

Planning Division
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August 13, 2024

Keegan McCormack
Kimley-Horn
6200 S Syracuse, 300
Greenwood Village, CO 80111

Re: Technical Submission Review – Harvest Crossing PA 5, 6, & 7 – Master Plan Amendment, Site Plan, & Plat
Application Number: **DA-1786-03**
Case Numbers: **2005-7007-03, 2022-4017-00, 2022-3049-00**

Dear Mr. McCormack:

Thank you for your technical submission which we began to process on July 29, 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 issues remain, you will need to make a technical submission. 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) 739-7132 or egates@auroragov.org.

Sincerely,

Erik Gates
Planner II

cc: Allison Hibbs, Plan West.
Cesarina Dancy, ODA
Filed: K:\SDA\1700-1799\1786-03tech2



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- There are some remaining maximum slope and grading comments. [Civil Engineering]
- See the comments throughout the Traffic Impact Study. [Traffic Engineering]
- To minimize issues for homeowners in the future, consider relocating trees at least 2 ft away from service lines. [Aurora Water]
- Numerous labeling comments remain. See the site plan and plat for the full redlines. [Real Property]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. There are no community comments on this first review cycle.

2. Completeness and Clarity of the Application

2A. There were no more Planning Comments on this review.

3. Landscaping Issues (Tammy Cook / 954-684-0532 / tdcook@auroragov.org / Comments in bright teal)

3A. There were no more Landscaping comments on this review.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green) [Site Plan Page 15]

4A. Remove the second grading surface from these sheets.

[Site Plan Page 22]

4B. Repeat: Max 3:1 slope for grading outside of the ROW.

4C. Show railing on the wall. Correct note 3 on this retaining wall detail, there is no detail 10 on sheet 28.

5. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber) [Site Plan Page 12]

5A. Update 100' taper to 7.5:1.

[Traffic Impact Study Page 4]

5B. Previous comment still not addressed. The Site Plan has Caspian Ave.

[Traffic Impact Study Page 31]

5C. Previous comment not addressed. Table 3 is not consistent with the Appendix worksheets.

[Traffic Impact Study Page 234]

5D. Previous comment still not addressed. Highlight all LOS E/F operations.

6. Aurora Water (Iman Ghazali / ighazali@auroragov.org) [Site Plan Page 12]

6A. All easements dedicated to the City for Aurora Water shall be named after the utilities they cover, ie. water, sanitary, storm, and/or drainage easements (TYP).

[Site Plan Page 30]

6B. Relocate this tree near the south end of Kewaunee St at least 8 ft away from the water main.

[Site Plan Page 36]

6C. Advisory: To minimize issues for the homeowner in the future, consider relocating trees at least 2 ft away from service lines.

[Plat Page 9]

6D. All easements dedicated to the City for Aurora Water shall be named after the utilities they cover, ie. water, sanitary, storm and/or drainage easements (TYP)



7.Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 7A. (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.) per COA 2024 Subdivision Plat Checklist Item 19.b.
- 7B. (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 no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.
- 7C. (Advisory Comment) 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.**

[Site Plan Overall]

- 7D. Match the Plat info for the Lots and Tracts. Add labels where missing. Change the mis-labeling of Blocks.

[Plat Overall]

- 7E. Add the Tract Notes 5 & 6 information to the Legend and throughout the rest of the pages.
- 7F. Double check and label lots correctly. See comments throughout the Plat.

[Plat Page 1]

- 7G. Description: add the word "Subdivision" as indicated. (Plat and Site Plan)
- 7H. General Notes: Include reference to Tracts W, X, Y, & Z as to the purpose of those tracts.
- 7I. General Notes: delete the Notes 5 & 6 as to the purpose of those tracts. Move them to the Legend on the subsequent pages.
- 7J. General Notes: Eliminate the Gas Easement note. No gas easements shown hereon.
- 7K. See advisory comments: Revised title work required.
- 7L. City of Aurora Approvals: delete the reference to private Tracts F, G, H, & J and Tract B. No private Tracts are being given to the City.

[Plat Page 2]

- 7M. Add Subdivision to the Northern subdivision.
- 7N. Address overplotting.
- 7O. Address the missing or mislabeled Lots and Tracts.

[Plat Page 3]

- 7P. Add the Recording info for the E. Warren Ave. R.O.W.
- 7Q. Delete the G.E. reference on all the Legends

[Plat Page 4]

- 7R. Add the Recording info for the E. Warren Ave. R.O.W.
- 7S. Label the easements in Tract G, Lots 1, 2, & 8, Block 7.

[Plat Page 8]

- 7T. Address overplotting.

[Plat Page 10]

- 7U. Address overplotting.
- 7V. The curve data in the "eyebrow" do not add up correctly.
- 7W. The curve data in the "cul-de-sac" S. Jamestown Court do not add up correctly.