

January 22, 2021

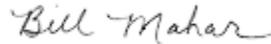
City of Aurora  
Heather Lamboy  
15151 E. Alameda Pkwy, Ste 2300  
Aurora, CO 80012

Re: **Third Technical 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 Ms. Lamboy:

Thank you for your recent feedback received on December 21, 2020 for the Murphy Creek East CSP No. 1 – CSP and Plat technical submission. 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](mailto:bmahar@norris-design.com)

Sincerely,  
Norris Design



Bill Mahar  
Principal

## SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please note that this Site Plan will not be approved until the Master Utility Study and the Preliminary Drainage Report is approved.
- Finish all license agreements and easements; please provide recording numbers.
- Please remove all SHX text on all documents.
- Please prepare your CAD submittal file for the City's Enterprise GIS.

## PLANNING DEPARTMENT COMMENTS

### 1. Community Questions Comments and Concerns

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

### 2. Zoning and Land Use Comments

#### *CAD Data Submittal Standards*

The city has developed [CAD Data Submittal Standards](#) for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. A digital submission meeting the CAD Data Submittal Standards is required before final mylars can be routed for signatures or recorded for all applications. Please review these standards and ensure that files are in the correct format to avoid future delays.

**Response: Acknowledged, thank you.**

### 3. Landscape Design Issues

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

- A. No additional comments.

**Response: Acknowledged, thank you.**

## 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 Report is approved.

**Response: PDR is currently in signature set review.**

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

#### **Preliminary Plat**

- A. Any physical features located in the Drainage easements will need to be covered by a License Agreement. Continue working with Grace Gray to start the License Agreement process.

**Response: Acknowledged, thank you.**

- B. There are easements shown and listed to be released by separate document. There may be items in the easements that may need to be covered by a License Agreement. Contact Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) for the easement concerns and contact Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) for the License Agreement concerns. Correct obscured text where noted.

**Response: Acknowledged. Thank you.**

#### **Plat**

- C. Send in the current Certificate of Taxes Due for the platted area shown herein.

**Response: Current Certificates of Taxes are included with this resubmittal.**

D. Send in an updated Title Commitment.

**Response: Updated Title Commitment is included with this resubmittal.**

E. Correct the note on the cover sheet to state, "All crossings or encroachments, including but not limited, to private landscape irrigation systems, underdrains, or private utilities into easements owned by the City of Aurora are acknowledged by the undersigned as being subject to the City of Aurora's use and occupancy of said easements and rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify and hold harmless the City of Aurora for any loss, damage, or repair to private landscape irrigation systems, underdrains, or private utilities that may result from the City of Aurora's use and occupancy or exercise of its rights in said easements and rights of way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said private landscape irrigation systems, underdrains, private detention pond and drainage features, or private utilities upon request from the City of Aurora and at no expense to the City of Aurora."

**Response: Note updated.**

F. Correct Note 3 to state, "The easement area within each lot is to be continuously maintained by the owner of the lot or tract excepting the City of Aurora from such responsibility. Any structures inconsistent with the use granted in the easement are prohibited."

**Response: Note updated.**

G. Add the description of the monuments at each end of the Basis of Bearing line.

**Response: Acknowledged, thank you.**

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

A. No additional comments.