Parkway, Ste 2300 • Aurora, CO 80012

303.739.7217 • Email: Planning@AuroraGov.org • AuroraGov.org/Planning

Instructions: The applicant shall confirm that each item listed below has been completed by checking each box or writing not applicable (N/A) and signing and dating the form before submitting electronic copies to the planning case manager. Use this form for all subdivision plat applications including plat amendments, replats, and lot line adjustments. NOTE: All subdivision must be recorded electronically. No MYLARS will be accepted. Please allow a minimum of 10 business days for recording.

Subdivision Name: _____ DA #: _____

Applicant Name: _____ Date: _____

Phone: _____ Email: _____

Applicant (√)	Steps Needed for Electronic Recording	Staff (√)
	All required city application and recording fees have been paid (verify this with the planning case manager)	
	· Impact fee for the relevant school district has been paid (for residential plats only). Please attach the paid invoice from the respective district.	
	· Impact fee for parks has been paid (for residential plats only). Please attach the paid invoice.	
	· Impact fee for stormwater drainage fee has been paid. Please attach the paid invoice.	
	Comments from all departments have been addressed and all changes to the final electronic copy have been approved by the affected departments prior to submittal of the final PDF to the planning case manager.	
	Drainage plan/study approved and civil drawings near completion.	
	If an Avigation Easement is required, a copy of the final document with signatures has been submitted to the planning case manager.	
	The property owner(s), mortgage company/lien holder (if applicable), surveyor, and notary must sign the plat electronically, using either 1) digital stamps and flattening the document, or 2) physically signing the document and scanning it to a digital PDF format. Do not use e-signature technology as that locks the file, and can cause issues with adding additional signatures and reprinting to an incorrect scale. The notaries must also apply their seals. Signature blocks on Sheet 1 must match the most current title work exactly and must not deviate from the Statement of Authority statement. The surveyor is required to sign and stamp all sheets per the State Surveying Bylaws.	
	The effective date on the title work is within 30 days of signature set submission of the plat.	
	The effective date on the Certificate of Taxes Due is within 30 days of signature set submission of the plat.	
	Ensure the Statement of Authority is submitted and up to date.	

	Please submit the following: One final and approved subdivision plat copy in PDF. NOTE- all subdivision plats can be scanned black and white at no more than 300 dots per inch (DPI). In addition, no electronic plat may be over 40 MB in size as the Counties will reject anything over that size.	
	<p><i>For properties within Adams County.</i></p> <p>a) One complete set of signed and notarized subdivision sheets in 18.00 inch by 24.00 inch electronic format (Please note, all plat must be this exact size on ALL sheets. If any sheet is determined to be a different size, even by a tenth or a hundredth, the plat will be returned for correction).</p> <p>b) 2" on left margin and ½" margins on all the other sides.</p>	
	<p><i>For properties within Arapahoe or Douglas Counties.</i></p> <p>a) One complete set of signed and notarized subdivision sheets in 24.00 inch by 36.00 inch electronic format. (Please note, all plat must be this exact size on ALL sheets. If any sheet is determined to be a different size, even by a tenth or a hundredth, the plat will be returned for correction).</p> <p>b) For Douglas County, 2" margin on left side and 1" margin on all other sides.</p> <p>c) For Arapahoe County, 2" margin on left side and ½" margin on all other sides.</p>	

When ready to submit the electronic copy of the plat, please attach this checklist for ease of routing and review.

Note: This form is also available online