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January 13, 2019

Joseph Huey  
Lennar Homes  
9781 S Meridian Blvd, Ste 120  
Englewood, CO 80112

**Re: Third 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 Mr. Huey:

Thank you for your submission. We reviewed it 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.

Please be aware that this Site Plan will not be approved prior to approval of the Master Plan (Framework Development Plan) Amendment.

This case is ready for Administrative Decision, pending approval of the Master Plan Amendment. For the purposes of the adopted UDO, the name “Framework Development Plan” has been changed to “Master Plan.” Once the all issues have been addressed with the Master Plan Public Improvement Plan, the Administrative Decision for the Master Plan Amendment and this Site Plan will be completed concurrently. Keep in mind that notice must be provided (mailing and posting) 10 days prior to the Administrative Decision date. Ensure to get an updated list of property owners from the County.

Please make a technical submission addressing these comments after the Administrative Decision date.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303) 739-7184.

Sincerely,

Heather Lamboy, Planning Supervisor  
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department  
Bill Mahar, Norris Design 1101 Bannock Street Denver, CO 80204  
Scott Campbell, Neighborhood Liaison  
Mark Geyer, ODA



## Third Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- This CSP will not be approved until the FDP Amendment outlining public improvements is approved.
- Ensure that all technical aspects of water line and sewer line access are addressed (Aurora Water). Lines cannot cross property lines.
- Please provide required justification as well as design materials for the proposed alternate compliance standard for masonry.

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions Comments and Concerns

A. Name: Jacalyn Lemke

Phone: 303-435-9772

Email: [jlemke43@aol.com](mailto: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.

#### 2. Completeness and Clarity of Application

A. The code section referenced in the UDO relative to required masonry on elevations is as follows:

*Masonry Standards for Single-Family Attached, and Multifamily Residential Dwellings*

*Masonry standards for single-family attached and multifamily dwellings (other than two-family dwellings), are as indicated in Table 4.8-6 below. Alternative equivalent material to the materials listed in Table 4.8-6 may be approved by the Planning Director if the applicant submits the material warranty, durability specifications, sample material, and photographs of the material on structures similar to the proposed structure or development and the Director determines that the materials provide similar durability and visual quality.*

**Table 4.8-6**

**Masonry Standards for Single-Family Attached and Multifamily**

Type of Structure	Minimum Percentage of Masonry on Net Façade Area (not each elevation)
Single-family attached	Either:
	• 50 percent shall be clad in brick or stone; or
	• 75 percent shall be clad in stucco; or
	• 75 percent shall be clad in a combination of stucco and brick, or stucco and stone.

There are references on this plan to this criterion that permits alternate compliance; however, no justification has been provided nor has any of the required information above been submitted (material warranty, durability specifications, sample material, and photographs of material on similar structures). In order to be considered for the alternate compliance, the letter of justification and additional information is required. Since design guidelines are no longer proposed as part of the Master Plan (FDP) Amendment it will be important to address the overall design vision for Murphy Creek East/Harvest Ridge and how the townhomes implement the vision.

B. Label heights on all elevations.



**3. Landscape Design Issues**

Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / PDF comments in teal.

- A. Label/call out the trees as they do not appear to be labeled on the overall landscape plan.
- B. Are these trees as well? They should be labeled too.
- C. General Comment: Why are only certain plants labeled in these enlargements? When reviewing these against the overall landscape plan, there is plant material shown in the enlargements that is not labeled in either location. Label all the plants in the enlargements.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**4. Civil Engineering** Kristin Tanabe / (303) 739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org)

- A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.
- B. Add the following note: 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.
- C. A license agreement is required for the detention pond in its entirety. The license agreement needs to be executed prior to the civil plan approval.
- D. A drainage easement is required in Tract G to allow for pond maintenance access.

**5. Life Safety**

William Polk / 303-739-7371/ [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / See blue redlines

- A. No additional comments.

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

Michelle Teller/303-739-7437/ [mteller@auroragov.org](mailto:mteller@auroragov.org)

- A. No additional comments.

**7. Real Property** Maurice Brooks / (303) 739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org)

- A. See the red line comment on the plat and site plan.
- B. Continue working with Andy Niquette on easement release.
- C. Continue to work on the license agreement process with Grace Gray.
- D. Dedicate the noted private easement by separate document through PSCO and the owner.
- E. Match the plat name.
- F. There is no Asbury Drive on the plat.

**8. Traffic Engineering** Brianna Medema / (303) 739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org)

- A. No additional comments.

**9. Utilities** Tony Tran / 303-739-7376 / [ttran@auroragov.org](mailto:ttran@auroragov.org)

- A. The Site Plan will not be approved until the Master Plan Amendment and Master Utility Study are approved.
- B. Show a min 5' from PL (typ.)
- C. Service lines cannot cross PL (typ.)



**10. Xcel Energy** Donna George / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com) / 303-571-3306

A. Please see attached letter.

**11. 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.



**Right of Way & Permits**

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

December 20, 2019

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

Attn: Heather Lamboy

**Re: Harvest Ridge F2 (fka Murphy Creek East) - 3rd referral, Case # DA-1250-42**

Public Service Company of Colorado's Right of Way & Permits Referral Desk acknowledges the comment responses for the third referral plat for **Harvest Ridge F2** and has no further concerns at this time.

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

## MAINTENANCE ELIGIBILITY PROGRAM (MEP)

### MEP Referral Review Comments

**Date:** December 23, 2019

**To:** Heather Lamboy  
Via AMANDA System

**RE:** MHFD Referral Review Comments

<b>Project Name:</b>	Murphy Creek East Minor Site Plan No 2
<b>Drainageway:</b>	Murphy Creek East
<b>MEP Phase:</b>	Referral
<b>MEP ID:</b>	107651
<b>RSN:</b>	1337734

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 East

The following items were reviewed as part of this submittal:

1. Harvest Ridge Filing No. 2- Contextual Site Plan
2. Property Map

We have the following comments to offer:

1. Please confirm the seed mix for the native seed shown is informed by the site and the native plant species found in the area.
2. It is our recommendation that the channel improvements to Murphy Creek East, north of Jewell Avenue improvements are constructed with the Filing 2 improvements. We would recommend these improvements are shown on the contextual site plan.

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