

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



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May 7, 2024

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

Re: Third 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 second submission, which we started to process on Thursday, April 18, 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. 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 technical submission following your administrative decision. The estimated Administrative Decision date is still set for June 7, 2024. Please remember that all abutter notices must be sent and the site notices must be posted at least 10 days prior to the decision 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.

Sincerely,

Ariana Muca, PLA, AICP
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 1786-04rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Storm drain development fee due $\$1,242 \times 36.737 = \$45,627.35$ at recordation.
- Trees being provided for the front yards continue to be in conflict. Work with the highest level of setback constraints to ensure trees will be planted in the front yard (Landscape).
- Continue working with Public Works to ensure the roadway sections match the surrounding development and street naming is consistent (Public Works).
- Work with both Aurora Water and Land Development services to ensure water easements are dedicated and in place. This can hold up your recordation in permits.
- Upload the approved Public Art Plan to the portal.
- New Xcel comment attached.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No comments received.

2. Completeness and Clarity of the Application

- 2A. Architectural elevations are required at site plan submission for single-family attached (townhome) products. Single and two-family dwellings may be submitted for architectural review with building permit. Please include this information before building permits and site plan recording.
- 2B. Minor comments to the data block: please ensure that you have the sf and acreage for hardscape, landscape, and building coverage. Also include the percentage.

Lot Typical

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- 2C. Minor comment min 10' side setback for local roads and 5' side setback for an interior lot. Please include a note with the lot typical.

Site Plan

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- 2D. Thank you for including the overall lot table; please see minor comments in the site plan redlines.
- 2E. Please label the duplexes as small lots so there is no confusion for future planning areas.

3. Architectural and Urban Design Issues

- 3A. No architecture was provided; therefore, no architectural review was provided under the first and second reviews. Thank you for including a note on the site plan set.
- 3B. 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. *This comment will remain until building elevations are submitted.*

4. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright red)

Site Plan

Sheet 24

- 4A. Update the Townhome Lot Landscape Table per the comments provided.

Site Plan

Sheet 25

- 4B. Update the sheet number as it should be Sheet 25.
- 4C. The sight distance triangle needs corrected on the lot typical.
- 4D. Include a six-plus interior lot typical.
- 4E. Where is note 26? It might be easier to just specify the rock mulch type on this sheet as a note associated with the plant schedule. When all rock mulch is used, then two different types/colors should be specified per the



UDO.

- 4F. According to Sheet 3 of this plan set, the setbacks for the front yards are either 10' or 13' and not 16', 21', 24' etc. as shown in these lot typicals. Is there really room for trees in the front yards or building perimeters? While the exact product type is likely not known, the worst case scenario for the building setback should be assumed for landscape purposes. If possible, locate trees along the sides of the townhome products if the front yard does not work.
- 4G. Combine the lot typical plant symbols with the recommended plant schedule. Also include the symbology for the perennials.
- 4H. What is the intended mulch treatment(s) for the front yard? Per code, each front yard is supposed to have a feature. Features can be a fence, berm, low wall, boulder etc. Please indicate the feature in each of these.
- 4I. Why have two requirements been provided for the duplex lots?
- 4J. What about a lot typical where the duplex's abut a green court? The setback for the duplex is different.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Addressing (Phil Turner / 303-739-7271 / pcturner@auroragov.org)

No further comments.

6. Civil Engineering (Kendra Hanagami / (303) 739-7295 / khanagam@auroragov.org)

PIP

1 of 2

- 6A. Change "Warren" to "Pacific"
- 6B. Please revise this section to be a bike lane instead of a parking lane in the Pacific section.
- 6C. New comment based on new information:

Add another section within the clouded revision that is from Pacific to Warren and has the revisions in the snip on the PIP pdf.

Plat

- 6D. Advisory Comment:

This ROW should be 64' with a 6' wide sidewalk easement west of the ROW from Pacific down to Warren per the updated PIP and typical sections in the site plan and emails with Jerry Richmond on 4/2/24.

Site Plan

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- 6E. Repeat Comment: Provide Sidewalk on the north side of E Pacific Avenue and along E Harvest Road (gap) per typical street sections.

Site Plan

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- 6F. Repeat Comment: Add linework for coordinated receiving ramps in alignment with Harvest Crossing ramps. Please coordinate/add receiving ramps and ensure appropriate ramp alignment with the Foundry Development, typ. All

Site Plan

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- 6G. New comment based on new information: Measurement should be from here to top of wall.
- 6H. Railing required for any retaining walls over 30". Please reference detail 10 on sheet 28 if it applies.
- 6I. Railing required for any retaining walls over 30". Please reference detail 10 on sheet 28 if it applies.

Site Plan

13 of 31

- 6J. Repeat Comment: Provide Sidewalk on the north side of E Pacific Avenue and along E Harvest Road (gap) per typical street sections.

Site Plan



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- 6K. Repeat Comment: Please coordinate/add receiving ramps and ensure appropriate ramp alignment with the Foundry Development, typ. All.

Site Plan

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- 6L. Repeat Comment: Please add a note stating: "6. Photometrics for public street lighting will be submitted and checked during civil plan submittal."

7.Traffic Engineering (Dean Kaiser / (303) 739-7584 / djkaiser@auroragov.org / Comments in amber)

Site Plan

- 7A. In the site plan pdf there are a few instances where the site triangles conflict with landscaping and will need to be adjusted.

Traffic Study

- 7B. 2024-04-29 (DJK) reviewed, minor comments throughout report, couple significant include discussion of Jackson Gap roadway having Filing 1 traffic before Filing 2 site even built. Fig 11 revised to 2026 Short Term year, Jewell & Irvington signal warrant analysis required as called out in Summary (must include prospective site volumes if making that assumption as well). Auxiliary Lane lengths need clarification from analysis worksheets.

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

Utility Conformance Letter

- 8A. Address to:

Aurora Water Engineering
26791 E. Quincy Ave
Aurora, CO 80016

- 8B. Small changes throughout the letter. Please see pdf.

Cover Sheet

1 of 31

- 8C. Coordinate all drainage and storm infrastructure items with the Preliminary Drainage Report (PDR). This Site Plan will not be approved until the PDR is approved.
- 8D. This Site Plan will not be approved until comments in the Utility Conformance Letter have been addressed.

Site Plan

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- 8E. Meter easements shall be 10' wide and 5' behind meter pit or in ROW behind back of walk or in the tree lawn if detached walk is required.

Site Plan

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- 8F. Update line weight for all new proposed infrastructure (TYP).
- 8G. Small text updates to the general notes – please see pdf.
- 8H. Modify note. Meters shall be 5/8" and Public. Type K copper shall be the service laterals (TYP).

Site Plan

12 of 31

- 8I. Private water services in Public Easements will require License Agreements (TYP).
- 8J. Depict sanitary drainage directional arrows (TYP).
- 8K. Per comments on Conformance Letter, Harvest Crossing will be responsible to extend sanitary main to Jewell and Louisiana (Parklands Design Point 34).
- 8L. Clarify if these MHs are being constructed by Harvest Crossing or Foundry.

Site Plan

13 of 31

- 8M. Connect to existing 8-inch provided by Harvest Crossing Flg 1.



Site Plan

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- 8N. Clarify this note. In addition, which development will make this connection?
- 8O. At a minimum, 8' horizontal separation from sanitary main is required. In addition, as previously stated, these service laterals within the Public Easement will require License Agreements.
- 8P. Connect to existing 12-inch provided by Harvest Crossing Flg 1.

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

- 9A. Storm drain development fee due $\$1,242 \times 36.737 = \$45,627.35$.
- 9B. *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.

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

Site Plan Notes

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- 10A. See comments for the implementation plan data table.
- 10B. Please update the ICC A117.1 code year.

Utility Site Plan

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- 10C. See note for the fire lane easements.

Utility Site Plan

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- 10D. See note for the fire lane easements.
- 10E. Remove multiple callouts.

Details

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- 10F. Provide sign detail.

Photometric Plan

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- 10G. Please label the fire lane easements.

Plat

- 10H. See comment to show the outside 52' turning radii.
- 10I. See comment to add fire lane to the easements, so it matches the site plan easements.

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

- 11A. P.R.O.S. Department that they are accepting the (Public Land) open space Tracts listed in the Notes. Confirm with Engineering Department that the Access easements (Details A, B & C) are going to replace the sidewalk easement and the owner will be responsible for care and maintenance of the sidewalks in those easements. Add the Tie distances where needed. For the easements being released add "by separate document"; they cannot be released by plat. Fill in all the blanks. Advisory Comment: some of these Lots may need Water easements for the water meters. Confirm with Aurora Water. The same comment for Fire Hydrants in the Tracts. On the Site Plan: (page 3) Show the typical Water meter easements on the Lots as they may appear - add a distance to the building from the easements.
- 11B. See the red line comments on the plat and site plan.

Plat

Cover Sheet

- 11C. Update general notes plan 4,5, 6 and 8.
- 11D. Update city of Aurora approval text.

Plat

- 11E. The Plat cannot vacate this easement on tract B - continue to vacate by separate document on.
- 11F. Add street names to all sheets.



Site Plan

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11G. Show the typical Water meter easements on the Lots as they may appear - add a distance to the building from the easements.

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

12A. Please upload the signed approval from Roberta Bloom regarding your Public Art Plan.

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

13A. Update note 5 on the plat cover sheet: All open space tracts in PA2 will be owned and maintained by the metro district or HOA per master-plan. Include all open space or pocket park tracts. tracts E, W, S, U, Z, AA, K, N, M, O.



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

14A. See below for comments.



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 30, 2024

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

Attn: Ariana Muca

**Re: Harvest Crossing PA-2 and Subdivision Filing No. 2 - 3rd referral
Case # DA-1786-04**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk acknowledges the comment response for **Harvest Crossing PA-2 and Subdivision F2** and advises the property owner/developer/contractor to continue working closely with the Designer assigned to the project for approval of design details.

The utility easements named "Xcel" must be changed to "utility" easement.

Although "branded" as Xcel Energy, the legal owner and operator of the utility facilities in Colorado is Public Service Company of Colorado. All utility facilities and related land rights, including fee property, easements, permits, etc., are owned by, operated by and held in the name of Public Service Company of Colorado, a Colorado Corporation.

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