

Planning Division
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Aurora, Colorado 80012
303.739.7250



July 15, 2022

Jason Pock
Richmond American Homes of Colorado Inc.
4350 S Monaco St., Ste 500
Denver, CO 80237-3400

Re: Initial 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 Jason Pock.

Thank you for your initial submission, which we started to process on June 16th, 2022. 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 important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before August 1st, 2022.

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 estimated Administrative Decision date is set for September 7th, 2022. Please remember that all abutter notices and site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause your administrative 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.

Sincerely,

Erik Gates
Planner

cc: Allison Hibbs, Plan West.
Scott Campbell, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\SDA\1700-1799\1786-03rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Storm drain development fees due: 124.054 acres x \$1,242.00 = **\$154,075.07**
- Lot data tables need to be revised and include counts for all lots within the FDP.
- There appear to be several conflicts with trees and utilities.
- Will the neighborhood park remain with the Metro District or is it being turned over to COA?
- Add or remove pedestrian ramps as requested by Civil and Traffic Engineering.
- Several changes to site plan notes are requested.
- A phasing plan with a descriptive narrative must be provided with the Planning Departments' site plan and Public Works Departments' civil plan submittal.
- Show the regional trail on the other side of Yale and trail connections to the regional trail.
- Please review the comment letter from outside reviewers including Xcel Energy, MHFD, and Buckley SFB.

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

[FDP Amendment Page 1]

- 2A. This language should be included in an amendment block on the original cover page. The amendment block should provide room for additional future amendments. If there is no room on the original cover page, you can include it on this second page. Include the original cover sheet on your next submittal in either case.

[Site Plan Page 1]

- 2B. "Filing" (and "subdivision") should not be used as part of a Site Plan title.
- 2C. Add dwelling units per acre to this data block.
- 2D. Maximum small lots allowed for a master plan including more than 100 DUs is 50%. No more than 35% may be front-loaded small residential lots. Please clarify.
- 2E. Place this language on the Landscaping sheets only.

3. Zoning and Land Use Comments

[Site Plan Page 3]

- 3A. 'Pulte' and 'Richmond' are not housing types recognized by the Unified Development Ordinance, UDO, for product mix standards. Lot count tables should identify counts for housing types identified in the UDO only.
- 3B. For this small master plan, small lot requirements will be evaluated at the master plan level (larger master plans are evaluated on the neighborhood level). A tracking table and map need to be utilized and updated with each filing to keep track of the following items of compliance. For this project, the map and table should be updated and part of each site plan submittal. The map and table need to address the following:
1. Location and quantities of small lots demonstrating compliance with <https://aurora.municipal.codes/UDO/146-4.2.3.A.3> which includes a maximum percentage of small lots and front-loaded lots, maximum of a single lot type; minimum percentage of standards lots; and minimum percentage of larger lots.
 2. Location and quantities of UDO defined lot types <https://aurora.municipal.codes/UDO/146-4.2.3.A.8>
 3. The application should also identify the approach to be taken for garage mitigation requirements in <https://aurora.municipal.codes/UDO/146-4.2.3.A.7>

Other small lot requirements will be evaluated, but the above items require tracking elements to be submitted by the applicant. Some of these elements may not have been fully identified or evaluated with this review.

- 3C. Each housing type as identified in [Table 4.2-8](#) of the UDO should be identified on this or another map. It is



especially important to identify lots for small residential lots as they must be located within 1,320 ft of a park, open space, or trail corridor of 50 ft in width. The current trail corridors shown are 30 ft only.

4. Streets and Pedestrian Issues

[Site Plan Page 5-6]

- 4A. These are double-fronted lots. Double-fronted lots are not permitted on local and collector streets.

5. Parking Issues

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

6. Architectural and Urban Design Issues

[Site Plan Page 34]

- 6A. Typical lot layouts should be shown earlier in the site plan after the coversheet and site plan notes.
6B. You should provide elevations for each proposed product type that comply with the design standards of Section 146-4.8, including vertical and horizontal articulation, building materials, roof forms, etc.
6C. Do not separate lot typicals by branding styles. I.E. Richmond and Pulte. Only show lot typicals for each housing type used from Table 4.2-8 of the UDO.

[Site Plan Page 35]

- 6D. Do not separate lot typicals by branding styles. I.E. Richmond and Pulte. Only show lot typicals for each housing type used from Table 4.2-8 of the UDO.

7. Signage Issues

[Site Plan Page 1]

- 7A. Provide total monument signage area.
7B. There is no distinction between primary and secondary monument signs in the UDO. Remove.

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

[Site Plan Page 1]

- 8A. Add the design team's contact information to the cover sheet including the landscape architect.

[Site Plan Page 14]

- 8B. While checking street trees, it seems that there does not appear to be a water/sewer connection to Lot #210.

[Site Plan Page 21]

- 8C. Provide a 4.15 AC label for the Tract J Open Space. On Civil Engineering plans this roadway is referred to as Warren Avenue and this sheet refers to it as Warren Lane. Please show your own name consistently.
8D. Provide the 1.32 AC label for the Tract F private detention pond A.
8E. Note that per Section 146-4.2.3.I, refer to the aurora Roadway Design and Construction Specifications Manual for sight distance triangle design
8F. parameters. No obstruction taller than 26" within the sight distance triangle.

[Site Plan Page 22]

- 8G. Relabel 5-KP to 7-KP on Street H.

[Site Plan Page 23]

- 8H. Relabel 6-QR to 7-QR on Street I.
8I. There is a conflict with the water connection and the street tree on Street G, please adjust.
8J. Label street trees on S. Kewaunee Street.

[Site Plan Page 24]

- 8K. There are five locations on the sheet where there is a conflict between water or sewer connections and street trees that will need to be adjusted.
8L. There appears to be no water/sewer connection shown on Lot #210. Review the street tree location once those connections are shown.
8M. Correct tree-labels within the clouded area on Street I.
8N. Correct the 5-CE leader of the northernmost CE on Street I between Street O and M.
8O. Provide a missing label for 4 trees on Street I per the markup.



[Site Plan Page 26]

- 8P. Check water and sewer service to Lot #47.
- 8Q. Provide missing labels on plant material on the south side of Street J.
- 8R. Revise label from 3-UC to 4-UC on Street J.
- 8S. There are two conflicts with a street tree and water meter-see markup.
- 8T. Provide a label for the 3-AR for the curbside planting on Harvest Road between Street K and N.
- 8U. Revise the 3-UP label to 2-UP.
- 8V. Revise leaders so they point to the correct plant material on Street J.

[Site Plan Page 27]

- 8W. Relabel 5-GD to 4-GD on Sheet I.
- 8X. Relabel 5-AR to 7-AR on Street P.
- 8Y. Relabel 4-GI to 6-GI on Street P.
- 8Z. Please add an arrow to point to the 5 trees on Street P.
- 8AA. Relabel 5-AR to 4-AR on Street R.
- 8BB. Revise 4-GI to 5-GI on Street R.
- 8CC. Revise 4-AR to 6-AR on Street R.
- 8DD. Revise 5-GI to 6-GI on Street T.

[Site Plan Page 28]

- 8EE. Provide a label for 4 trees on Street I.
- 8FF. Revise 4-CE to 5-CE on Street I.
- 8GG. Revise 5-TG to 7-TG on Street U.
- 8HH. Revise 5-TG to 4-TG on Street U.
- 8II. Revise 5-QC to 7-QC on Street U.
- 8JJ. Revise 3-CE to 5-CE on S. Kewaunee Street.

[Site Plan Page 29]

- 8KK. Label these 3 trees on Harvest Road, see the markup.
- 8LL. Relabel 5-UC to 2_UC on Street L.

[Site Plan Page 34]

- 8MM. On several units, due to limited growing space, a smaller tree palette may be better for this tree selection.
- 8NN. Label width of Rock Mulch on each typical unit.

[Site Plan Page 35]

- 8OO. On several units, due to limited growing space, a smaller tree palette may be better for this tree selection.

[Site Plan Page 36]

- 8PP. On the Landscape Table-Standard Right-of-Way table (Curbside Landscape Quantities), please demonstrate why 17 street sides do not meet the minimum street tree requirement.
- 8QQ. Please explain why Harvest Road does not show the Curbside tree and shrubs provided.
- 8RR. On the Plant Schedule-all, ornamental grasses shall be specified at 5 gallons, not 1 gallon. Please revise planting specifications.
- 8SS. Please provide the code required shrubs along the Harvest Road Street Frontage Buffer.
- 8TT. Please provide the code required shrubs along the Kewaunee Street Frontage Buffer.
- 8UU. Please provide the sod hatch and the square footage of the overall sod area to demonstrate that it does not exceed the maximum 33% of the high-use sod area. Per code, only 33% is permitted.
- 8VV. Provide a table that documents the high, medium, and low water use areas by square footage and by the percentage of the overall landscape area for the entire development.
- 8WW. Due to the labeling revisions, please check the numbers on the Landscape Tables to ensure that they are all updated.

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

[FDP Amendment Page 4]

- 9A. Please resubmit the public art plan as a unique document in TAB 7.
- 9B. The plan should include clarification regarding the future of the neighborhood park. Is this park going to remain with the Metro District, or is it being turned over to COA?



10. Transportation Planning (Tom Worker-Braddock / 303-739-7340 / tworke@auroragov.org / Comments in light blue)

10A. There were no comments from Transportation Planning in this review cycle.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

11. Civil Engineering (Julie Bingham / 303-739-7300 / jbingham@auroragov.org / Comments in green)

[Site Plan Page 1]

11A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

[Site Plan Page 2]

11B. Provide the standard site plan notes. Include the following:

- In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above-ground utilities within a drainage easement requires prior written approval by the City Engineer.
- The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometric plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing the location of lights, electrical one line, and grounding details shall be submitted to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the street lights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.

11C. A 5.5' sidewalk is required on the west side of the street to meet the local type 1 street standard.

11D. Ensure that this matches what the plat says. If tracts are being dedicated as drainage tracts in their entirety, that should be documented with the plat as well.

11E. Remove collector from the description. The section matches the local type 1 section.

11F. Is it Warren Place or Warren Ave? The PIP shows it as Warren Place.

[Site Plan Page 3]

11G. Provide a description of the phases and the improvements provided with each phase.

11H. Advisory: ponds shall be in place before paving. Ponds shall be accepted before the issuance of any TCO/CO.

[Site Plan Page 4]

11I. Show the opposing ramp with landing.

11J. Include the RSN's.

11K. Typical all site plan sheets:

- Show/label the location of proposed mail kiosks.
- Label the curb return radii for local/collector and local/arterial intersections.
- Show the location of proposed street lights. Add the following note to all site plan sheets:
"Street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."

11L. Show/label the location of the maintenance paths.

[Site Plan Page 5]

11M. Verify with planning and traffic which of these proposed crossings are required.

11N. Are there receiving ramps for these ramps?

11O. This ramp does not appear to line up with the opposing ramp.

11P. Verify with planning and traffic which of these proposed crossings are required, typical.

11Q. Dimension the proposed walks.

[Site Plan Page 6]

11R. Include the tract label.



- 11S. Are there receiving ramps for these ramps? (typical along Harvest)
[Site Plan Page 7]
- 11T. Verify with planning and traffic which of these proposed crossings are required, typical along Kawaunee Street.
- 11U. Why are 8' sidewalks being proposed? This does not match any of the COA sections, typical. If a different department is requiring wider walks, please dedicate sidewalk easements and provide an additional section for Street H and any other streets with this condition.
[Site Plan Page 9]
- 11V. There is no receiving ramp for this ramp.
[Site Plan Page 10]
- 11W. Show/label the location of the maintenance paths.
[Site Plan Page 11]
- 11X. Revise text overlap.
[Site Plan Page 13]
- 11Y. The max approach grade of intersecting streets with a through street shall be 3% for 100' per Section 4.05.4 in the roadway manual.
- 11Z. Provide a railing for the proposed wall. Provide a typical section and indicate the max height or height range. Walls within detention ponds shall not be taller than 4'.
- 11AA. Does the wall encroach within the adjacent lot? The tiebacks of the wall may conflict with proposed easements.
- 11BB. Provide flow arrows and slope labels, typical for all grading sheets.
- Minimum 2% slope in unpaved areas
 - Max 3:1 outside of ROW
 - Max 4:1 inside ROW
- 11CC. Minimum 2% slope in the bottom of the pond. Please add slope labels.
- 11DD. Provide slope labels within the park. Minimum 2% slope in unpaved areas.
- 11EE. Show/label the 100-year WSEL. Show/label the maintenance access to the bottom of the pond and to the top of the outlet structure.
- 11FF. Label the pond as public or private and indicate who will maintain it.
[Site Plan Page 14]
- 11GG. The max approach grade of intersecting streets with a through street shall be 3% for 100' per Section 4.05.4 in the roadway manual.
- 11HH. At a street intersection where two streets slope down to the intersection an inlet shall be placed on the through street's uphill point of curb return and on the intersecting street's uphill point of curb return. Check all intersections on all sheets.
- 11II. Cross pans are not allowed on roadways with storm sewer systems.
[Site Plan Page 15]
- 11JJ. See notes regarding the pond on sheet 13.
- 11KK. Cross pans are not allowed on roadways with storm sewer systems, typical.
- 11LL. At a street intersection where two streets slope down to the intersection an inlet shall be placed on the through street's uphill point of curb return and on the intersecting street's uphill point of curb return. Check all intersections on all sheets.
- 11MM. Storm sewer is not typically permitted within curbside landscaping. Please verify this location with Aurora Water.
[Site Plan Page 16]
- 11NN. Show the proposed sidewalk shown on the landscape plan, typical for all tracts.
[Site Plan Page 17]
- 11OO. Max 5% longitudinal slope on all local streets, typical for all sheets.
- 11PP. Is there a utility easement associated with this storm?
- 11QQ. There is no receiving ramp for this ramp.
[Site Plan Page 18]
- 11RR. Provide a slope label here.
[Site Plan Page 19]
- 11SS. Minimum 2% slope in the pond bottom.



- 11TT. Show/label the 100-year WSEL. Show/label the maintenance access to the bottom of the pond and to the top of the outlet structure.
- 11UU. What does #7 indicate?
- 11VV. Label the pond as public or private and indicate who will maintain it.
- 11WW. Max 4:1 slope, typical.
- 11XX. Provide slope labels.
- 11YY. Provide a label for the tract on this sheet indicating that it is a drainage tract.
- [Site Plan Page 20]
- 11ZZ. Is there a utility easement for this storm?
- 11AAA. Coordinate the location of sidewalks with the landscaping plan, typical for the proposed tracts.
- 11BBB. Label the slope in the road here.
- 11CCC. It looks like there is a hole created here.
- 11DDD. Max 4:1 slope in ROW, typical.
- [Site Plan Page 27]
- 11EEE. Ensure all trees are a minimum of 10' from the storm sewer.
- [Site Plan Page 28]
- 11FFF. Ensure all trees are a minimum of 10' from the storm sewer.
- [Site Plan Page 39]
- 11GGG. Include the fixture type.
- 11HHH. Type SL-4 is required along Yale because it is arterial.
- 11III. Include the fixture type.
- [Plat Page 1]
- 11JJJ. This does not match what the site plan says.
- [Plat Page 3]
- 11KKK. Include the 5.5' sidewalk easement as shown on the site plan.
- [Plat Page 11]
- 11LLL. There are several instances of public storm sewer crossing tracts. If these require utility easements per Aurora Water, please reflect those easements on the plat.

12. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

[Site Plan Page 2]

12A. Add the following note:

- The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. 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 Plan Page 4]

12B. Show auxiliary lanes per TIS, typical.

[Site Plan Page 5]

12C. Show Warren Ave extending to the east.

12D. Add opposing side ped ramp. (multiple locations)

12E. Delete ramp. (multiple locations)

12F. Label sight triangles, typical.

12G. Label all access points as full movement, right in/right out, etc., typ.

12H. Driveways need to be located a minimum of 75' from the adjacent street flow line, type.

12I. Show all adjacent and opposing accesses on perimeter roads, typ.

12J. Potential driveway/ped ramp conflicts throughout the site.

12K. If tee intersection, delete ped ramps. (multiple locations)

12L. Add ped ramps here.

[Site Plan Page 6]

12M. All-way STOP not allowed unless warranted, typical.



[Site Plan Page 21]

- 12N. 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 22]

- 12O. Verify mature plant heights within sight triangles meet requirements of COA 4.04.2.10, type. All landscaping sheets.

[Site Plan Page 32]

- 12P. Show sight triangles. it appears some fence is located within sight triangles.

[Traffic Impact Analysis Page 1]

- 12Q. Verify short-term site trip assignment and associated traffic volumes/operation.
- 12R. Provide LOS/delay summary tables for all traffic conditions. For signalized intersections provide movement, approach, and overall LOS/delay.
- 12S. Provide Synchro signal timing sheets in the Appendix.
- 12T. Provide Synchro vehicle queue sheets in the Appendix.
- 12U. See comments throughout the report.

13. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

[Site Plan Page 2]

- 13A. City of Aurora Utility notes 11,16,19-21 are typically placed on civil plans. Please work with your assigned case manager to determine if these notes need to be removed.
- 13B. Add the following notes:
- The applicant has the obligation to comply with all applicable requirements of the Americans with Disabilities Act.
 - The developer, his successors, and assigns, including the homeowners or merchants association, shall be responsible for the installation, maintenance, and replacement of all fire lane signs. The right-of-way for ingress and egress for service and emergency vehicles is granted over, across, on, and through all private roads and ways now or hereafter established on the described property, and the same are hereby designated as "service/emergency and utility easements and shall be posted "no parking - fire lane."
 - All building address numbers shall comply with the aurora city code, section 126, article vii -numbering of buildings

[Site Plan Page 3]

- 13C. Will this site be gated? If the area of this site is gated, then the installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety, and electrical review within the Building Division that is conducted on behalf of the Fire Chief. If gated, provide sections for the automatic and manual gates.
- 13D. Advisory Comment: The developer is responsible for the construction of all on-site and off-site infrastructure needed to establish two points of emergency access to the overall site and each internal phase of construction. This requirement includes, but is not limited to, the construction of any emergency crossings improvements, looped water supply, and fire hydrant as required by the adopted fire code and city ordinances.
- 13E. A phasing plan with a descriptive narrative must be provided with the Planning Departments' site plan and



Public Works Departments' civil plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will always implement the required two points of access and a looped water supply during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.

13F. Show the location of the new fire hydrants on this sheet.

13G. Add the shown phasing notes.

[Site Plan Pages 4-11]

13H. Provide a legend and show: Fire hydrants -new/existing, Mail Kiosks

13I. All existing and proposed fire hydrants must be shown on the site, utility, and landscape sheets.

13J. Show all proposed mail kiosk locations on the site and landscape sheets.

[Site Plan Pages 13-20]

13K. Show the location of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.

13L. Provide Harvest Rd reference number that correlates to the provided note. Additionally, show the fire hydrants that are required along the roadway.

13M. Provide an overall utility sheet that shows all proposed and existing fire hydrants that will serve this site.

13N. All on-site fire hydrants are to be spaced on average of 600' or less. Whereas, off-site fire hydrants (Harvest/Warrent/Keywaunee/Yale streets) are to be spaced every 500' on alternating sides of the road.

[Site Plan Pages 22-30]

13O. Show all proposed fire hydrants.

[Site Plan Page 38]

13P. Please confirm that the U.S.P.S. has approved the appropriate mode of delivery and kiosks locations. Please provide a note that identifies the location of the mail kiosks and states compliance with ADA and Postal regulations.

13Q. Please work with the Planning Department to identify any addressing needs for this project.

14. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

[Site Plan Page 1]

14A. Any changes to utilities with this amendment will also require an amendment to the Master Utility Study. Otherwise, please ensure utilities on this amendment match what is shown on the approved MUS.

[Site Plan Page 17]

14B. Show pressure zone boundary along with PRVs separating the boundaries. Again, these need to be in conformance with the approved MUS unless the MUS intends to be revised.

15. Aurora Water/TAPS (Diana Porter / dsporter@auroragov.org)

15A. Storm drain development fees due: 124.054 acres x \$1,242.00 = \$154,075.07

15B. 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.

16. PROS (Alex Grimsman / 303-739-7154 / agrimisma@auroragov.org / Comments in purple)

[Site Plan Page 1]

16A. Add an asterisk to the total acreage deficit for clarity that this total deficit will be provided within the PA noted.

[Site Plan Page 2]

16B. Note on the tract table which tracts are being used to meet the required open space and neighborhood park dedication. Note if they are trail connections being requested for credit for ease of review.

[Site Plan Page 3]

16C. Note the east-west connection throughout the site.

16D. Show how the regional trail on the south side of Yale will connect to the park and further up to the Triple Creek Trail through the northern planning areas.

[Site Plan Page 18]



16E. Are the tracts adjacent to the ROW providing the trail connection from the regional trail up to the park? If so, this needs to be a minimum 8' concrete trail within a 48' corridor (20' from all property lines).

[Site Plan Page 22]

16F. If the detention pond is being requested for open space credit it will need to meet a 24-hour recovery period and provide some type of amenity within the area, outside of the 100-year floodplain. Benches, trail loop, tables, pet waste stations.

[Site Plan Page 24]

16G. Provide ramps where noted in the redlines.

[Site Plan Page 25]

16H. Is this pond being requested for credit? If so, amenities will be required around the perimeter loop. Benches, tables, pet waste stations, etc.

[Site Plan Page 28]

16I. Show the proposed regional trail on the south side of Yale- and provide connections across Yale.

16J. Provide waste stations along the trail.

16K. Bollard lighting should be provided within the area for security.

[Site Plan Page 29]

16L. The regional trail is proposed on the south side of Yale. Make sure enough space is provided to install a 10' concrete trail connection within a 70' corridor.

16M. Lighting should be provided within the open space area – also include pet waste stations along the trail network.

[Site Plan Page 30]

16N. What is the surface shown? It is not called out or within the legend.

16O. Provide cut sheets for the planned playground equipment. Playground equipment should be provided to meet multiple age groups – Typically 2-5 and 5-12.

16P. 6' trail would be preferred.

16Q. Provide pedestrian or bollard lighting for security within the park spaces.

[Site Plan Page 31]

16R. Provide lighting within the pocket park.

16S. Call out surface type, it is not within the legend or called out. If this is a mulch or some type of planting area be cautious of cut-through traffic from the loop track to the playfield.

16T. Provide benches in the middle of the park, the options for seating are far away from where children would be playing, and parents likely want to be closer while watching their children play.

17. Real Property (Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta)

17A. Real Property review forthcoming, please reach out to the reviewer directly for comments.

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

17A. Please note that wherever a 10-foot-wide utility is present, the 6-foot-wide gas easement is not necessary.

17B. As the project progresses, the property owner/developer/contractor must complete the application process for any new natural gas service via xcelenergy.com/InstallandConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

17C. For additional easements that may need to be acquired by separate document for new facilities, the Designer must contact a Right-of-Way and Permits Agent.

19. Mile High Flood District (Derek Clark / 303-455-6277 / submittals@udfcd.org)

19A. Section B.3. of the PDR states that Pond B outfalls an existing swale. Please revise to state that it will outfall the proposed Harvest Gulch improvements. This is also referenced in Section D.1. and Section D.2.

19B. Section D.1. of the PDR states that offsite runoff is captured with basins D-15, D-20, and D-85. Seems as if these are referencing B basins as opposed to D.

19C. Paragraph 2 of the PDR is confusing due to possible errors in basin naming. It states Basin B is conveyed to existing storm infrastructure to the north, however, it's going to Pond B according to drainage maps. Basin D is said to be conveyed to Pond A but that doesn't seem accurate either.

19D. The detention volume spreadsheets provided in the appendices have erroneously listed the basin acreage as the



“a” value for the MHFD WQ Watershed Inches equation. The “a” value should use the coefficient provided in Volume 3 of the USDCM which correlates with the drain time coefficients of Table 3-2. I will note that this did not seem to have an impact on the WQCV that was calculated by this spreadsheet.

- 19E. Please revise the outfall pipe of Pond B to an outfall approximately 1' above the Harvest Gulch channel invert.
- 19F. Please show applicable outlet pipe protection on the drainage plans.
- 19G. Please label the emergency spillway for Pond B as well as show the applicable riprap protection along the embankment.
- 19H. There is more information needed about the proposed Harvest Gulch design to review this submittal:
 - Since it was noted in the Master Drainage Plan, that a portion of Harvest Gulch was impeded by the D.A.D.S. site, what flow rate is the channel being designed for? Include discussion in the report.
 - The current cross-section is a trapezoidal design. Please evaluate the need for a more multi-stage channel design.
 - Please use the principles of USDCM Volume 1, Chapter 8 to inform the design of Harvest Gulch and to ensure the stream corridor required fits within the proposed site plan.

20. Buckley Space Force Base (Lawrence Aragon / 720-847-9731 / Lawrence.aragon.1@us.af.mil)

- 20A. Inform Airfield Management of cranes/booms that will be used during construction. Send map with marked location/address and MAXIMUM tip height of crane/equipment above ground level (see page 2). Airfield Management will send it to GeoBase for the Lat/Long and Elevation. Airfield Management will then in turn send it to our Terminal Procedure Representative for evaluation. This part of the process will generally take approximately five business days.
- 20B. Airfield Management will inform the submitter if an FAA notification is needed IAW UFC 3-260-01 Appendix B Section 1 para. B14-5. The submitter will need to file an electronic form 7460-1 off airport form 30 days prior (14CFR Part 77 states 45 days prior) to start construction for FAA for determination at <https://oecaaa.faa.gov/oecaaa/external/portal.jsp>. When FAA sends the determination, Airfield Management will need a copy of the PDF document. NOTE: The sooner Airfield Management is notified the more we can help without delaying your construction.
- 20C. 72 hours (NLT 24 hours) prior to the crane/boom going up, Airfield Management will need to be contacted. Resend map with location, reemphasize max height of boom/crane, start and end dates, days of the week, and times it will be erect (see page 2). This will allow Airfield Management to post the NOTAMs for the Pilots in the area.
- 20D. Obstruction flags will need to be on top of the crane/boom and obstruction lights may be needed if the equipment stays up between sunset and sunrise.

MAINTENANCE ELIGIBILITY PROGRAM (MEP)

MHFD Referral Review Comments

For Internal MHFD Use Only.	
MEP ID:	106325
Submittal ID:	10009071
Partner ID:	1629581
MEP Phase:	Referral

Date: June 29, 2022
To: Erik Gates
Via Aurora Website
RE: MHFD Referral Review Comments

Project Name:	HARVEST CROSSING PA- 5, 6, 7 (RSN 1629581)
Location:	Aurora
Drainageway:	Harvest Gulch

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Harvest Gulch, Pond B Outfall and Emergency Spillway

We have offered the following comments on the engineering submittal portion of this project with RSN 1634842. We will provide these comments as a courtesy to this portion of the project.

- 1) Section B.3. of the PDR states that Pond B outfalls to an existing swale. Please revise to state that it will outfall to the proposed Harvest Gulch improvements. This is also referenced in Section D.1. and Section D.2.
- 2) Section D.1. of the PDR states that offsite runoff is captured with basins D-15, D-20, and D-85. Seems as if these are referencing B basins as opposed to D.
- 3) Paragraph 2 of the PDR is confusing due to possible errors in basin naming. It states Basin B is conveyed to existing storm infrastructure to the north, however it's going to Pond B according to drainage maps. Basin D is said to be conveyed to Pond A but that doesn't seem accurate either.
- 4) The detention volume spreadsheets provided in the appendices have erroneously listed the basin acreage as the "a" value for the MHFD WQ Watershed Inches equation. The "a" value should use the coefficient provided in Volume 3 of the USDCM which correlates with the drain time coefficients of Table 3-2. I will note that this did not seem to have an impact on the WQCV that was calculated by this spreadsheet.
- 5) Please revise the outfall pipe of Pond B to outfall approximately 1' above the Harvest Gulch channel invert.
- 6) Please show applicable outlet pipe protection on the drainage plans.
- 7) Please label the emergency spillway for Pond B as well as show the applicable riprap protection along the embankment.
- 8) There is more information needed about the proposed Harvest Gulch design in order to review this submittal:

Project Name: HARVEST CROSSING PA- 5, 6, 7
MEP ID: 106325
Date: 7/15/22

Mile High Flood District (MHFD)
MEP Referral Review Comments

- a. Since it was noted in the Master Drainage Plan, that a portion of Harvest Gulch was impeded by the D.A.D.S. site, what flow rate is the channel being design for? Include discussion in the report.
- b. The current cross section is a trapezoidal design. Please evaluate the need for a more multi-stage channel design.
- c. Please use the principles of USDCM Volume 1, Chapter 8 to inform the design of Harvest Gulch and to ensure the stream corridor required fits within the proposed site plan.

MHFD requires responses to the review comments, please include these responses with any future submittal.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Derek Clark', with a stylized flourish at the end.

Derek Clark, PE
Project Manager
Mile High Flood District



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

July 1, 2022

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Erik Gates

**Re: Harvest Crossing PA 5 6 7 - Harvest Crossing Subdivision Filing No. 3
Case # DA-1786-03**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the master plan amendment, site plan and plat for **Harvest Crossing PA 5 6 7 - Harvest Crossing F3**. Please note that wherever a 10-foot-wide utility is present, the 6-foot-wide gas easement is not necessary.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

For additional easements that may need to be acquired by separate document for new facilities, the Designer must contact a Right-of-Way and Permits Agent.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Warning this process can take up to 60 days, no exception

CRANES/BOOM EQUIPMENT Off Airfield

Lawrence Aragon (L.A.), Airfield Manager: 720-847-9731, lawrence.aragon.1@us.af.mil

Pete Mendoza, Asst. Airfield Manager: 720-847-6352, peter.mendoza.2@us.af.mil

Mandatory steps:

- Inform Airfield Management of cranes/booms that will be used during construction. Send map with marked location/address and MAXIMUM tip height of crane/equipment above ground level (see page 2). Airfield Management will send it to GeoBase for the Lat/Long and Elevation. Airfield Management will then in turn send it to our Terminal Procedure Representative for evaluation. This part of the process will general take approx. 5 business days.
- Airfield Management will inform the submitter if a FAA notification is needed IAW UFC 3-260-01 Appendix B Section 1 para. B14-5. The submitter will need to file an electronic form 7460-1 off airport form 30 days prior (14CFR Part 77 states 45 days prior) to start of construction for FAA for determination at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. When FAA sends determination, Airfield Management will need a copy of the PDF document. NOTE: The sooner Airfield Management is notified the more we can help without delaying your construction.
- 72 hours (NLT 24 hours) prior to the crane/boom going up, Airfield Management will need to be contacted. Resend map with location, reemphasize max height of boom/crane, start and end dates, days of week and times it will be erect (see page 2). This will allow Airfield Management to post the NOTAMs for the Pilots in the area.
- Obstruction flags will need to be on top of crane/boom and obstruction lights may be needed if the equipment stays up between sunset and sunrise.

CRANES/BOOM EQUIPMENT On Airfield

Mandatory steps:

- A temporary construction waiver (TCW) will need to be initiated IAW UFC 3-260-01 Appendix B Section 1 para. B1-2.1.4 prior to construction to ensure full routing and approval from the Buckley Garrison Commander before the start; may take 60 days (Mike Mont-Eton will assist with the process).
- Inform the Airfield Manager of cranes/booms that will be used during construction. Send map with marked location/address and MAXIMUM tip height of crane/equipment above ground level (see page 2). Airfield Management will send it to GeoBase for the Lat/Long and Elevation. Airfield Management will then in turn send it to our Terminal Procedure representative for evaluation.
- Airfield Management will inform the submitter if a FAA notification is needed IAW UFC 3-260-01 Appendix B Section 1 para. B14-5. The submitter will need to file an electronic form 7460-1 off airport form 30 days prior (14CFR Part 77 states 45 days prior) to start of construction for FAA for determination at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. When FAA sends determination, Airfield Management will need a copy of the PDF document and must be submitted with TCW Package for approval. NOTE: The sooner Airfield Management is notified the more we can help without delaying your construction.
- 72 hours (NLT 24 hours) prior to the crane/boom going up, Airfield Management will need to be contacted. Resend map with location, reemphasize max height of boom/crane, start and end dates, days of week and times it will be erect (see page 2). This will allow Airfield Management to post the NOTAMs for the Pilots in the area.
- Obstruction flags will need to be on top of crane/boom and obstruction lights may be needed if the equipment stays up between sunset and sunrise.
- If need to drive on the airfield, contact Pete Mendoza at x6352, peter.mendoza.2@us.af.mil

Example of Map in Relation to Runway with Required Data



55ft max height crane/boom

East side Hangar 801

1 June – 31 July 2019

Mon-Fri 7am-5pm