



Planning Division
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February 13, 2020

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

Re: Fourth Submission Review - Murphy Creek East CSP No. 1 – CSP and Plat
Application Number: **DA-1250-41**
Case Number(s): **2019-4001-00, 2004-3096-01**

Dear Mr. Huey:

Thank you for your submission, which we started to process on Friday, December 20, 2019. 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.

This project has received additional review by the Mile High Flood District as it relates to potential drainage impacts on Murphy Creek. Please find the report dated February 10, 2020 attached hereto. Please continue to work with Aurora Water and MUFD staff toward addressing the drainage issues.

Your project is ready for an Administrative Decision. I will schedule the decision once I have received confirmation that the outstanding drainage and engineering issues have been addressed. Please remember that public notice will have to be sent 10 days prior to the Administrative Decision date. I will provide notice letters and an updated sign once the date is scheduled.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

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



Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Comments from Arapahoe County were received regarding setbacks to the Reed property.
- Please note that this Site Plan will not be approved until the Master Utility Study is approved.
- Please note that all drainage concerns will have to be addressed with MHFD prior to approval of this site plan.

PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

- A. No additional comments were received from the community.

2. Completeness and Clarity of the Application

A. *Before this Site Plan can be approved, the Master Plan Amendment must be approved and the appeal or call-up period has passed.*

B. The detention ponds and associated improvements along Murphy Creek are under review. Confirmation from Public Works and Aurora Water is required to ensure that the updated drainage design meets all standards.

3. Zoning and Land Use Comments

- A. It is suggested that those elevations facing the Reed property utilize clerestory windows on the second floor to address the concern expressed regarding privacy.
- B. Please indicate which lots are limited to 2 stories on the Site Plan. Note with an asterisk or some other symbol or cross hatch and label all applicable elevations. Please include an option for clerestory windows on the elevations facing the Reed property. Please note that on the 2-story elevations.
- C. On all elevation drawings, please include dimensions and label materials.
- D. Please flatten the PDF and eliminate all SHX text. This causes conflicts with our system.

4. Landscape Design Issues

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

A. Sheet L1.01 Fencing and Hydro-Zone Plan

See comments for this sheet that were provided on a separate submission on 1-16-20.

B. Sheet L-1.03 Lot Typicals Key Plan

Update the legend to include the additional language as noted and the additional tree requirement for the front yard.

5. Addressing

Phil Turner / 303-739-7271 / pturner@auroragov.org

- A. Please provide a digital .SHP or .DWG file for addressing and GIS mapping purposes. Include the following layers as a minimum:

- Parcels
- Street lines
- Easements
- Building footprints (If available)

Please ensure that the digital file provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at <http://tinyurl.com/AuroraCAD> or by contacting CADGIS@auroragov.org.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES****6. 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 Report is approved.
- B. The preliminary drainage report comments were provided 11/19/19 and a subsequent submittal has not been made. Please do not resubmit the site plan until the drainage report has been submitted and no substantial comments remain. Comments from the drainage report may require changes to the site plan.
- C. 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.

7. Parks, Recreation & Open Space DepartmentMichelle Teller / (303) 739-7437 / mteller@auroragov.org**Sheet 24**

- A. 'Buffer' is not considered credited open space. Relabel as only Open Space. For example, with Tract A, the tree lawn should not be counted toward the total as it is required right of way landscaping and not open space. Also add description here such as 'enhanced native landscape'.
- B. There shouldn't be an overlap in tracts. Count tracts in total only one. Remove A,E,G from this first one and count total in second. Open space is open space, sections of it do not need to be divided.
- C. Please ensure that all playground equipment is at least 150' set back from the roadway.

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

- A. See the red line comment on the Plat and Site Plan.
- B. Begin off site easement dedications.
- C. Update the dates to state 2020.

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

- A. No additional comments.

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

- A. MUS updates to be approved prior to CSP approval (RSN: 1408408)

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

- A. Please see attached letter dated January 14, 2020 which discusses meter banking in the motor courts.

12. Mile High Flood District - Maintenance Eligibility ProgramMorgan Lynch / submittals@udfcd.org / (303) 455-6277

- A. Please see attached letter dated January 16, 2020. The letter includes the following comments:
 - 1. It is documented on the Infrastructure Site Plan there may be a Metro District that may provide long term maintenance on channel improvements along 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.
 - 2. It is our understanding that the Murphy Creek East channel improvements will be constructed with Filing 1. These improvements are eligible for maintenance and should be based on Murphy Creek OSP hydrology (2008, Moser) and will need to be submitted for review and approval.



3. The guidance provided in Chapter 8 for channel design 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.
4. Based on the information called out and previously submitted, all drainage infrastructure associated with Filing 1 that would be eligible for MHFD maintenance, outfalls, 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.
5. Please confirm seed mixes shown are native and informed by what is existing on the site.
6. We are working with Olsson Associates to confirm if the improvements identified in the OSP are still needed/appropriate. We will have that document finalized by January 31, 2020.

13. Arapahoe County Planning Division Terri Maulik / referrals@arapahoe.gov / 720-874-6650

- A. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no additional comments; however, other Divisions and/or Departments in Arapahoe County may submit comments.

14. Arapahoe County Public Works and Development Sue Liu, P.E. / sliu@arapahoe.gov / 720-874-6646

- A. No additional comments have been received.