



Planning Division
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October 13, 2022

John Cheney
Lennar Colorado LLC
9193 S Jamaica St 4th Fl
Englewood, CO 80112

Re: Second Submission Review – Murphy Creek / Harvest Ridge PA - Site Plan and Plat
Application Number: **DA-1250-54**
Case Numbers: **1995-2002-10; 2021-4019-00; 2021-3039-00**

Dear Mr. Cheney:

Thank you for your recent submission, which we started to process on Monday, September 26, 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 Thursday, November 3, 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 changes to your documents other than those requested, be sure to list them in your letter.

Your estimated Planning and Zoning Commission public hearing date is tentatively set for Wednesday, December 14, 2022. The site plan as it stands now does have adjustments; therefore, a hearing is necessary. Please remember that all abutter notices for public hearings must be sent, and the 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 the public hearing 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) 739-7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, P.L.A.
Planner I

cc: Kristin Dean Norris Design
Ariana Muca, Case Manager
Scott Campbell, Neighborhood Services
Cesarina Dancy, ODA
Filed: K:\SDA\1250 54rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Questions regarding building standards, setbacks, and architecture standards may result in an adjustment. The adjustments will trigger a hearing (Planning).
- Missing hatches, planting, and linework on the Landscape Plans. Certain lots do not fit into the lot typical standards and may need individual call-outs demonstrating code compliance (Landscape).
- The increase in overall density has resulted in more land dedication requirements, this can be met with additional land dedication in Filing 4 or cash in lieu/park development fees (PROS).
- Intersections need to meet Roadway Standards (Public Works).
- Minor comments regarding easements (Utilities).
- Update the plat per the site plan (Fire and Life Safety).
- Add site triangles, crossings, and signs for vehicular safety (Traffic).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No comments following the first or second review.

2. Completeness and Clarity of the Application

- 2A. The site plan lots and building materials must be brought into code compliance. The first submittal did not have lot typical or the necessary dimensions for a full review. The necessary information was provided upon the second submission to give a full review. The Architecture and Urban Design Issues, Small Lots, Single Family Detached, and Motorcourt breakdowns below provide detailed notes.
- 2B. Please eliminate any AutoCAD S.H.X. text. This will not be accepted again if the AutoCAD S.H.X. is not eliminated. There were over 8 SHX text files.
- 2C. Update the sheet index to be under on label and to read 1, 2, 3 ... etc.
- 2D. As per the site plan manual, all site plans shall be drawn at a uniform engineering scale of 1 inch = 40 feet minimum.
- 2E. Key Map is hard to read.
- 2F. Table 4.10-2 shows monument signage is allowed at neighborhood entrances on arterial or collector streets only. 96 sf max area, 6ft max height, and max 2 per entrance. Update the Data Block accordingly
- 2G. Include guest parking for motor courts, building footprint percentage, and percentages of hardscape, landscape, and open space in the Data Block.

FDP Compliance Chart

1 of 60

- 2H. The City of Aurora is no longer using the term Preliminary Plat please change to the site plan.
- 2I. Staff had questions on the numbers given in the chart as the numbers were not adding up or the chart is not clear to staff. However, this chart is important ahead of filing 4 coming in. The Murphy Creek Master plan allows for a maximum of 897 dwellings. Please see the cover page on the site plan for various questions regarding the presented data.
- 2J. Please break out traditional townhomes which face a street (do not count against small lots) from any townhomes on a green court which are considered small lots. Both green courts and motorcourts are considered small lots.
- 2K. Ahead of filing 4 review section 4.2.3.A.3 Amount and Distribution of Small Residential Lots. Green courts and Motor Court Dwellings do count as small lots, and the overall Murphy Creek East Development is nearing the maximum 50% allowance of small residential lots.

Demo Plan

4 of 60

- 2L. *Repeat Comment:* Key Map is hard to read.
- 2M. Add legend for demo-specific line weights and hatches



3. Architectural and Urban Design Issues

- 3A. On the elevation sheets (starting at page 54), there is a note *these architectural elevations meet the alternate compliance standard for masonry in accordance with section 4.8.6.d of the UDO*. The section clearly states in the header masonry standards for single-family attached and multi-family residential dwellings **not** single-family detached. Each unit on this site plan is single-family detached, therefore not qualifying. Please include the masonry table on each elevation. The expectation is that each building elevation will meet code requirements.
- 3B. Section 4.8 Building Design Standards hosts the necessary information for the elevations in both the site plan level and during the architectural review during permitting. As per code, all residential design plans with side or rear elevations adjacent to streets, parks, golf courses, or open spaces shall distribute architectural features and materials to achieve site-specific design for each side that faces a street, park, golf course, or open space. In addition, except for any residential design plan with a side elevation adjacent to a street, there shall be a four-foot change in the depth of the front elevation, achieved through a recessed or alternately loaded garage, covered porch, or other architectural feature. Many of the lots within this site plan application will need four-sided architecture.

Motor Court

- 3C. As per the UDO section 4.3.2.E.v *The minimum lot width of each lot is 50 feet, as measured at the centerline of the private, shared driveline*. The current lot typical shows a range of 41-48. Is an adjustment being requested regarding this section of code?
- 3D. Section 4.3.2.E.viii *states Dwellings on lots abutting a public or private street shall have front doors facing that street, and any fence between the dwelling and the street shall comply with the requirements of Section 146-4.7.9.L*. On page 5 of 50, there are red outlined boxes indicating motorcourts that will need a front door entrance onto South Haleyville Way.
- 3E. Section 4.3.2.E.iv states the minimum greencourt lot size is 2,500sf; please update the lot data table and any necessary lots.
- 3F. As per the UDO section 4.3.2.E, each Motor Court Dwelling development containing five or six dwellings shall include at least two guest parking spaces. Please include the guest parking in the next submittal. There are 108 motor courts with an estimated 36 guest parking spaces to be provided.
- 3G. Repeat Comment: The lot lines should be split down the middle of the internal "drive" for Motor Court Products. This will also prevent an adjustment from 3B.

Small Lots.

- 3H. Table 4.2-6 displays the small lot detached standards. The front setback will need to be updated to read 10' front setback. As these are front-loaded, the distinction is essential. The small lots are meeting the rear setback requirements triggering an adjustment.

Table 4.2-6 Minimum Building Setbacks for Small Residential Lot Development in Subarea C			
Front-loaded Residential Product	Front [1]	Side	Rear
Dwelling, single-family detached, standard	House = 15 ft. Garage = 20 ft.	5 ft. or building code	10 ft.
Dwelling, single-family detached, small	House = 10 ft.		
Dwelling, two-family (duplex)	Garage = 18 ft.		
Alternate-Loaded Residential Product			
Dwelling, single-family detached	House = 10 ft. Porch = 5 ft.	5 ft. or building code	Alley-Loaded = 3 ft. Green Court or Motor Court = per Section 146-4.2.3
Dwelling, two family (duplex)			Alley-Loaded = 3 ft.
Dwelling, single-family attached dwelling, only alley loaded product permitted			End walls = 10 ft. Interior walls = 0 ft.
Notes: [1] Porches and stoops with a front setback of less than 10 ft. may not have a roof element or associated structure taller than a single story. The 5 ft. porch setback shall be increased if necessary to accommodate utility infrastructure or required landscaping.			

- 3I. An adjustment will need to be requested for the rear setback from section 4.6-3. Alley loaded setback must be set back 3' or a minimum of 20'.

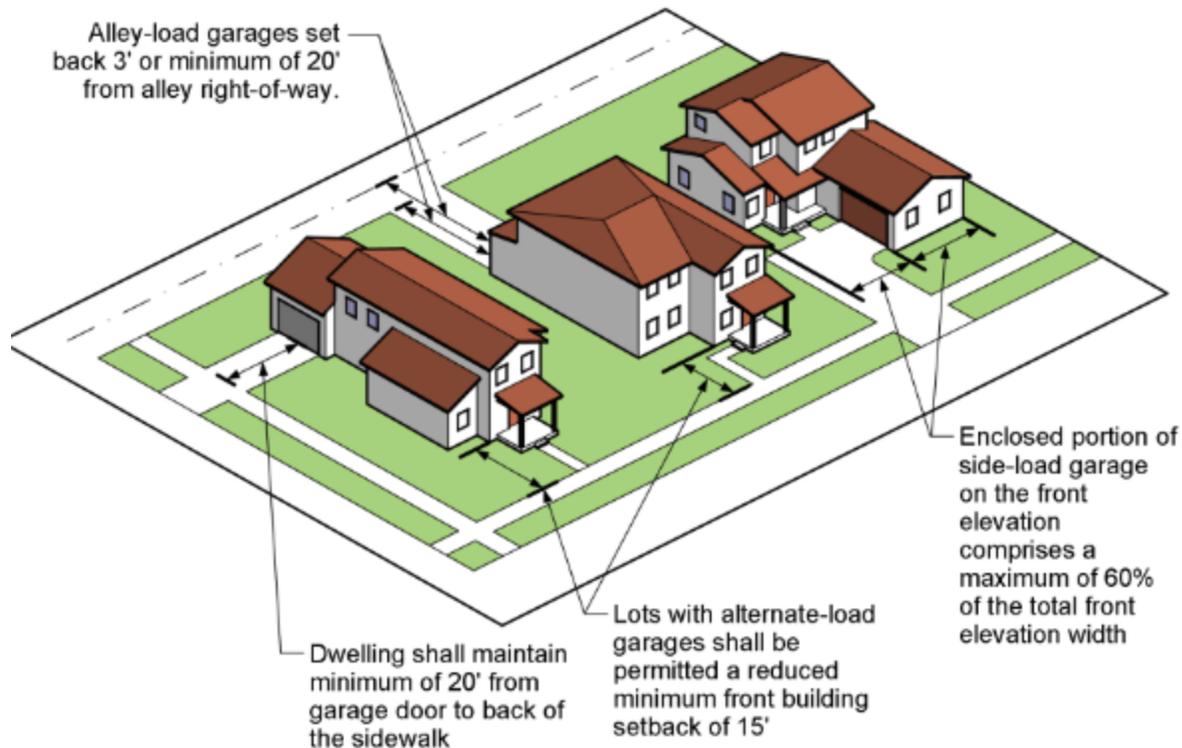


Figure 4.6-3: Alternate-load Garage

3J. *Repeat Comment:* Please note that as per the UDO 4.2.3.5.A the required private, usable outdoor space shall contain at least 180 square feet of area and have minimum length and width dimensions of 10 feet. Please add a note under typical lots.

Single Family Detached

3K. *Lot Data:* Single Family Standards and Large detached need to be updated based on the UDO section 4.2-2. The table includes specifics for lot dimensions.

3L. Front porches, per Table 4.2-10 can only encroach eight feet into the required front setback. Please update the lot table.

3M. *Repeat Comment:* Add a masonry table on every elevation page. An updated introduction letter was not provided nor was a note from the planning director for any exceptions. The expectation is that the site meets the UDO's building material code.

Fences

33 f66

3N. Please indicate the type of fence. ie privacy fence; low fence under 42" or less; open space fence. Fencing details are provided, but staff needs to understand the various fence locations on the site.

3O. Any privacy fence must be a minimum of 4' off the back of the sidewalk and a low fence is a min. 18" off back of sidewalk.

3P. It is important to note that privacy fences require a top-rail design.

3Q. Review <https://aurora.municipal.codes/UDO/146-4.7.9> for a complete list of fence requirements.

**4. Landscaping Issues** (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright red)*Sheet L100*

- 4A. The Standard Rights-of-Way table should be updated to reflect the curbside landscaping. A column should be provided and if the actual curbside landscaping is provided in the lot typicals, an asterisk should be provided in the curbside landscape column and a note should be added directing people to the lot typicals.

Sheet L101

- 4B. Move the quantity column where indicated on the Plant Schedule.

Sheet L103

- 4C. For xeric front yards a feature is required. Boulders, a low wall, a fence etc. Please indicate the feature being provided for each lot type.
- 4D. A-1 lots are not being shown on the graphic on this page.
- 4E. Examine the plant quantities listed for the B and C lots as the lot typicals include more plants than what is listed in the table.
- 4F. DEF lots are listed in the table, but there have been no F lots identified on the plan.
- 4G. One of the lots has not been labeled.
- 4H. One of the buffer areas has not been shaded in along the north side of the development.
- 4I. The lots with the green dot will require an enlargement to demonstrate the curbside landscape requirement since they do not meet the more typical lot widths and sizes demonstrated on sheet L104 for these lots. See additional commentary on sheet L104.

Sheet L104

- 4J. Include the actual utility lines going to each of the lot typicals.
- 4K. The titles for the motor courts do not coincide with the D, E and F titles on the plan, previous sheet.
- 4L. Darken the shrubs on the lot typicals.
- 4M. Remove the sod hatching from all the lot typical curbside landscape areas. They are less than 10' in width and may not have curbside landscaping.
- 4N. There is motor-court planting information on both L103 and L104 sheets. Just have it in one location.
- 4O. These enlargements may be used to demonstrate compliance with the curbside landscape requirement. There are a few lots on Sheet L103 that are not representative of any of the current lot typicals that will require a special/additional enlargement to demonstrate curbside compliance.
- 4P. Curbside landscaping must be captured on this plan set. The landscaping can be shown on the lot typicals or it can be shown on the streets on the landscape plan sheets. Where front yards do not abut a street, the curbside landscaping must be shown in the curbside landscape itself. This would be applicable to East Warren Place and South Flatrock Trail where street frontage buffers separate the lots from the curbside areas. The curbside landscape table will require updating to reflect the curbside landscaping being provided.

Sheet L200

- 4Q. While all the hatches appear legible on the computer screen, when printed out, the hatches do not read well on the actual plan and in the legend. Please darken in both locations.
- 4R. Show the property line as a traditional line type. A long dash and two short dashes.

Sheet L201

- 4S. Sod is not permitted in the curbside landscape along East Warren Place.
- 4T. Rotate the hatch for the enhanced native seed to match the plan.
- 4U. Please review the curbside landscape of all the streets. The comment response letter indicated that the curbside landscape would be included at a later date. There will not be another landscape plan provided to document compliance with this section of the UDO. The curbside landscape must be included with this submission. Refer to Section 146-4.7.5 C. Curbside Landscape in the UDO. Refer to sheet L103.
- 4V. Darken the lot lines.

Sheet L202

- 4W. Either show the actual landscaping within the curbside areas or add a note here referencing where the curbside landscape has been provided. See additional commentary on the landscape plan sheets.



Sheet L203

- 4X. The street trees along E. Warren Place may still be within the easement. Double check that they would be permitted and there appears to be overhead utility lines that may conflict. Update the landscape table accordingly if these are removed.
- 4Y. Darken the line work for the trail.

Sheet L204

- 4Z. Darken the trail/sidewalk perimeter on all applicable sheets.

Sheet L205

- 4AA. Add trees where indicated and update the appropriate landscape table.

Sheet L210

- 4BB. Darken the sidewalk line work all sheets.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 5A. No further comments.

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

- 6A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.
- 6B. Preliminary Drainage comments were provided 6/21/22 and no subsequent submittals have been made.
- 6C. Remove AutoCAD SHX TEXT.

Street Sections

3 of 60

- 6D. The full build out needs to be shown, phasing can be identified

Site Plan

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- 6E. It is important to indicate the material type for the retaining wall in the site plan as it educates the requirements for the civil plan submittal

Site Plan

12 of 60

- 6F. Maintenance access also requires 2' shoulder on each side.
- 6G. Maintenance access needs to extend to the flowline.

Grading Plan

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- 6H. Per Section 4.03.3 of the Roadway manual 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.
- 6I. Crosspans are not permitted on streets with storm sewer.

Grading Plan

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- 6J. Min 2% slope in all non-paved areas.
- 6K. Per Section 4.03.3 of the Roadway manual 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.
- 6L. Move slope labels away from storm sewer so directional arrow is clear.
- 6M. Provide additional contour labels
- 6N. Show/label maintenance access. Access is required to the top of the outlet structure in addition to the bottom of the pond.

7.Aurora Water (Diana Porter / (303) 739-7395/ dsporter@auroragov.org)

- 7A. No new comments. See previous review letter.



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

Street Sections

3 of 60

8A. Provide ultimate cross sections.

Site Plan

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8B. Add STOP signs where indicated on the site plan.

8C. Add ONE WAY sign facing SB traffic.

8D. Add ONE WAY sign facing NB traffic.

8E. Label width of drive aisle (min 16').

Site Plan

11 of 60

8F. Where are the receiving ramps? Can the "existing" ramp on the south leg be removed? One crossing will need to be provided.

Site Plan

13 of 60

8G. Delete ramp.

Landscape Plan

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8H. Remove tree, need to provide 50' min spacing between STOP sign and first tree.

Landscape Plan

40 of 60

8I. Add sight triangles per COA TE-13.

Landscape Plan

41 of 60

8J. Add sight triangles per COA TE-13.

Landscape Plan

46 of 60

8K. Add sight triangles per COA TE-13.

Details

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8L. Add notes: 1. Boulders shall not be located along arterials. 2. Boulder locations shall be outside of clear-zones of all public ROW. 50% buried in public ROW. No more than 14" height in public ROW.

9. Utilities (Casey Ballard/ 303-739-7382/ cballard@auroragov.org / Comments in red)

Utility Plan

22 of 60

9A. What is the clearance from water service to concrete driveway?

26 of 60

9B. Is there an easement to protect this entire water main through the private lot?

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9C. Please show the utility easement for this water main and ensure the tree is outside of the easement.

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9D. Update to show current utilities.

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

Site plan Sheet

9 of 60

10A. Add the dead-end fire lane sign to the sign package. Also, revise the fire lane sign placement by showing the dead-end signs at the entrance of the 6-pack motor courts FLEs.



- 10B. Please update the plat document.
- 10C. A 23' wide fire lane easement is required within the 6-pack alleyways.

11.Real Property (Ian Wood / (720) 486-4531/ iwood@auroragov.org / Comments in magenta)

- 11A. No further comment.

12.PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

General Comments.

- 12A. Community Park cash in lieu is due prior to finalizing the plat.
- 12B. The increase in overall density has resulted in more land dedication requirements, this can be met with additional land dedication in Filing 4 or cash in lieu/park development fees.
- 12C. Please reference the future regional trail.
- 12D. Ensure that all trails are meeting ADA requirements with a max 5% longitudinal slope and 2% cross slope.
- 12E. The park design looks great, please verify the items outlined in the site plan.
- 12F. Update the table to identify the pocket park being complete in this filing.



13. Arapahoe County Engineering (Emily Gonzalez / 720-874-6500)

13A. See comments below:



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

PUBLIC WORKS & DEVELOPMENT

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BRYAN D. WEIMER, PWLF Director

Engineering Services Division Referral Comments

City of Aurora Planning & Development Services
15151 E Alameda Parkway, Ste 2300
Aurora, CO 80012
Attn: Engineering Case Manager

RE: Murphy Creek / Harvest Ridge Site Plan & Plat
DA-1250-54 (1619393)

Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the outside referral for the proposed project located in the City of Aurora. The purpose of this letter is to inform you that we have the following comments regarding the referral at this time based on the information submitted:

1. The Unincorporated Arapahoe County and City of Aurora master transportation plans appear to have different planned buildouts for this area. Applicant should follow what is required by the City, but Aurora & Arapahoe County will need to coordinate on these.

Please know that other Divisions in the Public Works Department may submit comments as well.

Thank you,

Emily Gonzalez, PE
Arapahoe County Public Works & Development
Engineering Services Division
CC Arapahoe County Case No, O22-184

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

14A. No new comments.



15.Aurora Public Schools (Josh Hensley/ jdhensley@aurorak12.org / (303) 365-7812)

15A. In accordance with the 2002 school land agreement for Murphy Creek, cash-in-lieu of school land is required for all residential units planned within the Quaker Ridge parcel of Murphy Creek East. There are 237 of the 253 proposed residential units within the Quaker Ridge parcel. The land value for cash-in-lieu will be based on market value of zoned land with infrastructure in place and is due prior to plat recording.

AURORA PUBLIC SCHOOLS - STUDENT YIELD

6/3/2022

Murphy Creek East/ Harvest Ridge PA - DA-1250-54 - 1st Submittal

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	237	0.7	166
MF-LOW		0.3	0
MF-HIGH		0.145	0
TOTAL	237		166

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	81	0.16	38	119	0.2	47	166
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		81		38	119		47	166

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	81	0.0175	1.4102
MIDDLE	38	0.025	0.9480
HIGH	47	0.032	1.5168
TOTAL	166		3.8750