



Planning Division
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Aurora, Colorado 80012
303.739.7250

May 21, 2020

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

Re: Technical Submission Review - Murphy Creek East/Harvest Ridge Master Plan Amendment
Application Number: **DA-1250-46**
Case Number(s): **2007-7003-03**

Dear Mr. Huey:

Thank you for your third submission, which we started to process on April 30, 2020. We reviewed it and attached our comments along with this cover letter.

This Master Plan Amendment was administratively approved on March 25, 2020. A request for a call-up failed, so the approval of the Master Plan Amendment is considered final provided that all technical corrections are addressed.

There has been on-going discussion with Aurora Water on technical issues related to the Master Utility Study. As a result, some comments may no longer be applicable or may have changed. Continue to work with Vern Adam and James DeHerrera on the required updates to the study.

Due to the minor nature of the comments, when you are ready to resubmit just send me a PDF, which I can quickly route to staff for final approval. No formal resubmittal is required. If all the documents are approved by staff, then we will update the official archive set for the Murphy Creek East Master Plan.

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: Bill Mahar, Norris Design 1101 Bannock Street Denver, CO 80204
Scott Campbell, Neighborhood Liaison
Mark Geyer, ODA



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ The Master Drainage report must be completed prior to final approval of the Master Plan Amendment.
- ✓ Update the Master Utility Report, as well as update technical edits to the report.

PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

- A. No comments were received from the community.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- A. The Master Plan amendment will not be approved until the master drainage report is approved. Please do not resubmit the plans until the master drainage study is ready for approval.

3. Utilities

James De Herrera/303-739-7296/ jldherr@auroragov.org

- A. Update the Public Improvement Plan based on comments in the Master Utility Study.
Master Utility Study
- B. On the demands list on page 8, add commercial demands based on the City's design criteria.
- C. The maximum velocity in the Modeling Results chart on page 11 there some items not included in the report. Please include.
- D. Update the offsite facilities table on page 14.
- E. On the Murphy Creek Water Calculations, is the noted row the 7 acres of commercial from the Harvest Crossing (incorrect reference, the City's files state Villages at Murphy Creek) site? Please recalculate utilizing the City's design criteria for commercial development.
- F. Update the Pipe Table, Junction Table, and Fire Flow Node Flex Table to an ascending order as noted.
- G. On the Fire Flow Node Flex Table, please add the "Velocity of Maximum Pipe" column to the report.
- H. The Eastern Hills Offsite Area (EHOS) needs to be included on an exhibit in this report. It can either be added to the page SS1 exhibit, the Harvest Crossing (Villages at Murphy Creek) exhibit, or a new exhibit.
- I. The Eastern Hills Offsite Area (EHOS) needs to be included on an exhibit in this report. It can either be added to this exhibit, SS1, or a new exhibit.
- J. OS-2 needs to included the EHOS DUs (655 units).
- K. OS-2 and OS-3 don't appear to be equally sized.
- L. On the Sanitary Sewer Routing Calculations, please see the redlines regarding calculations and corrections.
- M. On the routing spreadsheet, OS-2 needs to include the EHOS DUs (475+180=655 units).
- N. On the DP-20, DP-28A, DP-28C, DP-29, DP-30, and OS-2 tables, revise to include flows from EHOS area.
- O. Where is design point 32? Include on exhibit SS1.
- P. On the Sanitary Sewer Master Utility Study, make edits as noted.
- Q. Please provide an updated letter and attachments from Innovative Land Consultants. Please include in that letter that the "Harvest Crossing" name is not the official name according to City records. The archive file name is "Villages at Murphy Creek."
Master Plan Amendment
- R. Update per comments in the Master Utility Study.