



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

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June 10, 2022

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

Re: Initial 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 initial submission, which we started to process on Thursday, May 19, 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 Friday, July 1, 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 Planning and Zoning Commission public hearing date is tentatively set for Wednesday, August 17, 2022. 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 54rev1.rtf



First Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- \$46,951.33 is due before the next submittal.
- PROS has evaluated what the outstanding park and open space requirements are for the Murphy Creek East/Harvest Ridge Master Plan. Neighborhood park and open space are being satisfied on site per the requirements that were set with the previous F.D.P., however community park requirements were not previously satisfied.
- Water meters are not allowed in driveways. Will this create any issues with building layouts? (Utilities)
- Update all labels and slopes (Public Works)
- Include Please submit a preliminary digital addressing. S.H.P. or a D.W.G. file as soon as possible (Addressing).
- Questions regarding housing diversity, lot sizes, and general dimensions of block lengths (Planning).
- Traffic and Landscape comments to be sent from landscape reviewer and traffic engineer.
- Xcel comments are attached.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No comments currently.

2. Completeness and Clarity of the Application

- 2A. Please eliminate any AutoCAD S.H.X. text. This will not be accepted again if the AutoCAD S.H.X. is not eliminated. There was over 700 SHX text files which hindered review.
- 2B. Verify points of access on Yale Avenue.

3. Architectural and Urban Design Issues

- 3A. Include guest parking for motor courts, building footprint percentage, and percentages of hardscape, landscape, and open space in the Data Block.
- 3B. Per Section 146-4.3.9, the maximum block length and width shall be 700 feet, and the perimeter of new blocks created for residential development should be measured at the curb line of adjacent streets. Each block shall be bordered by public or private streets meeting the requirements of Section 146-4.5, or by private common space or dedicated parkland or open space at least 30 feet in width. The pdf was not to scale, and I could not measure this exactly. Please include a pdf with the road dimensions. This could potentially be an adjustment.
- 3C. Along Harvest Road, the border of Motor Court Dwellings needs to be broken every 700' – see 3B.
- 3D. The Southeast edge should have a ped connection.
- 3E. On page 27 of 56 please include the percentage of open space in the site plan package.
- 3F. Label and include information on the easement to the east of the site along Harvest Road.
- 3G. For both single-family detached and motor court lots, we need a corner lot typical with the setback.
- 3H. Table 4.2.8 lot diversity you will need to provide 4 types of housing for over 200 housing units.

Motor Court

- 3I. As per the U.D.O. 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
- 3J. The lot lines should be split down the middle of the internal "drive" for Motor Court Products.
- 3K. A very helpful chart is located below with Green Court setbacks and many standards.
- 3L. Can't have duplication of the motor court elevation for 1 and every 4 as well as diagonal or across the street.
- 3M. Please include a typical dimension. All garage needs to be 30' away garage face to garage face for motor court products.



MOTOR COURTS

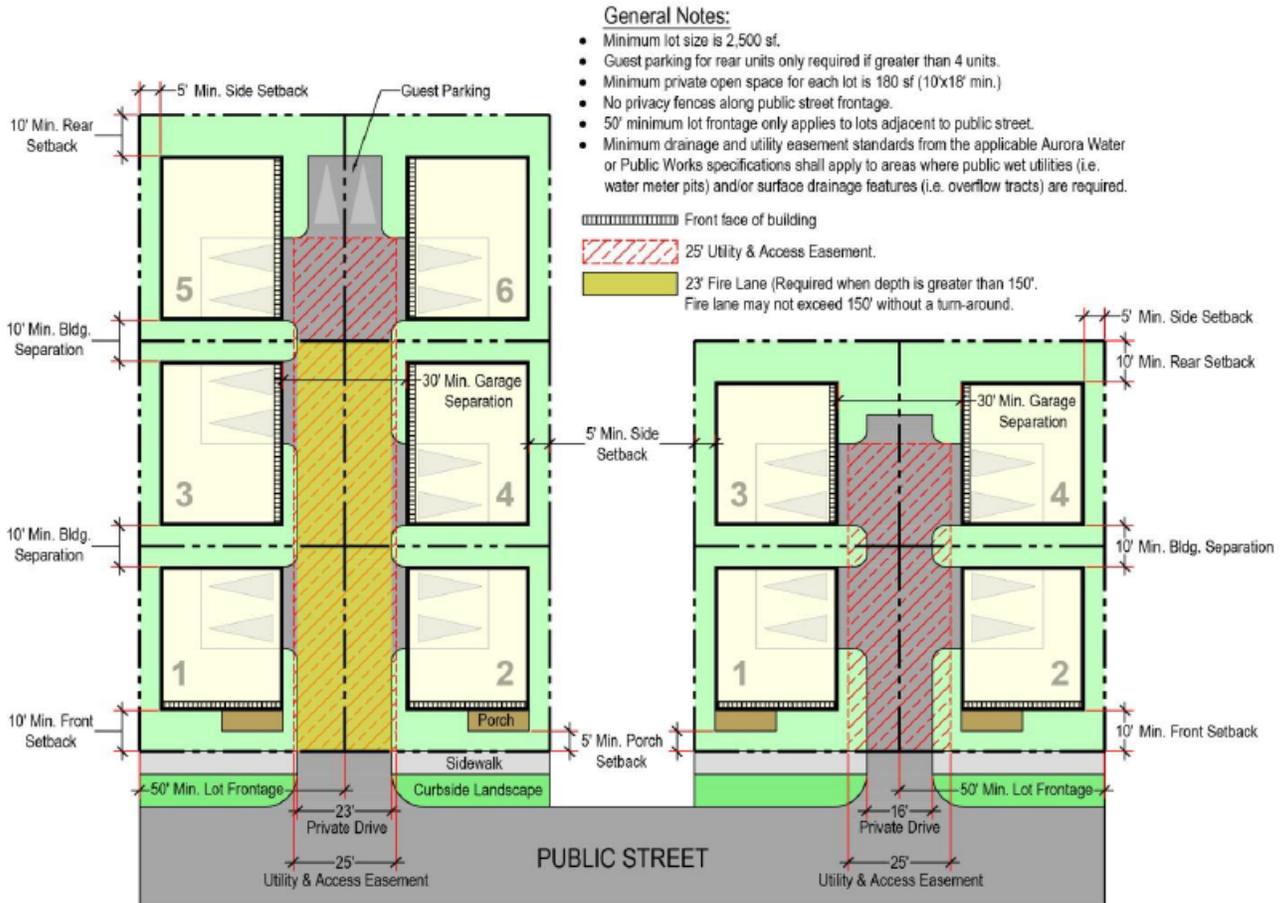


Figure 4.2-3: Motor Courts

- 3N. *Single Family Detached*
- 3O. Table 4.2-5 No front-loaded single-family detached dwelling may be located on a lot less than 45 ft. in width. A lot smaller than 45 in width would require an adjustment and trigger a hearing.
- 3P. Any lot smaller than 50' on the front lot line will be a small lot. There are several instances of this. Go through and correctly label each lot.
- 3Q. Lot 48 and 53 do not have frontage.
- 3R. For single-family detached typical, please add min setback for all home types of the front, corner, side interior, and rear. Please include driveway width.
- 3S. Add a masonry table on every elevation page.
- 3T. Please follow the setback requirements of the U.D.O. and include setbacks typical to a porch, house, garage etc.



**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.	3 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.			

3U. 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.

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

4A. Landscape comments to be forwarded from Landscape Reviewer.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

5A. Include Please submit a preliminary digital addressing. S.H.P. or a. D.W.G. file as soon as possible. This digital file is used for street naming, addressing and preliminary G.I.S. 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 N.A.D. 83 feet, State plane, Central Colorado projection so it will display correctly within our G.I.S. 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:

<http://tinyurl.com/AuroraCAD> or by contacting CADGIS@auroragov.org

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. Remove AutoCAD SHX TEXT.

Notes

2 of 56

6C. Add the following notes: 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 photometrics 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 site location of lights, electrical one line and grounding details shall be submitting 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.

Street Sections

3 of 56

6D. This interim section does not make sense for future roadway expansion – East Yale section.

Demo Plan

4 of 56

6E. Add street names.

Site Plan

8 of 56

6F. Indicate the material type and the max height or height range. Railing is required on all walls greater than 30". If permitted within R.O.W., a license agreement is required for the retaining wall. If outside of R.O.W., permission from Xcel would be required.

Site Plan

9 of 56

6G. Label sidewalk width.

Site Plan

11 of 56

6H. Label flowline radius.

Site Plan

12 of 56

6I. Label flowline radius.

Grading Plan

14 of 56

6J. Label slopes in all tracts. Min 2% slope in all non-paved areas.

6K. Label slopes. Min 2% slope in all non-paved areas.

6L. Add typical to note.

Grading Plan

15 of 56

6M. Label slopes in all tracts. Min 2% slope in all non-paved areas.

Grading Plan

16 of 56

6N. Label slopes in all tracts. Min 2% slope in all non-paved areas.

6O. Show/label proposed drainage easement, maintenance access to the pond bottom and the top of the outlet structure outside of the pond bottom, show/label 100-year water surface elevation, indicate emergency overflow direction.

Grading Plan

17 of 56

6P. Label slopes in all tracts. Min 2% slope in all non-paved areas.

6Q. Railing is required on all walls greater than 30".

Grading Plan

18 of 56

6R. Label slopes in all tracts. Min 2% slope in all non-paved areas.

6S. Show/label proposed drainage easement, maintenance access to the pond bottom and the top of the outlet structure outside of the pond bottom, show/label 100-year water surface elevation, indicate emergency overflow direction.



Grading Plan

19 of 56

6T. Label slopes in all tracts. Min 2% slope in all non-paved areas.

6U. Max 4' retaining wall permitted in residential development; Railing is required for all walls greater than 30".

Utility Plan

20 of 56

6V. Add a note on whether the storm systems are public or private and who will maintain them.

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

7A. Revenue Aurora Water/TAPS, please contact Diana Porter dsporter@auroragov.org

7B. *** Storm Drain Development fees due 55.736 acres x \$1,242.00 an acre = \$69,224.11****

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.

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

8A. Traffic comments will be forwarded to you upon receipt from our Traffic Engineer. When you resubmit, please incorporate your revisions into the revised plans and include comment responses in the "comment response letter" required.

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

9A. Traffic comments will be forwarded to you upon receipt from our Traffic Engineer. When you resubmit, please incorporate your revisions into the revised plans and include comment responses in the "comment response letter" required.

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

Utility Plan

20 of 56

10A. Please provide a detail showing typical utility service layout for the lots. Similar to the detail on C3.0.

22 of 56

10B. Water meters are not allowed in driveways. Will this create any issues with building layouts?

10C. Storm mains and inlets that only serve private tracts or lots are to be private.

10D. This storm main and inlets are to be private.

10E. Valve should be at property line extensions.

10F. Ensure manholes are visible.

23 of 56

10G. Aurora Water did not construct this sanitary main. When referencing existing infrastructure please reference the appropriate approval number. This main is part of COA 205189.

24 of 56

10H. This valve can be removed.

10I. A valve is needed on the north side of the hydrant lateral connection.

25 of 56

10J. To be capped and abandoned at the main.

10K. Where is this new hydrant being placed?

26 of 56

10L. North valve can be removed.

10M. There are too many services being pulled from a dead end main. Maximum of 12 units from a dead end main and 1 hydrant.

10N. Access is needed to all manholes.

10O. Call out as private storm.



35 of 56

10P. No trees within utility easements.

36 of 56

10Q. What is the play feature? No structures are allowed in the easement and license agreements are needed for items such as private curb/gutter or special surfaces.

44 of 56

10R. No trees within utility easements.

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

Cover Sheet

1 of 56

11A. Will this site be phased? If so, provide a phasing plan. A phasing plan 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 C.O.A. Water and Public Works phasing requirements into the phasing plan.

11B. Will this site be gated? If 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.

11C. Please indicate within the data block if this structure is sprinklered or non-sprinklered.

4 of 56

11D. Provide a letter from Petroleum or Gas Company, on company letter head that reflects their set back requirements from the easement line and the actual underground pipe to the exterior wall of your proposed structures. The setback established by Petroleum or Gas Company must be included on the site plan as part of the General Notes.

5 of 56

11E. Please confirm that the U.S.P.S. has approved the appropriate mode of delivery and kiosks locations. Provide a note that identifies the location of the mail kiosks and states compliance with A.D.A. and Postal regulations.

8 of 56

11F. Show the location of all existing 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.

11G. Show and provide fire hydrants along Harvest Rd.

11H. The site plan must provide vehicular access to within 150 feet of all exterior portions of the first floor of each structure within the site. The access is measure from the R.O.W. or from an approved fire lane easement.

9 of 56

11I. The installation of any shade shelters/canopies will require a separate City of Aurora building permit prior to the start of any work. For assistance please call the City of Aurora Building Division at 303-739-7420.

11J. Please work with the Planning Dept. to identify any addressing needs for this project.

11 of 56

11K. The abutting roadways must provide and show adequate fire hydrant coverage. Provide fire hydrants along all abutting streets.

12 of 56

11L. Show and provide fire hydrants along Harvest Rd.

11M. Show and provide fire hydrants along Yale Rd.

20 of 56

11N. Either provide separate sheet showing all proposed and existing fire hydrants that will support this site or identify the fire hydrants on the overall utility sheet.

25 of 56

11O. Yale Ave requires fire hydrants coverage. Please show and label fire hydrants along Yale Ave.



26 of 56

Yale Ave requires fire hydrants coverage. Please show and label fire hydrants along Yale Ave.

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

- 12A. Revise language in General Notes "The easement area within each lot or tract is to be..."
- 12B. Title work is beyond 120 days from plat approval date, title work needs to be updated.
- 12C. Correct signature block to show the owner (fee simple interest in the title work/who property is vested in) and the contract purchaser (proposed insured in title work).
- 12D. Revise to Lennar Colorado, L.L.C. to reflect correct naming in title work.
- 12E. Add "Book No.:" within Clerk and Recorder's Certificate.
- 12F. Revise total area, acres, to nearest hundredth (0.01).
- 12G. Place Key Map on Sheet 1.
- 12H. Revise scales on pages 3-6 to be no less than 1" = 100'.

Site Plan

- 12I. Legal Description should reference subdivision plat being submitted with this site plan.

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

Site Plan

- 13A. All trails must be a minimum of 6' to meet local trail requirements.
- 13B. In order to meet A.D.A., trails must be a stabilized surface of concrete or crusher fines, dirt is not acceptable.
- 13C. Provide a clear park plan that identifies details such as the tot lot, 5-12 playground and inclusive features. All typical details should be noted within the site plan.
- 13D. Provide a table for the park and open space acreage dedicated on site.
- 13E. Reference the park plan, which is noted in the set as X-X.
- 13F. Reference the Harvest Road enhanced walk which is required per the Master Plan to meander within the P.S.C.O. corridor to provide an off-street connection for pedestrians and cyclists.

Land Dedication and Park Development Fees:

- 13G. Park development fees will be due at the time of building permit. For 2022, the Community Park-park development fee portion is \$527.30 per unit.
- 13H. PROS has evaluated what the outstanding park and open space requirements are for the Murphy Creek East/Harvest Ridge Master Plan. Neighborhood park and open space are being satisfied on site per the requirements that were set with the previous F.D.P., however community park requirements were not previously satisfied. Cash in lieu of land dedication will be due prior to plat recordation to satisfy the Community Park land requirements and are totaled below. Note that these acreages are to be multiplied by the per acre value of the land at build-out per an appraisal conducted within the last year. Please connect with the Master Developer to discuss these requirements.
 - Based on the total approved units up to date within the Master Plan of 638 and 897 total units approved for the entire site, the following is the breakdown of dedication requirements:
 - 2.61 acres total for the 897 units
 - 1.86 for 638 units which have been approved to date

Site Plan

- 13I. The regional trail within Murphy Creek is still being defined with the Master Developer. It is anticipated that it will be aligned through the Murphy Creek G.D.P. and then continue east to connect with the Harvest Road enhanced walk. Please note that PROS may require an enhanced walk with amenities along the Yale corridor to accommodate the regional trail connection. This should be finalized prior to your next submittal to provide clearer direction.



14. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

14A. No further comments.

15. Arapahoe County (Sarah White / 720-874-6500)

15A. THANK YOU FOR THE OPPORTUNITY TO REVIEW AND COMMENT ON THIS PROJECT. THE ARAPAHOE COUNTY PLANNING DIVISION HAS NO COMMENTS; HOWEVER, OTHER ARAPAHOE COUNTY DEPARTMENTS AND/OR DIVISIONS MAY SUBMIT COMMENTS.

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

16A. See below for comments.



Right of Way & Permits

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

June 6, 2022

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

Attn: Ariana Muca

Re: Murphy Creek / Harvest Ridge PA, Case # DA-1250-54

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat and site plan for **Murphy Creek / Harvest Ridge PA**. The property owner/ developer/contractor must complete the application process for any new natural gas or electric 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.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.

Please also note that PSCo has existing electric *transmission* facilities along the east property line. Any activity or encroachment including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require PSCo approval and is requesting that, prior to any final approval of the site plan/plat, it is the responsibility of the property owner/ developer/contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement (via website www.xcelenergy.com/rightofway or email coloradorightofway@xcelenergy.com).

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



17.Mile High Flood District (Mark Schutte / 303-455-6277

17A. See below for comment.

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

18A. 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