

December 9, 2019

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

Re: 3rd Submission Review - Murphy Creek East CSP No. 2 – CSP and Plat
Application Number: **DA-1250-42**
Case Number(s): **2019-4002-00; 2019-3003-00**

Dear Ms. Lamboy:

Thank you for your comments for the 3rd submittal of Murphy Creek East CSP No. 2, which we received on November 12, 2019. 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



Bill Mahar, AICP
Senior Associate

Third Submission Review

PLANNING DEPARTMENT COMMENTS

1. **Community Questions Comments and Concerns**

A. Name: Jacalyn Lemke

Phone: 303-435-9772

Email: jlemke43@aol.com

Comment: I oppose the request of Lennar Homes to be able to build 119 townhomes in the Murphy Creek community. I bought my home in 2006 with the understanding this would be a golf course community with single family homes. There was never any mention of townhomes, apartments, etc. This is just another way for the builder to make more money by squeezing in as many homes in to the smallest area with no regard for the current residents and our property values. I hope this request will be voted down.

Response: Thank you for your comments and involvement throughout this process. The involvement of the neighborhood has informed the development of the Murphy Creek East neighborhood contextual site plans.

2. **Completeness and Clarity of the Application**

A. *Keep in mind that this CSP will not be approved until an FDP Amendment is approved. Furthermore, individual filing drainage and utility studies will not be approved until the Master studies are approved.*

Response: Comment noted, thank you.

B. Please provide evidence that an avigation easement has been recorded. If you need additional information, contact Porter Ingrum at 303-739-7227.

Response: The avigation easement is included in the submittal.

3. **Zoning and Land Use Comments**

A. After input from other departments, please utilize the Murphy Creek E name. You can put Harvest Ridge in parenthesis in the title block if you wish.

Response: Title has been changed back to Murphy Creek East name. Please note the Harvest Ridge will be the neighborhood's formal name.

4. **Landscape Design Issues**

Kelly Bish / 303-739-7189 / kbish@auroragov.org / PDF comments in teal.

Sheet L-1.00 Landscape Calculations

A. Address the comments in the Open Space Tract Landscape Table

Response: All plan comments regarding the Open Space table have been addressed. The missing trees in Tracts F and J have been added. The tree counts in Tract N have been revised and the corresponding notes have been updated.

Sheet L-2.01 Landscape Plan

A. Add the required trees to Tracts F and J.

Response: The required trees in Tracts F and J have been added.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. **Civil Engineering** Kristin Tanabe / (303) 739-7306 / ktanabe@auroragov.org

A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

Response: Acknowledged.

- B. Add a note that street light locations are conceptual and final street light locations will be determined with the street lighting plan submitted with the civil plans.

Response: Note was added to plans.

- C. Since Jewell is an arterial roadway, maintenance access should be from the property and not the adjacent street. Access could be provided through the alley.

Response: Access is now provided through the alley.

- D. Drainage easement required for the emergency overflow. Is there any consideration in moving the low point closer to the alley so the emergency overflow could be directed down the alley rather than over sidewalks?

Response: It is preferred to keep emergency flow away from garage entries, flow depth will be analyzed as construction plans progress and additional consideration for the low point shift.

- E. Advisory note: The finished floor adjacent to the emergency overflow must be 1' above the overflow water surface elevation. Cross sections demonstrating this will be required with the civil plan submittal. This applies to flow paths as well such as around buildings or through alleys.

Response: Acknowledged, see also note 3 on Sheet 3.0.

6. **Life Safety**

William Polk / 303-739-7371/ wpolk@auroragov.org / See blue redlines

- A. No additional comments.

Response: Comment noted, thank you.

7. **Parks, Recreation & Open Space Department**

Chris Ricciardiello/303-739-7154/ cricciar@auroragov.org

- A. No additional comments.

Response: Comment noted, thank you.

8. **Real Property** Maurice Brooks / (303) 739-7294 / mbrooks@auroragov.org

- A. See the red line comment on the plat and site plan.

Response: Red line comments on plat and site plan have been addressed.

- B. Continue to work on the license agreement process with Grace Gray.

Response: Acknowledged.

9. **Traffic Engineering Brianna Medema** / (303) 739-7336 / bmedema@auroragov.org

- A. No additional comments.

Response: Thank you.

10. **Utilities Tony Tran** / 303-739-7376 / ttran@auroragov.org

- A. The Site Plan will not be approved until the Master Plan Amendment and Master Utility Study are approved.

Response: Comment noted, thank you.

- B. In the southern alley, are these proposed public mains? If so, min is 8" (typ.) or label 6" as private (typ.).

Response: These mains are private and a Note #4 has been added to specify this on Sheet 4.0.

- C. Provide typical detail(s) for water meter locations and service line scenarios.

Response: Typical Utility layout is shown on sheet 4.0.

D. Label size and pressure zone.

Response: Waterline size is listed on Sheet 4.0 and the pressure zone is specified as "Zone 4" in the notes on Sheet 4.0.

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

Public Service Company of Colorado's (PSCO) Right of Way & Permits Referral Desk has reviewed the third referral subdivision plat for Harvest Ridge F2 and advises that the property owner/developer/contractor goes to the website at www.xcelenergy.com/rightofway or email coloradorightofway@xcelenergy.com to have this project assigned to a Land Rights Agent for development plan review pertaining to the electric transmission facilities east of the property, if necessary. Please note that this is a new process, and that Crystal Sanchez is no longer with Xcel Energy.

Response: Comment noted, thank you.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to the existing distribution facilities 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.

Response: Comment noted, thank you.

Additional easements will need to be acquired by separate document for new facilities in some areas.

Response: Acknowledged.

12. **Urban Drainage** Morgan Lynch / 303-455-6277

A. Please see attached letter. UCFD would support any changes to the plat that would increase the disconnected impervious areas to reduce the impact to Murphy Creek East.

Response: Acknowledged.

1. It appears the development has a planned detention pond which outlets to Murphy Creek East through a culvert underneath East Jewell Avenue. We previously mentioned we would be interested in reviewing any drainage reports or culvert/ outfall improvements associated with the project. The response to this comment was this information was provided, please forward any drainage study or channel analysis along for review.

Response: It appears Aurora has not yet sent MHFD the drainage reports, please contact me if reports are not sent with this referral. Scott Lockhart 720-249-3583.

13. **Aurora Public Schools** Josh Hensley / (303) 365-7812

A. The school land dedication requirement for the 119 proposed townhome units in CSP No2 is .7824 acres. The school land obligation difference between the 150 units proposed for the Quaker Ridge parcel in CSP No1 and the obligation for the 120 units that was paid in 2005 is .4905 acres. Aurora Public Schools will accept cash-in-lieu of land valued at market value for zoned land with infrastructure in place for this obligation.

Response: Comment noted, thanks you.

AURORA PUBLIC SCHOOLS - STUDENT YIELD
 1/25/2019

Murphy Creek East CSP No2 - January 2019

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW	119	0.3	36
MF-HIGH		0.145	0
TOTAL	119		36

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	0	0.18	0	0	0.2	0	0
MF-LOW	0.17	20	0.08	10	30	0.05	6	36
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		20		10	30		6	36

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	20	0.0175	0.3540
MIDDLE	10	0.025	0.2380
HIGH	6	0.032	0.1904
TOTAL	36		0.7824