



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7217

*AuroraGov.org*

June 11, 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 started to process on March 28<sup>th</sup>, 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](mailto:egates@auroragov.org).

Sincerely,

A handwritten signature in cursive script that reads "Erik Gates".

Erik Gates  
Planner II

cc: Allison Hibbs, Plan West.  
Cesarina Dancy, ODA  
Filed: K:\SDA\1700-1799\1786-03tech1



## *Technical Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Street frontage buffers for residential developments are required where the "Rear" lots of residential homes near the corner of Harvest Rd and Warren Ave. [Landscaping]
- There are several roadway slope corrections needed. [Civil Engineering]
- Verify no obstructions exist in sight triangles. See the comments throughout the Traffic Impact Study. [Traffic Engineering]
- Aurora Water will not approve the site plan until the preliminary drainage letter/report is approved. [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](mailto:tdcook@auroragov.org) / Comments in bright teal)

[Site Plan Page 24]

3A. Street frontage buffers for residential developments are required where the "Rear" lots of residential homes abut an arterial and/or collector street. Both Harvest Road and Warren Avenue are collector streets.

Please label these Street Frontage Buffers.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **4. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

[Site Plan Page 16]

4A. Max 3% for 95' for local street approaching local stopped condition.

4B. Minimum 0.8% slope.

4C. Max 3% slope for 100' for local street approaching a collector street.

[Site Plan Page 17]

4D. Max 3% for 100' for local street approaching collector.

4E. Max 5% for local streets.

[Site Plan Page 21]

4F. Max 3% for 95' for local street approaching local stopped condition.

[Site Plan Page 22]

4G. Is this a retaining wall along Yale Ave? Identify the height, material, and railing for walls over 30". Provide a standard detail. The maximum slope is 3:1 outside of ROW.

[Site Plan Page 41]

4H. Remove. Public light fixtures will be approved with civil plans.



**5. Traffic Engineering** (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

[Site Plan Page 12]

5A. Add taper rate to E Yale Ave.

[Site Plan Page 24]

5B. Mature plant height within the sight triangle exceeds COA 4.04.2.10 requirements.

[Site Plan Page 26]

5C. Verify callout. Mailbox cluster within sight triangle. Remove/relocate.

[Site Plan Page 27]

5D. Previous comment not addressed, 50' min spacing between STOP sign and tree, remove/replace.

5E. Move mailbox cluster min 50' from ped ramp.

[Site Plan Page 34]

5F. Previous comment not addressed add sight triangles per COA TE-13.

5G. Verify fence to within sight triangle. [12 comments]

[Traffic Impact Study]

5H. Figure 4 is missing.

5I. See remaining comments throughout the report.

**6. Aurora Water** (Iman Ghazali / [ighazali@auroragov.org](mailto:ighazali@auroragov.org))

[Site Plan Page 1]

6A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

[Site Plan Page 15]

6B. Please use a solid black shading for the proposed water and sanitary (TYP).

6C. Show flow direction arrows for all sanitary mains (TYP).

**7. Aurora Water/TAPS** (Diana Porter / [dsporter@auroragov.org](mailto:dsporter@auroragov.org))

7A. There were no more TAPS comments on this review.

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

8A. Numerous labeling comments. See the site plan and plat for the full redlines.

[Plat Page 1]

8B. (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.)

8C. (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.)

8D. (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 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.



- 8E. Add Note: “All owners of Lots or Tracts adjacent to (insert names of any arterial, collector, and continuous Type 1 local streets here) shall be required to comply with requirements of the Aurora City Code restricting the ability to build a fence along those streets or the types and sizes of fences that can be built along those streets. Per COA 2024 Subdivision Plat Checklist Item # 12.h.”
- 8F. Add Note: “Non-exclusive sidewalk easements are hereby granted to the City of Aurora to maintain, reconstruct, control, and use such sidewalks together with the right of ingress and egress, provided the City shall not interfere with any other structures or improvements.”

**9. Aurora Public School District** (Nicholas Leach / 651-470-3889 / [njleach@aurorak12.org](mailto:njleach@aurorak12.org))

- 9A. There were no new comments from Aurora Public School District.