



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

Worth Discovering • auroragov.org

July 26, 2023

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

Re: Technical 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 Wednesday, July 12, 2023. 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 in the form of a technical. Please submit on or before August 15, 2023. You will continue to submit in the form of technical till there are no outstanding comments. Please revise your previous work and send us a new submission on or before Tuesday, March 28, 2023. 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.

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 II

cc: Kristin Dean Norris Design
Ariana Muca, Case Manager
Scott Campbell, Neighborhood Services
Cesarina Dancy, ODA
Filed: K:\SDA\1250 54tech1.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Minor comments from Landscape, Public Works, and 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. No new comments.

3. Architectural and Urban Design Issues

- 3A. No new comments.

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

Sheet 31

- 4A. There is no language or no requirements regarding sf values for vegetation within the UDO. Please remove this information altogether. See table this sheet.

Sheet 32

- 4B. Remove the word front yard from the lot typical categories as it relates to the curbside landscape requirements as the curbside landscaping is already listed under front yard.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 5A. No further comments.

6. Civil Engineering (Brianna Medema / bmedema@auroragov.org / Comments in green)

- 6A. Complete pedestrian crossing is required. Add receiving ramps. (Typical for all pedestrian crossings)

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

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

8. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

- 8A. Update on signage.

Site Plan

11 of 65

- 8B. Still haven't illustrated receiving ramps as previously requested.

- 8C. Previously requested receiving ramps are indicated on pdf.

Site Plan

13 of 65

- 8D. Previously requested receiving ramps are indicated on pdf.

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

- 9A. No further comments.

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

- 10A. No further comments.



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)

12A. Waiting on fees to be paid prior to sign off.

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

13A. No new comments.

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. See below:



May 16, 2023

Division of Support Services

15701 E. First Ave.
Suite 206
Aurora, CO 80011

303-365-7812 phone
303-326-1947 fax

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 school land dedication requirement for the Murphy Creek/ Harvest Ridge site plan (DA-1250-54) is 3.875 acres. The cash-in-lieu of land total is \$688,473.99 and is payable to Aurora Public Schools. The payment can be sent to my attention at the address above or I can email you APS wiring instructions. This invoice is valid through November 16, 2023.

If you have any questions please e-mail me at jdhensley@aurorak12.org.

Joshua D. Hensley
Planning Coordinator

Murphy Creek East/ Harvest Ridge PA (DA-1250-54)									
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						
	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL		HIGH SCHOOL		K-12
YIELD	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL	
SF	0.34	81	0.16	36	119	0.2	47	166	
MF-LOW	0.17	0	0.06	0	0	0.06	0	0	
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0	
TOTAL		81		36	119		47	166	
SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED						
ELEMENTARY	81	0.0175	1.4102						
MIDDLE	36	0.025	0.9400						
HIGH	47	0.032	1.5198						
TOTAL	166		3.8760						
	Value/ Acre	Value/ \$2							
	\$177,673.00	\$4.06							
Total Obligation=	\$688,473.99								



Effective August 2, 2021, UMB Bank, N.A. will serve as the new custodian for COLOTRUST. As such, the deposit instructions for COLOTRUST are changing on August 2, 2021.

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.

**Division of Finance
Accounting
Department**

15701 E. First Ave.,
Suite 106
Aurora, CO 80011

Phone
303-365-5810

FAX
303-326-1819

Web
aurorak12.org

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.

Sandy Woods, CPA
Aurora Public Schools
Accounting Manager
Phone: 303-365-5810, ext. 28338
E-mail: swwoods@aurorak12.org