

Planning Division  
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Aurora, Colorado 80012  
303.739.7250



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April 18, 2024

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

**Re: Fourth 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. Pock:

Thank you for your fourth 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. Please revise your previous work and send us a new submission **after** your Planning Commission hearing date of May 8<sup>th</sup>, 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.

Your second Planning Commission date, triggered by an expansion of the previously approved double-frontage lot adjustment, is set for May 8<sup>th</sup>, 2024. Please remember that all abutter notices and site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause your hearing decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

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,

Erik Gates  
Planner II

cc: Allison Hibbs, Plan West.  
Cesarina Dancy, ODA  
Filed: K:\SDA\1700-1799\1786-03rev4



## *Fourth Submission Review*

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

- Update the double-fronted lot count to include the lots in the northwest corner of the site. [Planning]
- Revise some of the street tree provided numbers on the Landscape Table. [Landscaping]
- The curbside landscaping should be the standard 8' wide unless the cul de sacs are attached to Local Type 2's. The sidewalk may be attached if it is a local type 2 street and less than 250' in length. [Civil Engineering]
- A number of mail kiosk locations and ped ramp crossings need to be relocated. [Traffic Engineering]
- The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved. [Aurora Water]
- Storm drain development fees due: 124.054 acres x \$1,242.00 = \$154,075.07. [TAPS]
- Send in the Certificate of Taxes Due and updated Title Commitment to be dated within 30 calendar days of the plat approval date. [Real Property]
- See the updated invoice from Aurora Public Schools.

### **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**

[Site Plan Page 1]

2A. Update the double-fronted lot count per the comment on page 3.

[Site Plan Page 3]

2B. Include the 5 double fronted lots at the northwest corner of the site in the adjustment as well. They were a part of the original adjustment but should also be included in the updated version.

#### **3. Zoning and Land Use Comments**

3A. There were no more zoning or land use comments on this review.

#### **4. Streets and Pedestrian Issues**

4A. Per comments from Civil Engineering, a reduced curbside landscape buffer width can be supported without an adjustment as long as the required street trees are provided on the front yards the individual lots adjacent to these reduced curbside buffers. This condition is being met based on the currently provided lot typicals.

#### **5. Parking Issues**

5A. There were no Parking comments on this review.

#### **6. Architectural and Urban Design Issues**

6A. There were no more architectural or urban design issues on this review.

#### **7. Signage Issues**

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

#### **8. Landscaping Issues (Tammy Cook / 954-684-0532 / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in bright teal)**

[Site Plan Page 24-26]

8A. Label and dimension the street frontage buffer.

[Site Plan Page 26]

8B. Change Street L label to Jackson Gap Street.

[Site Plan Page 27]

8C. Add label for S. Ider way.

[Site Plan Page 29]



8D. Add label for South Jamestown Ct.

[Site Plan Page 36]

8E. In each front yard typical, note two boulders min.

[Site Plan Page 37]

8F. Provide the Open Space Plant Calculations Table for the Tract Areas (from Sheet 2), 1 tree per 4,000 SF & 10 shrubs per 4,000 SF. Require/Provided.

8G. Revise some of the street tree provided numbers on the Landscape Table.

**9. Transportation Planning** (Tom Worker-Braddock / 303-739-7340 / [tworke@auroragov.org](mailto:tworke@auroragov.org) / Comments in light blue)

9A. There were no comments from Transportation Planning in this review cycle.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**10. Civil Engineering** (Kendra Hanagami / 303-739-7295 / [khanagam@auroragov.org](mailto:khanagam@auroragov.org) / Comments in green)

[Site Plan Page 1]

10A. Repeat Comment from previous submittal: As of 4/11/24, the preliminary drainage letter/report is under review and has not been approved. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

[Site Plan Page 2]

10B. Repeat Comment: Ensure Tract F is dedicated as a drainage tract in its entirety on the plat.

[Site Plan Page 5]

10C. Repeat comment: The curbside landscaping should be the standard 8' wide unless the cul de sacs are attached to Local Type 2's. Per section 4.04.2.01.2, the sidewalk may be attached if it is a local type 2 street and less than 250' in length. Please verify with the landscape reviewer and planner (Erik Gates/Tammy Cook) if they are receptive to the variance to the landscape width. If they are supportive, please include a note on this site plan sheet, that indicates that a variance for the landscape strip width from 8' to \_\_\_\_' is supported by Planning and Landscaping, and will be requested during civil plan submittal. Advisory note: A variance table should be included in your civil plan submittal, per Section 2.03.9 of the Roadway Manual. If no variances are being requested, you still must include the variance table with a note of no variances, similar to the example shown below:

10D. Align ped ramps with receiving ramps, typical ALL.

10E. New comment based on new information: Align internal pedestrian path with the mid-block crossing curb ramp, typical all.

10F. New comment based on new information: Is the curb type transitioned here, please identify if a vertical curb is not being used here. (typical All)

10G. Label all Radii, typical all.

10H. New comment based on new information: Please label as proposed maintenance path if applicable.

10I. Need public access easement for all tracts with a connecting sidewalk, typical ALL.

[Site Plan Page 6]

10J. Align ped ramps with receiving ramps, typical ALL.

10K. Why were curb ramps and receiving ramps removed here along E Warren Ave? Please put back ramps.

[Site Plan Page 7]

10L. Please revise 8' UE label to match the utility easement linework, if it is intended to be here.

[Site Plan Page 8]

10M. New comment based on new information: Ensure there is an aligned receiving ped ramps across the street. Please show the curb ramps on this sheet, typical ALL.

10N. New comment based on new information: Ped Ramp crossing is preferred on the right side of a T-intersection. Please revise. (typical all)

10O. New comment based on new information: Include proposed sidewalk easement on plan and plat as necessary to 0.5' behind proposed sidewalk (wherever sidewalk is outside of proposed ROW). (typical ALL)

[Site Plan Page 9]

10P. New comment based on new information: Require proposed walk to lineup with midblock crossing.



10Q. New comment based on new information: If this is intended to be a proposed maintenance path, please label accordingly.

[Site Plan Pages 10-12]

10R. New comment based on new information: Ensure there is an aligned receiving ped ramps across the street. Please show the curb ramps on this sheet, typical ALL.

[Site Plan Page 15]

10S. New comment based on new information: Slopes are >1.5:1. Require 3:1 max slope or provide retaining wall.

10T. New comment based on new information: Require proposed walk to lineup with midblock crossing.

10U. Need public access easement.

10V. New comment based on new information: Please add grading notes to all sheets. Grading changed substantially from last review.

[Site Plan Page 19]

10W. New comment based on new information: Measurement should be 110' for ROW. Please revise to ensure this measurement matches the plat (typical all).

[Plat Page 1]

10X. Add a note stating:

Tracts U and F are dedicated as drainage tracts in their entirety.

[Plat Page 2]

10Y. Need public access easement for all tracts with a connecting sidewalk, typical ALL.

[Plat Page 3]

10Z. Need public access easement for all tracts with a connecting sidewalk, typical ALL.

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

[Site Plan Page 4]

11A. TIS has this E Caspian Ave labeled as Wesley Ave.

11B. The E Warren Ave and S Jamestown Ct intersection is shown as a 4-legged intersection in TIS.

[Site Plan Page 5]

11C. Previous comment not addressed callout ALL sight triangles or add to legend

11D. Refer to COA TE-13 for ALL sight triangle requirements. [2 comments]

11E. All sight accesses shall be labeled full movement, right in/right out, etc.

11F. Add back access type, i.e. full movement, right in/right out, along E Warren Ave consistent with previous submittal.

11G. Ped crossing and signs shall be shown on CP signing/stripping plans.

11H. Align ped ramps with opposing ramps.

11I. Ped ramps, signs and RRFB required for E-W ped movements.

11J. Add ped crossing signs of Warren. [2 comments]

11K. Intersection geometry shown on Site Plan needs to be consistent with intersection laneage shown in the Filing 3 TIS.

[Site Plan Page 6]

11L. Refer to COA TE-13 for sight triangle requirements.

11M. Move mail kiosk from S Jamestown Way to E Baltic Pl.

11N. Ramp/driveway conflict along S Jamestown Way and E Iliff Pl. Adjust as necessary.

11O. Ped crossing and signs shall be shown on CP signing/stripping plans.

11P. Remove ped ramp where shown on E Warren Ave, no receiving ramp.

11Q. Add crosswalk markings and sight triangles.

11R. TIS shows 4-legged intersection at E Warren Ave and S Jamestown Ct.

[Site Plan Page 7]

11S. Ped crossing and signs shall be shown on CP signing/stripping plans.

11T. Callout storage lengths on Harvest Rd. [3 comments]

11U. TIS shows separate WB left turn lane on E Caspian Ave.

[Site Plan Page 8]

11V. Mail kiosk along E Caspian Ave within sight triangle, relocate.



[Site Plan Page 9]

- 11W. Remove ped ramp along E Harvard Ave.
- 11X. Ped ramp/driveway conflict along E Harvard Ave?
- 11Y. Roundabout is shown in TIS at Harvest Rd and E Yale Ave.

[Site Plan Page 10]

- 11Z. Ped ramp/driveway conflict along S Jackson Gap?
- 11AA. Mail kiosk within sight triangle along E Harvard Ave.

[Site Plan Page 12]

- 11BB. EB left turn lane along E Yale Ave not shown in TIS. Add storage length, Taper rate/length.

[Site Plan Page 23]

- 11CC. Previous comment not addressed In coordination with any Postal Service requirements, mail kiosks shall be located: Outside of sight triangles as defined by COA Roadway Manual, standard TE-13 Outside of the influence area (including traffic queues) for a controlled intersection (stop-controlled, signal controlled, or otherwise) A minimum of 30' away from stop signs (for stop sign visibility) A maximum of 50' away from curb ramp crossings (curb ramps to be located on both sides of roadway) Preferred location for mail kiosks is on side lots or other common areas for a neighborhood, and while meeting the above criteria, to avoid conflicts with mail kiosk traffic and specific homeowner ingress/egress The United States Postal Service (USPS) must be included in the final determination for placement of mail kiosk within your site, what equipment is USPS approved and what is not. Please contact the USPS Growth Coordinator @ 303-853-6994.

[Site Plan Page 24]

- 11DD. ALL sight triangles at ALL intersections shall be per COA TE-13. [2 comments]
- 11EE. 50' min spacing between STOP sign and tree, remove/replace
- 11FF. Remove/relocate trees for ped crossing safety/signs.

[Site Plan Page 25]

- 11GG. Move mail cluster.

[Site Plan Pages 26-30]

- 11HH. 50' min spacing between STOP sign and tree, remove/replace.

[Site Plan Page 34]

- 11II. Add sight triangles and sight triangle requirements per COA TE-13.

[Traffic Impact Study]

- 11JJ. Intersection laneage shown in TIS should be consistent with Site Plan laneage.
- 11KK. Intersection operations results should be consistent with Harvest Crossing Filing 2 TIS operations.
- 11LL. See comments throughout report.

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

[Site Plan Page 1]

- 12A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

[Site Plan Page 24]

- 12B. Water meters shall not be obscured by plantings.
- 12C. Placing tree on top of sanitary services will make it difficult for maintenance work on the service line.
- 12D. Ensure trees are at least 5 ft away from meters.

[Site Plan Page 25]

- 12E. Plantings besides trees must be at least 3 ft away from meters (Typical).
- 12F. Seems like stop sign location on S Jamestown Ct conflicts with water meter; please revise.

[Site Plan Page 30]

- 12G. Widen path in Tract J to 12" to serve as maintenance access to the storm manhole.
- 12H. Extend a maintenance access path to within 5 ft of this manhole along E Yale Ave.

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

- 13A. Storm drain development fees due: 124.054 acres x \$1,242.00 = \$154,075.07



**14. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

[Site Plan Throughout]

14A. Change the Lot, Tract and R.O.W. lines to be solid/continuous lines. (Typical)

[Site Plan Page 1]

14B. Fill in the Reception No blank on the first page.

[Plat Page 1]

- 14C. (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.)
- 14D. (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.)
- 14E. (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.

**15. Mile High Flood District** (Derek Clark / 303-455-6277 / [submittals@udfd.org](mailto:submittals@udfd.org))

15A. There were no new comments from MHFD on this review.

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

16A. The invoice for this project expired, so we updated the invoice with the same value until the end of June 2024 and included a note about the value increase after July 1, 2024. See invoice and wiring instructions attached.

April 10, 2024

Division of Support Services

15701 E. First Ave.

Suite 206

Aurora, CO 80011

303-365-7812 phone

303-326-1947 fax

The school land dedication requirement for the Harvest Crossing PA 5, 6 and 7 development application (DA-1786-03) is 7.1123 acres. The cash-in-lieu of land total is \$1,263,654.79 and is payable to Aurora Public Schools. This amount will be honored through June 30, 2024. On July 1, 2024, the land value will increase to \$4.33 per square foot and the cash-in-lieu total will be \$1,340,609.34. The updated cash-in-lieu total will be honored through December 31, 2024. The payment can be sent to my attention at the address above or I can email you APS wiring instructions.

If you have any questions please e-mail me at [jdhensley@aurorak12.org](mailto:jdhensley@aurorak12.org).

Joshua D. Hensley  
Planning Coordinator

Harvest Crossing PA 5, 6 & 7 - DA-1786-03									
Dwelling Type	Units	Yield Ratio	Student Yield						
SFD	435	0.7	305						
MF-LOW		0.3	0						
MF-HIGH		0.145	0						
TOTAL	435		305						
		ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
YIELD		RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF		0.34	148	0.16	70	218	0.2	87	305
MF-LOW		0.17	0	0.08	0	0	0.05	0	0
MF-HIGH		0.075	0	0.04	0	0	0.03	0	0
TOTAL			148		70	218		87	305
SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD		ACRES REQUIRED					
ELEMENTARY	148	0.0175		2.5883					
MIDDLE	70	0.025		1.7400					
HIGH	87	0.032		2.7840					
TOTAL	305			7.1123					
Value per Ft2	\$4.08								
Value per Acre	\$177,673.00								
<b>Total Obligation</b>	<b>\$1,263,654.79</b>								



Division of Finance  
15701 E. First Ave.  
Suite 106  
Aurora, CO 80011



Phone: 303-365-5813

Below please find the instructions to send funds by Wire and ACH into the Adams Arapahoe School District 28J COLOTRUST bank account. When the wire or ACH is initiated, please ensure the “For Further Credit” information is referenced so the funds will be properly credited to our bank account.

**COLOTRUST WIRE and ACH INSTRUCTIONS:**

BANK NAME: UMB Bank, N.A.  
ABA/Routing #: 101000695  
CREDIT COLOTRUST ACCOUNT #: 9872567870  
**FFC: CO-01-0658-7034 Adams Arapahoe School District 28J**  
**General account**

If there are any questions, please do not hesitate contacting me.

Lucas Winder  
Aurora Public Schools  
Accountant  
Phone: 303-365-5810, Ext. 28929  
E-mail: lawinder@aurorak12.org