

Planning Division  
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August 20, 2024

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 Mr. Richmond:

Thank you for your technical submission. 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 issues remain, you will need to make a technical submission on or before September 23, 2024. 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) 739-7259 or [amuca@auroragov.org](mailto: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 1786-04tech2.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.
- Thank you for including the fence details with this submission. The fencing will need to be updated to meet the Villages at Murphy Creek Master Plan (Planning).
- Please include a masonry table with the architectural elevations and remove the Board and Bat materials (Planning).
- Update landscape hatches for ease of visibility (Landscape).
- Minor comments on dimensions and lighting details (Public Works).
- Please note there can be no encroachment into the easement by any portion of the building (Land Development Services)

### PLANNING DEPARTMENT COMMENTS

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

- 1A. No comments received.

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

- 2A. The sheet index needs to be updated to reflect the full site plan set.
- 2B. Please add the length of the sign face for the monument sign on page 30.
- 2C. Thank you for including the fence detail with the most recent submission. The Villages at Murphy Creek have specific fencing details required per the design standards, and the fence provided will need to be updated to meet the master plan standards. Currently, only the open space fence is shown as part of the site plan package, and the open space fence can only be 42" max in height. Please provide the perimeter fence as well on the site plan.

#### FENCING

RESIDENTIAL PROPERTY LINES SHALL BE DEFINED ALONG ALL PERIMETER STREETS BY A MINIMUM 5' TALL FENCE. DARK RED BRICK COLUMNS WITH TAN ACCENT BRICKS SHALL BE PLACED PERIODICALLY ALONG FENCE, AND FOR EACH CORNER OR TRANSITION OF FENCING. THE USE OF FENCING, COMBINED WITH THE LANDSCAPE, FORMS A DISTINCT TRANSITION BETWEEN BACKYARDS AND PERIMETER BUFFER AREAS. ALL FENCES AND WALLS WILL COMPLY WITH CITY CODE.

- MATERIALS: DECORATIVE WIRE MESH OR PICKET FENCE IN BLACK
- STYLE: THE FENCE PATTERN WILL HAVE A CLEAN, STRAIGHT LINE APPEARANCE WITH WIRE MESH MATERIALS

A POST AND THREE-RAIL FENCE WILL BE USED TO DEFINE THE PROPERTY LINE BETWEEN RESIDENTIAL LOTS AND OPEN SPACE. THE FENCE WILL HAVE THE TOP RAIL MOUNTED 42 INCHES FROM THE GROUND, 48 INCH RAIL POSTS, AND WIRE MESH SECURED ON THE INSIDE THAT EXTENDS TO THE GROUND.

#### 3. Architectural and Urban Design Issues

- 3A. Thank you for including the architectural details. The form and architectural details meet code standards, but the staff has questions regarding the material. Both vinyl and cementitious panels are not permitted per Table 4.8-5 of the UDO. Board and Bat would not be permitted and will need a substitute material if it is vinyl. Board and Bat that is wood siding is permitted.
- 3B. Please add a masonry table to the elevation on page 33. The masonry table must meet code standards from Table 4.8-6.

**Table 4.8-6****Masonry Standards for Single-Family Attached and Multifamily**

Type of Structure	Minimum Percentage of Masonry on Net Façade Area (not each elevation)
<b>Single-family attached</b>	Either: <ul style="list-style-type: none"><li>• 50 percent shall be clad in brick or stone; or</li><li>• 75 percent shall be clad in stucco; or</li><li>• 75 percent shall be clad in a combination of stucco and brick, or stucco and stone.</li></ul>

**4. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright red)*Site Plan**Sheet 25*

- 4A. Shift the lot typical 4-Plex Plan down so that it does preclude visibility to note below the 6-Plex Plan.
- 4B. Provide a different hatch symbology for either the wood or rock mulch as they are too similar. A lighter version does not work.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES****5. Addressing** (Phil Turner / 303-739-7271 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

No further comments.

**6. Civil Engineering** (Kendra Hanagami / (303) 739-7295 / [khanagam@auroragov.org](mailto:khanagam@auroragov.org))*Site Plan**15 of 33*

- 6A. New comment based on new information: Please remove this sheet if it is accidentally included here.

*Site Plan**24 of 33*

- 6B. New comment based on new information: Dimensions etc were accidentally removed, typ all dimensions. Please include on your next submittal.

*Lighting**30 of 32*

- 6C. Repeat Comment: Please add a note stating:

"6. Photometrics for public street lighting will be submitted and checked during civil plan submittal."

- 6D. Please label all that apply as private details.

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

- 7A. No further comments.

**8. Utilities** (Alicia Caton / [acton@auroragov.org](mailto:acton@auroragov.org) / Comments in red)*Utility Conformance Letter*

- 8A. Please upload a facsimile and locked signature set to the Amanda portal.

*Site Plan*

- 8B. Per the conditional approval note on the PDR, please add 'Drainage' in all Alley Easement descriptions (TYP).
- 8C. Please add 'Storm' to this Easement description on note 11 on the site plan sets.



**9.Aurora Water – TAPS Office (Melody Oestmann / [moestman@auroragov.org](mailto: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](mailto:mapodaca@auroragov.org) / Comments in blue)**

- 10A. No further comments.

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

- 11A. See the Advisory Comments on the first page of the plat. Correct Note #3 and add the Sidewalk Note. Delete the Clerk and Recorder's Certificate. See the other pages for the comment: Advisory Comment: fill in all blanks as shown hereon. Change the name to Traffic Signalization easement where applicable.
- 11B. Add the underlying distances between the pins on the boundary line of the plat.
- 11C. Add the area for Tract A (pg. 4). Add the pocket easement in Lot 8, Block 1.
- 11D. On all the details, add the Bar Scale.
- 11E. In Details A & B change the easement to S.E. Site Plan: Add the distance from the building to the easements (page 3) Some of the buildings are drawn next to the pocket easements.
- 11F. Please note there can be no encroachment into the easement by any portion of the building (roof overhang, footer, foundation, gutters, eaves, etc.)
- 11G. (Page 4) add the word Subdivision as indicated.
- 11H. The Street directions (E. & S.) need to be added where they are missing. (Pages 6 – 9) show the Lot, Block, Tract and R.O.W. lines as solid/continuous lines (per the Site Plan checklist) (Typ.). Also, show the Subdivision boundary lines as solid/continuous lines. (Typ.)

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

- 12A. No further comments.

**13.PROS (Scott Hammons / 303-739-714 / [shammons@auroragov.org](mailto:shammons@auroragov.org) / Comments in purple)**

- No further comments.

**14.Xcel Energy (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))**

- 14A. No news comments.