



Planning Division
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July 5, 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. Jerry 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. 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.

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:\SDA\DA 1786-04tech1.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.
- Please include a residential fence detail (Planning).
- 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 (Public Works).
- Work with both Fire and Life Safety and Land Development services to ensure fire lane easements are dedicated and in place. This can hold up your recordation in permits.

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 recording the building permits and site plan.
- 2B. Include a fence detail, which must comply with both the UDO and Master Plan. Staff does see a guard rail has been provided, but a residential fence has not.

3. Architectural and Urban Design Issues

- 3A. No architecture was provided; therefore, no architectural review was provided under the first and second
- 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. The townhome perimeter measurements as listed under the Residential Lot Type Legend appear to be accurate measurements. Please make sure these numbers are reflected in the townhome lot landscape requirements table below.
- 4B. Please remove the Duplex Lot Landscape Requirements table as the information being provided in that is conflicting with the actual plant quantities listed under the lot typical.

Site Plan

Sheet 25

- 4C. Include the three-rail fence on the identified lot typical.
- 4D. Add the following note under each of the townhome examples. Refer to Sheet 24 for the townhome plant requirement breakdown by townhome type.
- 4E. Please be advised that while a greater setback is being shown on the Lot Typical, should the developer decide to follow the minimum setback requirements as depicted on Sheet 3 which includes 3' and 10' depths, the quantity and types of plant material shown on these typicals will be required to be provided including the trees which likely will be too close to the units.
- 4F. What is the symbol for an evergreen tree and ornamental tree? They can't be all the same symbology. While the typicals say one or the other, then are the ones that aren't labeled supposed to be deciduous? Have different tree symbology's.
- 4G. The perennials and ornamental grasses should have different symbols as they are being specified as different



plant sizes. See additional commentary.

4H. There cannot be either or option between the grasses and perennials. Grasses are specified at five gallon which equals a shrub. A perennial is only one gallon and it takes a minimum of three of those to equal a shrub. If you are supposed to have up to 80% shrubs or 38, you can't count a perennial as a 1 to 1 for a shrub. The shrub count will not be correct.

4I. Update the angle of the wood mulch hatch to match the lot typicals being provided.

Site Plan

Sheet 26

4J. On the lot typicals, the plant quantities for the grasses is listed and therefore the note included with the duplex lot typicals cannot say perennial or grass when grass is specifically listed to be provided.

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

6A. Sorry, in the email correspondence sent on 6/20/24, I missed that the 6' bike lane had been removed from the east side section. Please add back in to Kewauee St Section.

6B. The proposed 5.5' sidewalk should be located within the proposed 6' SW.E. west of the western ROW line. Applicant was directed to send the sidewalk easement exhibit to Grace on 6/20/24.

Site Plan

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6C. New comment based on new information: Please update detail reference. Concrete edger detail 10 does not seem to apply on sheet 28 does not seem to apply for the railing.

6D. New comment based on new information: Please update detail reference. Concrete edger detail 10 does not seem to apply on sheet 28 does not seem to apply for the railing.

Site Plan

13 of 3

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. New comment based on new information:

Please update any detail references if this is the intended railing detail referenced on the grading sheets.

Also, this railing is a requirement when walls are taller than 30". Please remove the "by others" designation from all details.

Lighting

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6G. 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)

7A. No further comments.

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

Utility Conformance Letter



- 8A. Repeat comment. Parklands 1,059.8 gpm at DP 34 did not account for Harvest Crossing Flg No. 2.
- 8B. Delete highlighted text on page 4.
- 8C. Add sentence: If the 15" sanitary main from DP 34 extending east to the SENAC Interceptor is not constructed, Harvest Crossing will be responsible to extend this main on page 5.
- 8D. Minor text edits to page 9 – see pdf for details.
- 8E. As stated previously, Parklands MUS did not account for Basin C on page 9.

Site Plan

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- 8F. Repeat comment and please clarify. Meters shall be 5/8" and Public. The Type K copper shall be 3/4" and Private downstream of the meter to the lot connection. (TYP for all sheets).

Site Plan

12 of 32

- 8G. Please clarify. Will this connection and water main extension be made by Foundry or this development?
- 8H. Label sanitary main.
- 8I. The sanitary main at E. Louisiana and Jewell is not constructed, Harvest Crossing will be responsible to extend the main to the SENAC Interceptor.

Site Plan

13 of 32

- 8J. Verify whether this connection is 8" or 12".

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

7 of 32

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

Site Plan

9 of 32

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

Site Plan

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

- 10D. Remove multiple callouts.

Details

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- 10E. Provide sign detail.

Photometric Plan

29 of 30

- 10F. Please label the fire lane easements.

Plat

- 10G. See comment to show the outside 52' turning radii.

- 10H. 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. See the Advisory Comments on the first page of the plat. Correct Notes #3 and #6. Delete the Tracts from the City Approvals signature block. Delete the Clerk and Recorder's Certificate. See the other pages for the comment: Advisory Comment: fill in all blanks as shown hereon. Site Plan: Add the distance from the building



to the easements (page 3).

11B. See comments on Plat.

Plat

Cover Sheet

11C. (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.

11D. (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.)

(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.)

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

12A. No further comments.

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

No further comments.

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

14A. No news comments.