

February 7, 2020

City of Aurora
Ms. Heather Lamboy
15151 E. Alameda Pkwy, Suite 2300
Aurora, CO 80012

Re: **Second Submission Review** – Murphy Creek East/Harvest Ridge Master Plan Amendment

Application Number: **DA-1250-46**
Case Number(s): **2007-7003-03**

Dear Ms. Lamboy:

Thank you for processing our initial submission of Murphy Creek East/Harvest Ridge Master Plan Amendment. Valuable feedback was received on November 6, 2019. We have made the following adjustments. Please feel free to reach out if you have any questions or concerns at 303-892-1166 or bmahar@norris-design.com.

Thank you for your assistance in getting this project completed.

Sincerely,
Norris Design

Bill Mahar
Senior Associate

Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ Community members have requested a public hearing for the proposed FDP Amendment.
- ✓ Please see comments for both the Master Utility Study and the Public Improvement Plan.
- ✓ Provide specific triggers for all park and open space improvements relating to certificates of occupancy within adjacent residential planning areas.

PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

A. Name: Nancy Slinkard
1750 S Buchanan Circle, Aurora
CO 80018 Phone: 303-521-7266
Email: nlslinky@aol.com

Comment: We must have another hearing with the City Council. The residents received 8 votes to 1 vote against this developer. Then the Ward 6 council member, who lives in a million dollar house in Tallyn's Reach brought it up for another consideration. Was that because she received about \$2000 from Harvey Alpert (for her campaign) the land owner who is very interested in selling his property? She would not allow these kind of buildings near her neighborhood.

Response: Thank you for your comments. The participation and suggestions by the neighborhood residents have helped improve the proposed neighborhood.

2. Completeness and Clarity of the Application

- A. Thank you for updating the table referencing small lots.
- B. Please continue to work with Mile High Flood District/Urban Drainage regarding potential required drainage improvements along Murphy Creek.

Response: The team coordinated with Mile High Flood District and the City to resolve the drainage improvements included in the Public Improvement Plan and Master Utility Study.

3. Open Space and Recreational Amenities

- A. Additional information should be provided in the PIP as to the type of recreational amenities that will be provided in the neighborhood park adjacent to the school as well as other smaller pocket parks in the development. Will the open space/trail areas have any amenities, such as benches or vita course equipment?

Response: The PIP includes the proposed amenities in the neighborhood park and pocket parks. The trail connects to the internal parks with amenities.

- B. Please include the proposed powerline trail that parallels Harvest Mile Road on the PIP.

Response: The proposed trail has been added to the PIP.

- C. Provide specific triggers for all park and open space improvements relating to certificates of occupancy within adjacent residential planning areas.

Response: The triggers for the park and open space improvements are identified in the PIP.

4. Environmental Issues

- A. Thank you for submitting the avigation easement.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- A. The Master Plan/FDP amendment will not be approved by public works until the master drainage update is approved. Comments were provided 11/5 and no subsequent submittal has been made.

Response: Acknowledged. The Master Drainage Report will be revised per the comments and uploaded to the City.

6. Parks, Recreation & Open Space Department

Michelle Teller/303-739-7154/ mteller@auroragov.org

- A. Filing 1 contains a pocket park (OS credit) not a neighborhood park. Please clarify.

Response: The PIP has been revised from “neighborhood pocket park” to “pocket park” within Filing 1.

- B. Add security lighting in the “Parks and Open Space” section on Page 9 of the Public Improvement Plan.

Response: Discussed comment with Michelle Teller during phone call on 1/27/20. The park is within proximity to Atlantic Drive with streetlights and determined those lights to be sufficient.

- C. This isn't on the Master Plan/FDP within filing 2? Is this the South Pocket Park? Match name within Master Plan/FDP for consistency.

Response: The pocket park is located in Tract S within Filing 2. The South Pocket Park is located in Filing 3.

- D. Include a new section dedicated to the large neighborhood park.

Response: The recommended heading has been added.

7. Real Property Darren Akrie / (303) 739-7331 / dakrie@auroragov.org

- A. The Real Property Division has no comments.

8. Utilities James DeHerrera / 303-739-7296 / jideherr@auroragov.org

- A. See comments on the Master Utility Study regarding offsite flows.

Response: The Master Utility study has been updated per City comments.

- B. Please provide documentation from Villages at Murphy Creek ownership team(s) authorizing the modifications to basin boundaries and peak flow rates. Letter should also acknowledge that any future changes in density or use that results in an increase of flows will be that ownership team's responsibility to accommodate (i.e. up-sizing, paralleling, etc.).

Response: CVL has been in contact with the consultant team for Villages at Murphy Creek and

incorporated their flows into the Murphy Creek East Master Utility Study.

- C. Please update all tables and reports as necessary, and include the documentation as an appendix to the Master Utility Study.

Response: The Master Utility study has been updated per City comments.

- D. Update the Public Improvement Plan and Framework Development Plan amendment as necessary to match any changes to the Master Utility Study.

Response: The PIP has been updated per comments from the Master Utility Study.

9. Urban Drainage submittals@udfcd.org / 303-455-6277

- A. Please see attached letter.



2480 W. 26th Ave Suite 156-B | Denver, CO 80211
TEL 303 455 6277 | FAX 303 455 7880



MAINTENANCE ELIGIBILITY PROGRAM (MEP) MEP Referral Review Comments

Date: December 17, 2019

To: Heather Lamboy
Via AMANDA System

RE: MHFD Referral Review Comments

Project Name:	Murphy Creek East/ Harvest Ridge Master Plan
Drainageway:	Murphy Creek and Murphy Creek East
MEP Phase:	Referral
MEP ID:	106733
RSN:	1408408

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Murphy Creek and Murphy Creek East

The following items were reviewed as part of this submittal:

1. Murphy Creek East Framework Development Plan
2. Public Improvement Plan
3. Comment Response Dated November 26, 2019
4. Murphy Creek East Subdivision Phase 1 Filing 1 and 2 Preliminary Drainage Report (PDR)

We have the following comments to offer:

1. It is documented in the responses and PDR that there may be a Metro District that may provide long term maintenance on outfall improvements along Murphy Creek and Murphy Creek East. I would strongly discourage Aurora from allowing this regional drainage infrastructure to be maintained only by the Metro District, because of the long term financial uncertainty associated with Metro Districts. Please be sure to keep referring this to MHFD, and requiring that the design meets our requirements and responds to our comments to ensure maintenance eligibility.

RESPONSE: *This side reach to Murphy Creek East does not meet MHFD eligibility as the total tributary basin is less than 160 acres. In an effort to minimize impact to the property owner, an engineered channel section shall be designed to be maintained by the Metropolitan District and/or the City of Aurora.*

2. It is unclear in the report documentation if the channel improvements to Murphy Creek East, north of Jewell Avenue will be constructed with Filing 2. It is our recommendation that these improvements are constructed with the Filing 2 improvements.

RESPONSE: *Channel improvements will need to be constructed with which ever Filing begins construction first. This Pond/Channel is needed for both filings.*

3. It appears the channel improvements recommended are based on the flows documented in the OSP (2008). Please clearly state this in the report.
Culvert A should be designed to convey the flow that was documented in the OSP (2008) at South Harvest Road. Private detention ponds that may be constructed upstream of this location cannot should not be considered when designing 100-year conveyance infrastructure.

RESPONSE: *The culvert will be designed per the 2008 OSP and the 100-year conveyance will be considered per the comment.*

4. Culvert A should be designed to convey the flow that was documented in the OSP (2008) at South Harvest Road. Private detention ponds that may be constructed upstream of this location cannot should not be considered when designing 100-year conveyance infrastructure.

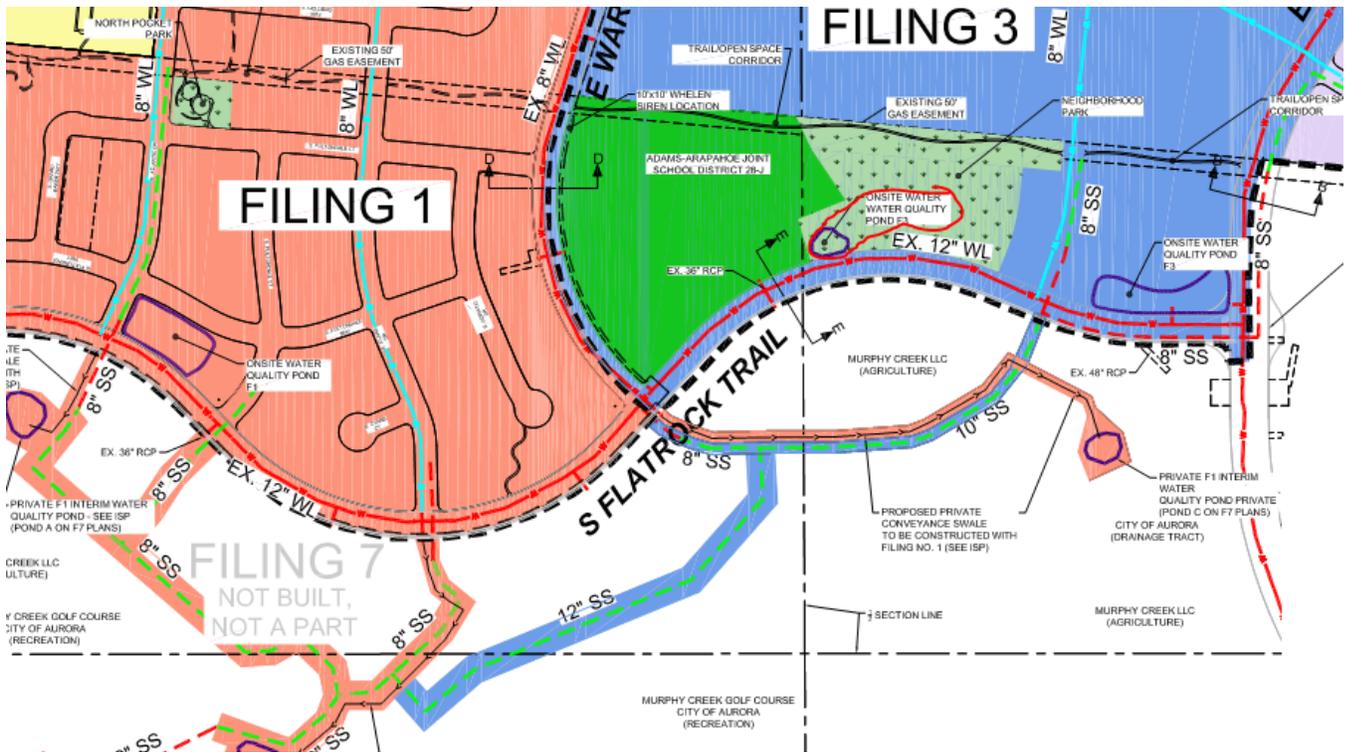
RESPONSE: *Upstream ponds are currently being designed for Full-Spectrum detention to release at 100-yr Historic per previously approved reports.*

5. The guidance provided in Chapter 8 are minimum design targets. Achieving these target values is not sufficient to fully demonstrate natural channel design has been achieved. Please provide a HEC-RAS or other hydraulic model to demonstrate velocities and shear stress values are at an acceptable level throughout the proposed channel as the design progresses.

RESPONSE: *Per discussions with MHFD and CVL, determining what design requirements that need to be met will be discussed offline.*

6. The PDR has a discussion on Pond D. It is unclear where this is located? It is not shown on the Framework Development Plan.

RESPONSE: *Pond D is located approximately halfway between E Warren and Yale, adjacent to Flat Rock.*



7. We recommend that all drainage structure that is interim be called out as such on the Framework Development Plan for consistency including Pond C and swales.

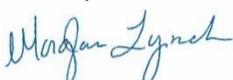
RESPONSE: *Interim Ponds, Swales, and infrastructure is shown and discussed in the PIP.*

8. Based on the information documented in the report, all drainage infrastructure associated with Filing 1 that would be eligible for MHFD maintenance, outfalls, channel improvements, culvert improvements, are interim in nature and will be improved with Filing 7. MHFD does not accept interim improvements into the program and cannot consider these for maintenance eligibility. It would be our recommendation to confirm the concentrated flows will not adversely impact the overbanks of Murphy Creek in this interim condition. We would like to continue to review these improvements as the design progresses.

RESPONSE: *Murphy Creek East will design and install the necessary check structures downstream from Filing 1 storm discharge points into Murphy Creek. Final design and coordination with MHFD and Atwell/Filing 7 will take place concurrently with the construction drawings associated with MCE Filing 1.*

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Sincerely,



Morgan Lynch, PE, CFM
 Project Manager, Watershed Services
 Mile High Flood District