

Updated January 22, 2021

June 1, 2020

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

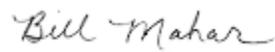
Re: **Technical Submission Review** – Murphy Creek East/Harvest Ridge Master Plan Amendment
Application Number: **DA-1250-46**
Case Number(s): **2007-7003-03**

Dear Ms. Lamboy:

Thank you for your feedback received on May 21, 2020 for the Murphy Creek East/Harvest Ridge Master Plan Amendment technical submission. We have resubmitted this letter and associated Master Plan documents on June 1, 2020 as well as July 23, 2020 and have not received any comments or a formal approval. We hope the inclusion of the Master Plan Amendment revisions with the CSPs and Plat resubmittals will ensure the Master Plan Amendment review does not get overlooked with this submittal. The submittal dates provided are only included to demonstrate our diligence to gain approval.

Please see the following pages for the team's response to comments. Please feel free to reach out should you have any questions or concerns at 303-892-1166 or bmahar@norris-design.com.

Sincerely,
Norris Design



Bill Mahar
Principal

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.

Response: The Master Drainage Report has been approved.

3. Utilities

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

- A. Update the Public Improvement Plan based on comments in the Master Utility Study.

Response: PIP has been updated per the MUS. Per conversations with Vern Adam regarding Eastern Hills sanitary sewer flows, they will not be a part of the MCE system and will route to the north east.

Master Utility Study

- B. On the demands list on page 8, add commercial demands based on the City's design criteria.

Response: The Master Utility Study has been approved.

- C. The maximum velocity in the Modeling Results chart on page 11 there some items not included in the report. Please include.

Response: The Master Utility Study has been approved.

- D. Update the offsite facilities table on page 14.

Response: The Master Utility Study has been approved.

- 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.

Response: The Master Utility Study has been approved.

- F. Update the Pipe Table, Junction Table, and Fire Flow Node Flex Table to an ascending order as noted.

Response: Tables have been updated per comment.

- G. On the Fire Flow Node Flex Table, please add the "Velocity of Maximum Pipe" column to the report.

Response: The Master Utility Study has been approved.

- 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.

Response: The Master Utility Study has been approved.

- 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.

Response: The Master Utility Study has been approved.

- J. OS-2 needs to be included the EHOS DUs (655 units).

Response: The Master Utility Study has been approved.

- K. OS-2 and OS-3 don't appear to be equally sized.

Response: The Master Utility Study has been approved.

- L. On the Sanitary Sewer Routing Calculations, please see the redlines regarding calculations and corrections.

Response: The Master Utility Study has been approved.

- M. On the routing spreadsheet, OS-2 needs to include the EHOS DUs (475+180=655 units).

Response: The Master Utility Study has been approved..

- N. On the DP-20, DP-28A, DP-28C, DP-29, DP-30, and OS-2 tables, revise to include flows from EHOS area.

Response: The Master Utility Study has been approved.

- O. Where is design point 32? Include on exhibit SS1.

Response: The Master Utility Study has been approved.

- P. On the Sanitary Sewer Master Utility Study, make edits as noted.

Response: The Master Utility Study has been approved.

- 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."

Response: The Master Utility Study has been approved.

Master Plan Amendment

- R. Update per comments in the Master Utility Study.

Response: Updated per the approved MUS.