



Planning Division  
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October 21, 2021

Jason Pock  
Richmond American Homes of Colorado Inc  
4350 S Monaco Street, Suite 500  
Denver, CO 80237

**Re: Technical Submission Review:** Harvest Crossing at Villages at Murphey Creek - Site Plan and Plat  
**Application Number:** DA-1786-01  
**Case Number:** 2021-4008-00; 2021-3013-00

Dear Mr. Pock:

Thank you for your technical submission, which we started to process on Wednesday, October 7, 2021. We reviewed it and attached our comments along with this cover letter. This letter contains comments from all city departments and outside agencies.

Because there are outstanding comments on the Site Plan and Subdivision Plat, another technical corrections submittal will be required. Please address the remaining issues on these documents and resubmit at your convenience.

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 give me a call. I may be reached at 303-739-7259.

Sincerely,

Ariana Muca, Planner I  
City of Aurora  
Planning and Development Services Department

cc: Mick Kittle - Plan West 767 Santa Fe Drive Denver, CO 80204  
Ariana Muca, Case Manager  
Scott Campbell, Neighborhood Services  
Cesarina Dancy, ODA  
Filed: K:\SDA\1786-01tech1



## Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Drainage letter needs to be approved (Public Works).
- Concern for site triangles (Traffic).
- Edits need to be made to meet City Standards (Real Property).

#### **1. Planning** (Ariana Muca / 303-739-7259 / [amuca@auroragov.org](mailto:amuca@auroragov.org) / Comments in lime green)

1A. After your first submission and neighborhood meeting there have been no new comments to add.

1B. No Further Comments.

#### **2. Landscaping** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in red)

2A. No further comments.

#### **3. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

*Repeat Comment:* The site plan will not be approved by public works until the preliminary drainage letter / report is approved.

3A. Ensure drainage comments are addressed prior to the next submittal.

*Grading and Utility Plans*

*7 of 22*

3B. Min 2% slope in pond bottom.

3C. Label slopes in pond bottom. Min 2%.

*Grading and Utility Plans*

*9 of 22*

3E. Min 2% slope in pond bottom.

#### **4. Traffic Engineering** (Steven Gomez / 303-739-7336 / [sgomez@auroragov.org](mailto:sgomez@auroragov.org) / Comments in orange)

*Site Plans*

*2 of 22*

4A. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development.

*Site Plans*

*4 of 22*

4B. 1. callout lane widths on Harvest. 2. extend sight triangles into roadway.

4C. Move sign.

*Site Plans*

*5 of 22*

4D. 1. callout lane widths on Warren & Harvest. 2. extend sight triangles into roadway.

4E. Callout signs.

4F. Move sign.

4G. Show as diagonal striping.

*Site Plans*

*6 of 22*

4H. 1. callout lane widths on Warren, Kewaunee & Jackson Gap. 2. extend sight triangles into roadway.

4I. Callout striping.

*Landscape Plans*

*11 of 22*

4J. 1. Verify all proposed landscaping within the sight triangle is in compliance with COA Roadway Specifications, Section 4.04.2.10

*Landscape Plans*



12 of 22

4K. 1. Verify all proposed landscaping within the sight triangle is in compliance with COA Roadway Specifications, Section 4.04.2.10.

*Landscape Plans*

13 of 22

4L. 1. Verify all proposed landscaping within the sight triangle is in compliance with COA Roadway Specifications, Section 4.04.2.10.

4M. Provide sight triangles at all internal STOP controlled intersections per COA TE-13.

*Landscape Plans*

14 of 22

4N. Verify all proposed landscaping within the sight triangle is in compliance with COA Roadway Specifications, Section 4.04.2.10.

4O. Verify sight triangle

*Landscape Plans*

15 of 22

4P. Verify all proposed landscaping within the sight triangle is in compliance with COA Roadway Specifications, Section 4.04.2.10.

4Q. Verify sight triangle

*Landscape Notes*

19 of 22

4R. All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'.

*Plat*

4S. Label all access points, i.e. full movement, etc.

**5. Utilities (Khanzadeh, Nina/ [nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org) / Comments in red)**

5A. No further comment.

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

6A. Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date. Send in the Certificate of Taxes Due dated through the plat recording date. Continue working with Grace Gray at [ggray@auroragov.org](mailto:ggray@auroragov.org) to start the License Agreement processes.

*Site Plans*

4 of 22

6B. Start the License with Grace Gray.

*Site Plans*

5 of 22

6C. Add the label 5.50' sidewalk easement (typ.).

*Site Plans*

6 of 22

6D. Cover this barricade with a the License Agreement.

6E. Start this License with Grace Gray.

6F. Add the label 5.50' sidewalk easement (typ.)

*Plat*

1 of 5

6G. Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date. Send in the Certificate of Taxes Due for the site. Obtained from the County Treasurer's office. Showing the taxes paid in full at through the time of recording of this plat.

6H. *Repeat Comment:* In general notes update this to be within 120 calendar days of the plat approval date.

**7. Building/Life Safety (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)**

7A. No further comments.



**8. Parks, Recreation & Open Space** (Michelle Teller/ [mteller@auroragov.org](mailto:mteller@auroragov.org)/ 303-739-7437/Comments in Purple)

8A. No further comments.

**9. Addressing** (Phil Turner / [pturner@auroragov.org](mailto:pturner@auroragov.org))

9A. CAD drawing received no further comment.

**10. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

10A. No further comment.

**11Aurora Public Schools** (Josh Hensley / 303-365-7812 / [jdhensley@aurora12.org](mailto:jdhensley@aurora12.org))

11A. Comment attached in previous review. No further comment.

**13. Crane / Boom Equipment off Airfield** (Lawrence Aragon / 720-847-9731 / [lawrence.aragon.1@us.af.mil](mailto:lawrence.aragon.1@us.af.mil))

13A. Comment attached in previous review. No further comment.

**14. Mile High** (Mark Schute )

14A. Comment attached in previous review. No further comment.