



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

Worth Discovering • auroragov.org

August 13, 2021

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

Re: Third 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 third submission, which we started to process on Monday, July 30, 2021. We reviewed it and attached our comments along with this cover letter. This letter contains comments from all city departments and outside agencies.

Since many 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 31, 2021. The Administrative Decision date has tentatively been rescheduled for Wednesday, September 22, 2021.

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\1786-01rev3



Third Submission Review

1. Planning (Ariana Muca / 303-739-7259 / 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 / Comments in red)

2A. Landscape comments will be forwarded to you upon receipt from our Landscape Architect. When you resubmit, please incorporate your revisions into the revised plans and include comment responses in the “comment response letter” required.

3. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

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

Site Plans

7 of 22

3A. Max 4:1 slope.

3B. Maintenance access is required to the top of the outlet structure

3C. Is the design available for the western half of the Harvest and the southern portion of Jewell to the west to confirm the proposed grading will work?

Site Plans

9 of 22

3D. Maintenance access is required to the top of the outlet structure

3E. Max 4:1 slope

4. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in orange)

Site Plans

3 of 22

4A. Remove southern east-west crossing of S Irvington St. Only one crossing is permitted along the major street of a three legged intersection. Understood that this creates a slight diversion, but crossing along the north side of the intersection is still preferred. Provide "Y" shaped connection for walkway along Tract A.

4B. Edge-to-edge ramp alignment required at a minimum.

Site Plans

4 of 22

4C. Call out storage and taper lengths per MTIS recommendations.

Site Plans

5 of 22

4D. ADD crosswalk signage here as well.

Site Plans

6 of 22

4E. Please dimension distance between kiosk and edge of ramp. Kiosk may need to be shifted slightly to the east.

4F. Add crosswalk signage with advance warning (W11-2 with "ahead" plaque) 100' prior to crossing on each side.

Traffic Impact

4G. Provide Colorado Registered PE stamp, signed and dated.

5. Utilities (Khanzadeh, Nina/ nkhanzad@auroragov.org / Comments in red)

Site Plans

7 of 22

5A. Where is sanitary connecting to?

5B. Include general note: Piping downstream of water meter to be private. All sanitary services are private.

5C. Include general note that lists who will maintain private detention quality ponds.

5D. Include slope information.



Site Plans

8 of 22

5E. Clarify – see site plan.

5F. Show and label this utility easement.

5G. Include general note of how and when these stubs will be connected to attain service via Senac Line.

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

6A. See the red line comments on the plat and site plan. Contact Grace Gray at ggray@auroragov.org to start the License agreement for the retaining walls with railings located in the Drainage easements. Send in the needed documents shown on the first page of the plat.

Site Plans

4 of 22

6B. Add easement width.

Site Plans

5 of 22

6C. Add easement width.

6D. Add area - match plat.

Site Plans

6 of 22

6E. Add easement width – in all locations designated on the site plan.

6F. Contact Grace Gray to start the License Agreement process.

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

Master Utility Report Sheets

1 & 6 of 49 / MUR

7A. See comment to add fire department to signature block.

7B. See comment for phasing and looped water supply.

Cover

1 of 22

7C. See comment for occupancy classification.

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

8A. Please see site plan for specifics.

Cover Sheet

1 of 22

8B. This should still state the total that PROS will be looking for in the future filings. There only needs to be one OS row that states the total OS required and triggered by this project. For 140 sf, unsure where the additional 0.3 acres is coming from with this filing.

9. Addressing (Phil Turner / pcturner@auroragov.org)

9A. Phil Turner pcturner@auroragov.org

Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: tinyurl.com/3xe6ds46 or by contacting CADGIS@auroragov.org



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

10A. See below:



Right of Way & Permits

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

August 12, 2021

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

Attn: Ariana Muca

**Re: Harvest Crossing at Villages at Murphy Creek - Harvest Crossing
Filing No. 1 - 3rd referral, Case # DA-1786-01**

Public Service Company of Colorado's Right of Way & Permits Referral Desk acknowledges the requested changes made to the plat and has no additional concerns at this time for **Harvest Crossing F1**.

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

11Aurora Public Schools (Josh Hensley / 303-365-7812 / jd hensley@aurora12.org)

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

12. Southwest Metro Stormwater Authority (Tiffany Clark / 303-858-8844)

12A. 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)

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

14. Mile High (Mark Schute)

14A. See below:

**MAINTENANCE ELIGIBILITY PROGRAM (MEP)****MHFD Referral Review Comments**

For Internal MHFD Use Only.	
MEP ID:	106325
Submittal ID:	10006869
MEP Phase:	Referral

Date: August 4, 2021

To: Rifka Wine
Via Aurora Website

RE: MHFD Referral Review Comments

Project Name:	Harvest Crossing at Villages at Murphy Creek Filing 1 (RSN 1462089)
Drainageway:	Not applicable

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:

- Not applicable

We have no comments on the referenced project as it is not eligible for maintenance. The site is not adjacent to a major drainageway or mapped floodplain and does not include any proposed MHFD master plan improvements. We do not need to review future submittals.

- 1) To be clear, there are no maintenance eligible improvements in Filing 1. We are interested in reviewing other filings for this project, particularly those that impact Harvest Gulch.

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

Sincerely,

Mark Schutte, P.E., CFM
Project Engineer, Sand Creek
Mile High Flood District