



Fourth Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. The previous submittal stated Harvest Road was being designed and built to the ultimate condition and therefore there wouldn't be an interim condition. The response to comments for this submittal indicates the east half of Harvest Road between 48th Avenue and the Sun Empire entrance will be designed and constructed in the future. If the southern east half of Harvest is not to be constructed at this time **this ISP must address an interim condition** to provide northbound access from 48th Avenue.

We understand you were anticipating an Administrative Decision following this review; however, the plans have not adequately addressed the review comments and design issues. We will give you an opportunity to revise the plans prior to a subsequent review. We will tentatively schedule the Administrative Decision for December 20, 2023, subject to receipt of revised plans. If Traffic Engineering finds the revisions conceptually adequate, we will proceed with the Administrative Decision. Additional conditions may be added to the decision identifying specific items to be resolved.

Response: Acknowledged. Plans have been revised for interim condition between 48th and 52nd. Concept for interim condition was discussed and reviewed by Steve Gomez on 12/6. We have implemented interim condition based on these discussions.

Letter of Introduction

1B. Clarify whether the right-of-way has been dedicated (or not).

Response: ROW discussion has been added to LOI.

1C. Identify the applicant and the property owners.

Response: Requested information has been added.

1D. Address the interim conditions at the south end of Harvest Road.

Response: Discussion on interim condition has been added.

Cover Sheet

1E. What is the area of the ISP, not the disturbance area

Response: Area has been revised to reflect ISP area

1F. Add a legal description.

Response: Legal description added.

1G. Add the owner information.

Response: Owner information included on cover.

1H. Update the zone districts in the site data.

Response: Site data table has been updated.

1I. Add the name of Sun Empire Industrial Center Site Plan to the Case Number 2022-6022-00 references.

Response: Added the references.

1J. Address edits and comments throughout the redlines.

Response: Comments/redlines have been addressed.

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

2A. The landscape notes should be modified to state that the trees within the medians will be on a permanent irrigation system per code and that the trees, irrigation, and barrels around the trees will be maintained by the Authority in perpetuity and that the Parks, Recreation and Open Space Department will be responsible for the native seed areas following the three (3) year warranty period. Refer to the IGA as approved for the terms and conditions of ownership and perpetual maintenance.

Response: Notes have been edited to reflect this.



2B. Advisory comment: Aurora Water will allow a temporary above-ground irrigation system for the establishment of native seeds.

Response: Notes have been edited to reflect this.

2C. The UDO requires that the curbside landscape include a variety of shrub species that differ in height, color, and width for visual interest throughout the seasons. The bulk of the shrubs being provided are of only two species that are both ground cover types. Please update the variety of plants being provided so that more accurately meets the intent of the code requirement.

Response: New shrub species have been added to the planting scheme to meet intent of code requirement.

2D. Review plant counts and ensure all plants are labeled per comments on the redlines.

Response: All plant labels have been reviewed and moved to the beginning of plant groupings

2E. Adjust the plant callouts to start at the leading shrub.

Response: All plant labels have been reviewed and moved to the beginning of plant groupings

2F. Review tree patterns. See redline comments.

Response: Addressed

2G. Add the names of intersecting streets on the Key Map.

Response: Addressed

2H. Landscape notes need to be provided on one sheet only.

Response: Addressed

2I. Add the two shrubs noted on Sheet 14 to one of the groupings or delete them. They are not within either group on this sheet or the prior page.

Response: Addressed



2J. There seems to be a pattern of 4 ACE XF on each side of an intersecting street, but in the instance noted on Sheet 17 there are two random TIL AME and then a run of 13 of the ACE XF. Why? This seems out of place.

Response: Tree pattern has been edited so there are 4 ACE XF on each side of an intersection.

2K. Why are there so many ACE X F in a row (see Sheet 17)? They seem to be a likely candidate for the Kentucky Coffee Tree.

Response: ACE XF has been changed to Kentucky Coffee tree. The tree pattern on this block is intended to respond to the adjacent planting schemes.

2L. Please add to the notes for native seed and tree installation as provided on Sheet 24.

Response: Notes have been edited on sheet 24

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

3A. The location of streetlights behind the sidewalk is new with this submittal. If the lights are temporarily permitted to be behind the back of the walk, an easement will be required. The final location of the lights will be approved with the civil plans.

Response: Street lights and easement for street lights have been located behind the sidewalk on all previous reviews. Note stating street light locations are conceptual and final locations will be determined with the civil plans is included on plan sheets.

4. Traffic Engineering (Steve Gomez / 303-739-7336 / sgomez@auroragov.org / Comments in amber)

4A. There is no receiving lane for the through lane at E. 48th Avenue. E. 48th Avenue is a future T-intersection so remove the lane and update the intersection geometry, including signing striping.

Response: Intersection geometry has been updated per discussions with Steve Gomez on 12/6

4B. Address the previous comment to show the entire eastern half of Harvest Road, including opposing accesses. The applicant indicated this submittal is for the ultimate condition therefore northbound travel lanes need to be shown for Harvest Road.

Response: East half of Harvest, between 48th and 52nd is future and not known at this time. Interim condition has been added to southern portion of Harvest per discussions with Steve Gomez on 12/6.

4C. Show and label lines and striping per the comments on the redlines.

Response: Line striping and labels have been updated.

4D. Extend the barricade on the west side of Harvest at future Drive 5 across the entire leg. Remove the barricades as noted on the redlines.

Response: Noted barricades have been extended/removed as necessary to reflect interim condition.

4E. The MTIS shows a full movement access at/near 55th Avenue that aligns with access to the east.

Response: Westwood is coordinating MTIS intersections layout to match originally submitted TIS. FHU (Philip Dunham) has been in contact with Steve Gomez regarding these updates.

4F. Verify intersection laneage with MTIS

Response: Westwood is coordinating MTIS intersections layout to match originally submitted TIS. FHU (Philip Dunham) has been in contact with Steve Gomez regarding these updates.

4G. Show northbound turn lanes per the MTIS.

Response: Northbound condition at Harvest/56th is existing and approved on adjacent plan sets. Lanes can not be shifted as a part of our plans as the through lanes would not align. As discussed with Steve Gomez on 12/6.

4H. Revise sign details per redlines.

Response: Sign details have been revised per redlines.

5. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

Sheets 8-11

5A. Utilities that are not within public ROW require an easement. This also applies to future ROW that has not been dedicated yet. Easements are to reflect the utility within them. For example, an easement that contains water



and sanitary is a Water and Sanitary Easement.

Response: Easements have been updated to utilities outside of ROW. Easement labels have been updated to reflect internal utility.

5B. A hydrant lateral should be 6" (not 8").

Response: Pipe has been updated to reflect 6" pipe.

5C. Easements are to reflect the utility being placed in them. Hydrants and their laterals are to be in Water Easements when not within the public right-of-way.

Response: Easements have been updated to utilities outside of ROW. Easement labels have been updated to reflect internal utility.

5D. The tree noted on Sheet 21 was previously around 8.5 feet from the storm line. Please keep trees and other large plantings at least 5 feet from the edge of all utilities. This does not apply to the existing force main as the notes indicate that will need to be abandoned prior to the overlapping landscape.

Response: Acknowledged.