



Planning Division  
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Aurora, Colorado 80012  
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May 19, 2023

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

**Re: Fourth 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 Tuesday, April 25, 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 June 23, 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](mailto: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 54rev4.rtf



## Fourth Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please add trees into the front buffer, not shrubs (Landscape).
- Complete pedestrian crossings are required throughout the site Public Works).
- Tree locations will need to change based on the intersection (Traffic).
- Waiting on fees to be paid prior to sign-off (PROS).
- Please see the school letter attached.

### 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](mailto:kbish@auroragov.org) / Comments in bright red)

*Sheet 29*

4A. Why are shrubs being substituted for trees in the street frontage buffer? Substitutions according to code should only occur when there is an encumbrance such as utilities, easements, floodplain etc. There do not appear to be any encumbrances that would prohibit tree placement and therefore buffer trees should be provided.

*Sheet 31*

4B. Remove where indicated.

*Sheet 32*

4C. Include the curbside landscape plant quantities for each lot typical. List the front and side street requirements individually.

4D. This hatch does not match the hatching being provided in the plan.

4E. Update totals.

4F. The UDO requires 2 trees in the front yard. If easements, lot, and home size prohibit a second tree, ask for an adjustment. It would be better to ask for an adjustment than to add a tree that would not be placed in ideal growing conditions.

*Sheet 33*

4G. Add a note that street trees are shown for reference only. Refer to the additional landscape plan sheets within this plan set for the street tree quantities, species, and locations.

4H. Include the required curbside landscape shrub requirements under each lot typical as front and side street separately. Include these quantities also on Sheet 32 under the lot typicals.

4I. The current lot typicals for D, E & F only include a portion of the curbside area. See image and highlighted yellow areas. Where are the requirements for the remainder of the curbside area outside of the highlights?

4J. While this is specific to this example, what about the rest of the streetscape that is not included as typical? The remaining shrubs that are required for the curbside landscape have not been accounted for. Expand the length of this so that it represents the true amount of shrubs that would be required.

4K. This lot does not appear to have a 2nd tree in accordance with the UDO standards and the lot typical requirements listed under C lots on Sheet 32.

4L. An "A Lot" with a corner side yard is not found in this site layout. The corner lot typical for the "A Lot" is captured on Sheet 32 on the Single Family Typical Alternative Lot A-1, A-1#2. This portion of the lot typical should just be removed.

4M. The curbside area for construction inspection purposes should be broken down by front and side yard.



*Sheet 34*

- 4N. These two lot typicals should have their own plant requirements as they are greater than what is stated for the lot typical front yard requirements found on Sheet 32 for A and A-1.
- 4O. Please identify where these might be on the overall plan, Sheet 32 so that the inspectors know where these alternative layouts would be applicable.
- 4P. Recalculate the shrubs required for these areas based upon code requirements and Table 4.7-3.
- 4Q. Somehow differentiate where the curbside landscape for the A-1 #2 starts and ends vs. the A-1 #1.
- 4R. Because the plant quantities are greater than the typical plant quantities listed for the B lots on Sheet 32 due to the lot size variances, provide a separate plant quantity table for these.
- 4S. According to the UDO and Table 4.7-3, this area should have 20 shrubs. At least 30% of those can be ornamental grasses.
- 4T. Because the plant quantities are greater than the typical plant quantities listed for the C lots on Sheet 32 due to the lot size variance, provide a separate plant quantity table for this.
- 4U. This area should have approximately 8 shrubs.
- 4V. Please identify where these might be on the overall plan, Sheet 32 so that the inspectors know where these alternative layouts would be applicable.
- 4W. The curbside area for construction inspection purposes should be broken down by front and side yard.

*Sheet 36*

- 4X. Please include the shrubs, grasses, trees etc. symbology in the legend.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**5. Addressing** (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))

- 5A. No further comments.

**6. Civil Engineering** ( Brianna Medema / [bmedema@auroragov.org](mailto: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](mailto:dsporter@auroragov.org))

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

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

- 8A. Update on signage.

*Site Plan*

*11 of 65*

- 8B. Receiving ramps appear to be removed and need to be included.
- 8C. Receiving ramp MUST be installed here.

*Site Plan*

*12 of 65*

- 8D. Is this a mailbox kiosk? Needs to be located near curb ramps if so.
- 8E. Label signs.

*Site Plan*

*13 of 65*

- 8F. Update dimensions.
- 8G. Opposing ramp required.

*Site Plan*

*43 of 65*

- 8H. Tree in wrong location – please update.
- 8I. Update dimensions.



*Site Plan*

46 of 65

8J. Tree in wrong location – please update.

**9.Utilities** (Casey Ballard/ 303-739-7382/ [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

*Utility Plan*

22 of 65

9A. Encasement of the private service line is not allowed. If minimum clearance between the services cannot be maintained then an alternative layout will need to be found. Encasement is allowed with Aurora Water approval should the sanitary cross over water.

23 of 65

9B. Specific easement will be required for each water meter.

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

10A. No further comments.

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

11A. No further comment.

**12.PROS** (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto: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](mailto:donna.l.george@xcelenergy.com))

14A. No new comments.

**15.Aurora Public Schools** (Josh Hensley/ [jdhensley@aurorak12.org](mailto: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  
303-363-7812 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](mailto: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					
<b>TOTAL</b>	<b>237</b>		<b>166</b>					
YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	81	0.18	38	119	0.2	47	196
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
<b>TOTAL</b>		<b>81</b>		<b>38</b>	<b>119</b>		<b>47</b>	<b>166</b>
SCHOOL TYPE	STUDENT YIELD	ACRES PER CHLD	ACRES REQUIRED					
ELEMENTARY	81	0.0175	1.4102					
MIDDLE	38	0.025	0.9490					
HIGH	47	0.032	1.5188					
<b>TOTAL</b>	<b>166</b>		<b>3.8780</b>					
	Value/ Acre	Value/ \$2						
	\$177,673.00	\$4.08						
<b>Total Obligation=</b>	<b>\$688,473.99</b>							



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](mailto:swwoods@aurorak12.org)