

September 21, 2022

Ariana Muca
City of Aurora, Planning Department
15151 E. Alameda Parkway, 2nd Floor
Aurora, Colorado 80012

Re: Murphy Creek East / Harvest Ridge PA Filing No. 3– Site Plan and Plat (DA-1250-54) (Case Numbers 1995-2002-10; 2021-4019-00; 2021-3039-00)

Dear Ms. Muca:

Thank you for your comments regarding the initial submittal of the Murphy Creek/Harvest Ridge Filing 3 Site Plan and Plat, which we received on June 10, 2022. We have reviewed all the comments and have addressed them in the following pages.

Please feel free to contact me directly should you have any other comments, questions and/or special requests for additional information. We look forward to continuing to work with you and your colleagues at the City of Aurora.

Sincerely,
Norris Design



Kristin Dean, AICP
Senior Associate

Summary of Key Comments from All Departments

1. \$46,951.33 is due before the next submittal.
Response: This fee was paid 5/20/22 under Transaction# 188182532
2. 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.
Response: Noted. The Community Park in lieu fees will track with Filing 3.
3. Water meters are not allowed in driveways. Will this create any issues with building layouts? (Utilities)
Response: Water meters will not be located in the driveways
4. Update all labels and slopes (Public Works)
Response: Updated
5. Please submit a preliminary digital addressing. S.H.P. or a D.W.G. file as soon as possible (Addressing).
Response: A drawing file has been provided
6. Questions regarding housing diversity, lot sizes, and general dimensions of block lengths (Planning).
Response: These have been addressed on the updated plans. Please refer to the site plan and lot typicals sheets.
7. Traffic and Landscape comments to be sent from landscape reviewer and traffic engineer.
Response: Noted, these will be addressed in subsequent submittal.
8. Xcel comments are attached.
Response: All of Xcel comments have been addressed. There is ongoing communication with Xcel on all issues in Filing 3.

PLANNING DEPARTMENT COMMENTS

1. **Community Questions, Comments, and Concerns**
 - 1A. No questions currently.
Response: Noted, thank you.
2. **Completeness and Clarity of the Application**
 - 1A. 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 700 SHX text files which hindered review.
Response: Noted. We apologize for not addressing this with the first submittal.
 - 2B. Verify points of access on Yale Avenue
Response: Verified
3. **Architectural & 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.
Response: The guest parking for the motor courts is addressed on site with two parking spaces in the driveway and as noted on the plans. The requested data is updated on the summary page.

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.

Response: Road dimensions are included in the site plan. The layout for Filing 3 conforms with the maximum block length standard.

3C. Along Harvest Road, the border of Motor Court Dwellings needs to be broken every 700' – see 3B.

Response: There are landscape and pedestrian connectivity tracts to break up the Motor Court Dwellings to to address the maximum block length.

3D. The Southeast edge should have a ped connection.

Response: A pedestrian connection has been added to the southeast edge of the site.

3E. On page 27 of 56 please include the percentage of open space in the site plan package.

Response: The open space percentage is summarized on the cover page and sheet L-100.

3F. Label and include information on the easement to the east of the site along Harvest Road.

Response: All easements have now been labeled.

3G. For both single-family detached and motor court lots, we need a corner lot typical with the setback.

Response: The additional information for the lot typicals are included on the revised plans.

3H. Table 4.2.8 lot diversity you will need to provide 4 types of housing for over 200 housing units.

Response: Table 4.2.8 summarizes the four housing types. The housing types align with the housing types on Filing 1. We have a mix of single-family homes and cottage homes. For future submittals, the four housing types are provided throughout the Master Plan, but each filing but may not necessarily include four separate housing types.

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.

Response: Parking areas are indicated on the updated lot typicals, including garage space allowing for additional parking per motor court dwelling.

3J. The lot lines should be split down the middle of the internal "drive" for Motor Court Products.

Response: As discussed with City staff during a phone call reviewing comments, Lennar understands that the City is comfortable with the motor court being located within a tract. In addition, Real Property has indicated that they strongly prefer the motor court to be located in a tracts as presented.

3K. A very helpful chart is located below with Green Court setbacks and many standards.

Response: Noted

3L. Can't have duplication of the motor court elevation for 1 and every 4 as well as diagonal or across the street.

Response: Noted. The motor court elevations provide the differentiation in product for the motor courts and a note has been added to reflect the restriction in this comment.

3M. Please include a typical dimension. All garages need to be 30' away garage face to garage face for motor court products.

Response: This note has been added to the revised plans, with distance from garage face to garage face indicated.

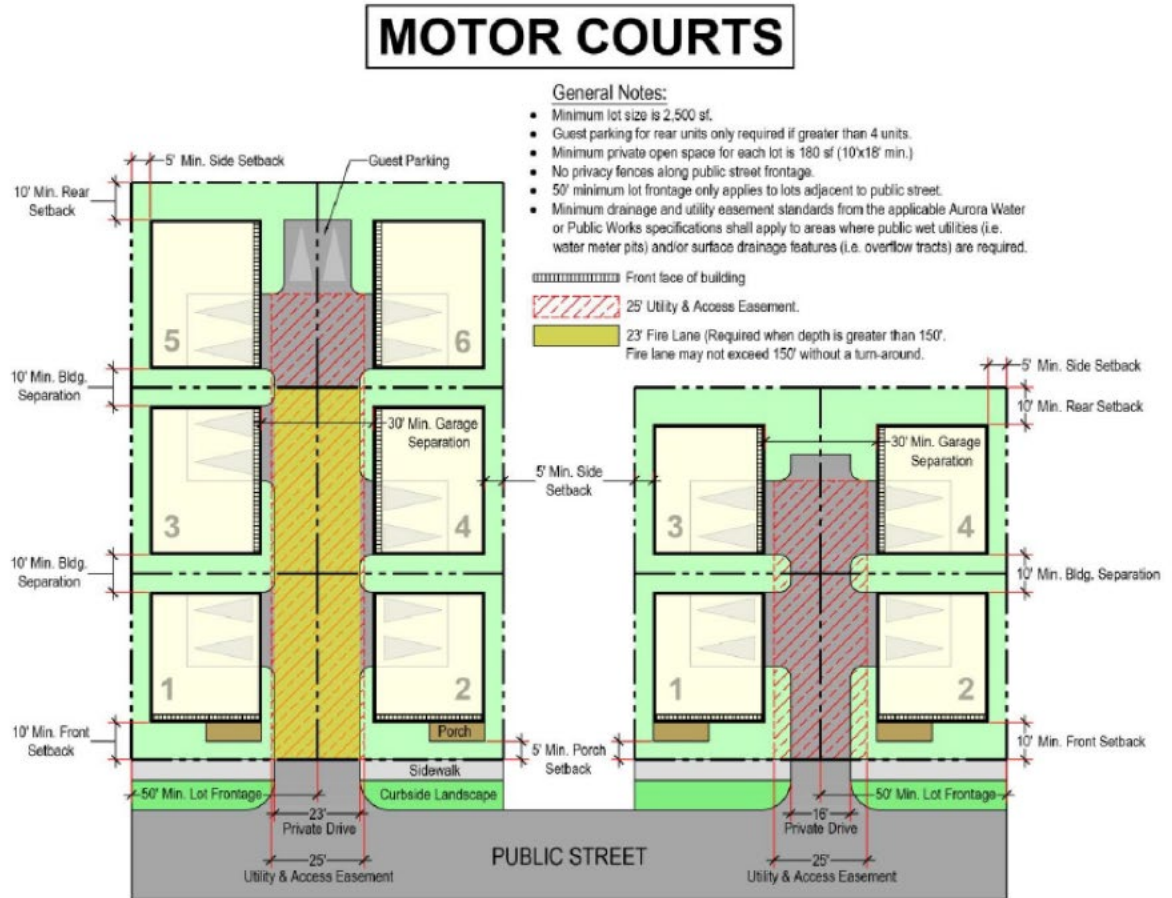


Figure 4.2-3: Motor Courts

3N. **General Note:**

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.

Response: Per Code Table 146.4.2-2, in R-2 Zone Districts within Subarea C, the lot frontage (cul-de-sac or curbed frontage) minimum is not applicable (N/A).

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.

Response: All lots have been correctly labeled.

3Q. Lot 48 and 53 do not have frontage.

Response: Frontage for these two lots is directly adjacent to the alley.

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.

Response: *This information has been included with the revised lot typicals.*

3S. Add a masonry table on every elevation page.

Response: *With Filing No. 1, the City agreed to the note provided on the elevation sheets: "These architectural elevations meet the alternate compliance standards for the masonry in accordance with Section 4.8.6.D of the UDO". This note is included on the elevation plans and we feel this should satisfy the masonry requirements.*

3T. Please follow the setback requirements of the U.D.O. and include setbacks typical to a porch, house, garage etc.

Response: *This information has been included on the revised plans on the lot typical sheet.*

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
			Alley-Loaded = 3 ft.
Dwelling, two family (duplex)		End walls = 10 ft. Interior walls = 0 ft.	3 ft.
Dwelling, single-family attached dwelling, only alley loaded product permitted			
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

Response: *This note has been included on the revised plans.*

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

- The standard Rights-of-Way Street Tree table should be updated to reflect the street trees by east, west, north and south sides of the street. In addition, provide the required and provided shrub quantities for the curbside landscape areas.
- Provide a table for the detention pond landscaping.
- Update the remaining tables per the comments provided.

Response: *Noted. Thank you. The plans are updated accordingly. The detention pond is included with the open space track table.*

Sheet L101

- Add a column for the quantity of plants being provided to the plant schedule.

Response: *Landscape schedule is updated.*

- Correct the plant schedule per the comments provided.

Response: *Comments are addressed with the current plant schedule*

- Provide a specific grass/sod type.

Response: *Updated on the landscape schedule*

Sheet L103

- Provide a plan that identifies the lots types being proposed. The five different lot types should be identified by hatches.
- Under the five different lot types, provide the quantities of plants that are required. If there is a corner lot with public view, that will require that front yard standards apply. Make sure to include the quantity of plants required for the side yard. This map/graphic will be used by inspectors to inspect the front yard landscaping.
- Include the proposed utilities going to each lot and any proposed utility easements on the proposed front yard/motor court examples.

Response: *The lot typical exhibit it included. We have identified the the requested items on the Lot Typical sheets.*

Sheet L201

- General Comment: Please review the curbside landscape of all the streets. Sod is only permitted when the curbside landscape is 10' in width or greater. Make sure to update the curbside landscape table on Sheet L100 to reflect the addition of shrubs in the curbside landscape. Refer to Section 146-4.7.5 C. Curbside Landscape in the UDO.
- Unless a 10' or greater curbside landscape is proposed, the curbside landscape area is required to be planted with shrubs and native seed.
- Show the property line like a traditional line type a long dash and two short dashes.
- Please darken the lot lines.

Response: *The curbside landscape has been changed to include more bed and shrubs. We included a separate hatch for residential landscape to be determined at a later date.*

Sheet L204

- Adjust the location of the trees that are too close to utility.

Response: *Tree locations have been reviewed to address proximity to utility locations.*

Sheet L205

- Text overlap with two different plant call-outs??

Response: *Thanks, we reviewed the callout locations.*

Sheet L210

- Adjust location of street name.
- Include the delineation of the 100-year water surface elevation in the detention pond.

Response: *The street name locations are updated. The 100-yr WSEL is provided on the plan*

Sheet L213

- Adjust the location of the trees that are too close to the utility.

Response: *Tree locations have been reviewed and adjusted to address proximity to utility locations.*

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:

1. Parcels

2. Street lines
3. 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

Response: Files will be sent out with this submittal

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.

Response: Noted

6B. Remove AutoCAD SHX TEXT.

Response: Removed

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.

Response: Added

Street Sections

3 of 56

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

Response: There is ongoing discussions about the road section along Yale. This section will be updated as those discussions reach a conclusion.

Demo Plan

4 of 56

6E. Add street names.

Response: Added

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.

Response: Material will be selected in final design. All other comments are noted.

Site Plan

9 of 56

6G. Label sidewalk width.

Response: Added

Site Plan

11 of 56

6H. Label flowline radius.

Response: Labeled

Site Plan

12 of 56

6I. Label flowline radius.

Response: Labeled

Grading Plan

14 of 56

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

Response: Labeled

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

Response: Labeled

6L. Add typical to note.

Response: Added

Grading Plan

15 of 56

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

Response: Labeled

Grading Plan

16 of 56

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

Response: Labeled

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.

Response: Labeled

Grading Plan

17 of 56

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

Response: Labeled

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

Response: A note has been added to address this. In the final construction documents the railings will be finalized

Grading Plan

18 of 56

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

Response: Labeled

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.

Response: Labeled

Grading Plan

19 of 56

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

Response: Labeled

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

Response: The retaining walls now meet these standards.

Utility Plan

20 of 56

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

Response: A note has been added to the utility plans and the individual private pipes are labeled as private.

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

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

Response: Acknowledged. Lennar will contact Aurora Water Prior to requesting taps.

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.

Response: Comment Acknowledged.

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.

Response: Noted

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.

Response: Noted

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.

Response: A detail is now provided on the utility sheets.

22 of 56

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

Response: Water meters will not be in the driveways.

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

Response: Private storm sewer is now labeled as such.

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

Response: Private storm main and inlets are now labeled as private.

10E. Valve should be at property line extensions.

Response: This valve has been moved.

10F. Ensure manholes are visible.

Response: The manholes have been updated so they are now 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.

Response: This label has been updated.

24 of 56

10H. This valve can be removed.

Response: This valve has been removed.

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

Response: A valve has been added to this area.

25 of 56

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

Response: This label has been updated to reflect this.

10K. Where is this new hydrant being placed?

Response: Sheet C6.7 has been added to show all of the fire hydrant locations.

26 of 56

10L. North valve can be removed.

Response: This valve has been 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.

Response: This water line has been extended to the south to connect to the existing water line in Yale so it is no longer a dead end main.

10N. Access is needed to all manholes.

Response: A path has been added. There is now access to this manhole.

10O. Call out as private storm.

Response: This storm is now called out as private.

35 of 56

10P. No trees within utility easements.

Response: The trees have been reviewed to address utility conflicts.

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.

Response: Noted. The play area and open space tracts are updated to avoid conflicts with the proposed utility easements. Play equipment details are provided on plan as well as on sheets L302 and L303. This area is updated to accommodate the easement.

44 of 56

10R. No trees within utility easements.

Response: Tree locations have been reviewed to address proximity to utility locations.

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.

Response: This site will be phased. Sheet C3.1 has been added which is 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.

Response: This site will not be gated.

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

Response: The data block has been updated to indicate structures are 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.

Response: Coordination with the Gas Company is ongoing. The site will reflect all requirements requested from the Gas Company.

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.

Response: Kiosks locations will be provided with the final construction documents.

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.

Response: Sheet C6.7 has been added. This sheet shows all of the fire hydrant locations in an overall view.

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

Response: These fire hydrants have been added.

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.

Response: These Motor Courts are based on Figure 4.2-3 from the UDO. A 23' fire lane is provided in the alley. If additional provisions are needed, they will be accommodated.

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.

Response: Noted, thank you.

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

Response: This response submittal includes CAD files for addressing to be determined as requested.

11 of 56

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

Response: Fire hydrant locations have been updated and coordinated.

12 of 56

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

Response: Fire hydrants have been added along Harvest Road.

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

Response: Fire hydrant have been added along Yale Road.

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.

Response: Sheet C6.7 added. This sheet shows all of the fire hydrants in the site on one sheet.

25 of 56

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

Response: Fire hydrants added to Yale.

26 of 56

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

Response: Fire hydrants added to Yale.

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..."

Response: Addressed

12B. Title work is beyond 120 days from plat approval date, title work needs to be updated.

Response: An updated title commitment will be ordered when we get closer to mylars

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).

Response: Addressed

12D. Revise to Lennar Colorado, L.L.C. to reflect correct naming in title work.

Response: Addressed

12E. Add "Book No.:" within Clerk and Recorder's Certificate.

Response: Addressed

12F. Revise total area, acres, to nearest hundredth (0.01).

Response: Addressed

12G. Place Key Map on Sheet 1.

Response: Addressed

12H. Revise scales on pages 3-6 to be no less than 1" = 100'.

Response: Not Addressed

Site Plan

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

Response: Comment Noted.

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.

Response: Noted. The trails are updated per the PROS Master Plan requirements.

13B. In order to meet A.D.A., trails must be a stabilized surface of concrete or crusher fines, dirt is not acceptable.

Response: Noted. The surface will be crusher fines.

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.

Response: The updates plan provides additional detail on play features including inclusive play features.

13D. Provide a table for the park and open space acreage dedicated on site.

Response: The PROS tracking table is included on the cover.

13E. Reference the park plan, which is noted in the set as X-X.

Response: The park plan and all references are updated with the package.

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.

Response: The Harvest Road trail is located in the Xcel corridor which is owned by Lennar. This provides an enhanced walk and connections to Harvest at the future intersections. Connections are provided to Murphy Creek East.

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.

Response: Noted.

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.

1. 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. 2.61 acres total for the 897 units
3. 1.86 for 638 units which have been approved to date

Response: Noted. The Community Park in lieu fees will track with Filing 3.

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.

Response: Per our discussion, we anticipate the regional trail along the south side of Yale Avenue and included in the Filing 4 package.

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

14A. No further comments.

Response: Noted, thank you for your review.

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.

Response: Noted, thank you.

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

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).

16A. See below for comments.

Response: Comment Acknowledged. Lennar will begin the process of seeking permits and will reach out to Xcel as noted.

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

17A. See below for comment.

Response: Comments on the project came via separate document.

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.

Response: Noted.

End of comment response.