



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

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July 26, 2021

Thomas Gissen
Meritage Homes
8400 Crescent Pkwy Ste 200
Greenwood Village, CO 80111

Re: Initial Submission Review – Murphy Creek PA 13, 14 And 9C - GDP Amendment, Site Plan with Adjustment and Plat
Application Number: **DA-1250-51**
Case Numbers: **1995-2002-10; 2021-4019-00; 2021-3039-00**

Dear Mr. Gissen:

Thank you for your initial submission, which we started to process on Thursday, July 1, 2021. We have reviewed your plans 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.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, August 13, 2021. 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.

Your estimated Planning and Zoning Commission public hearing date is tentatively set for Wednesday, September 22, 2021. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, PLA
Planner I

cc: Karen Henry - Henry Design Group Inc 1501 Wazee Street, #1-c Denver, CO 80202
Ariana Muca, Case Manager
Scott Campbell, Neighborhood Services
Cesarina Dancy, ODA
Filed: K:\SDA\1250-51rev1.rtf



First Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please submit a Plat for review (Planning and Public Works). The resubmittal will not be accepted without the plat included.
- The site plan needs to be flattened (including texting) when converting to PDF format. It is a large file and crashing for my department reviewers (Planning).
- Missing landscaping on Harvest Road, Jewell Ave, and drainageway (Landscape)
- There are some License Agreement issues that will need to be resolved before Public Commission Hearing (Real Property).
- See attached Xcel, Arapahoe County, and Mile High comments.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No community comments were received during this review period.

2. Completeness and Clarity of the Application

- 2A. The site plan needs to be flattened (including texting) when converting to PDF format. It is a large file and crashing for my department reviewers.
- 2B. Add drawing name to each sheet.
- 2C. Please add signage detail and the correct zoning designation to Data Block. To be determined will not be accepted.
- 2D. It was noted on the pre-app response that there will not be a consolidation of open space as recommended by the planning department. In the pre-app notes the applicant made mention of strong amenities and high design of small parks. These amenities and designs can be put in the site plan or site notes.
- 2E. All details need to be numbered.
- 2F. Acknowledge receipt of the Avigation Easement and verify the record of the easement with the office of the Clerk and Recorder for the County where the property is located. This must occur before permits are issued or the plat is approved.
- 2G. With the request of two adjustments you need to provide a justification for an adjustment. Section 146-5.4.4 details the definitions, applicability, procedures, and criteria of approval for all adjustments to development standards. If any adjustments are requested, they must clearly be listed and justified in the Letter of Introduction. They must also be listed on the cover sheet of the Site Plan and any other sheets on which they are applicable. Approvals of adjustment requests are not guaranteed. Adjustment requests should identify the reason for the adjustment, efforts to minimize the adjustment, and design elements proposed to mitigate the standards proposed for reduction. Mitigation techniques should go above and beyond requirements from other code sections. If an adjustment does not meet the limits for administrative approval under Section 146-5.4.4.

3. Architectural and Urban Design Issues

- 3A. A site plan adjustment for a block that exceeds 700' would not be supported by planning. The development could break up the 850' block with more open space, trail, or park space.
- 3B. Please note which architectural elevations will be facing open space and drainage. In addition, these small lots will need to note additional architectural features that will be added to these lots, for example, additional masonry or porches.
- 3C. Add front setback line to interior lot front year- water wise option.
- 3D. Murphy Creek Design Review Board approval letter is required.



4. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright red)

Sheet 2 of 39

- 4A. Should this be this specific? Has it been determined that this development will be constructed by Meritage Homes? Should this just state "the developer" - see note.

Sheet 3 of 39

- 4B. The legend isn't applicable to this sheet.

Sheet 9 of 39

- 4C. These sheet numbers should actually coordinate with the actual sheet number. This should be Sheet 9 not 1.
- 4D. Why isn't Harvest Road included for the streetscape?
- 4E. This curbside landscape is less than 10' wide and therefore should be designed in accordance with Section 146-4.7.5.C 2.a. No sod is permitted.
- 4F. Dimension and label the buffers.
- 4G. Some streets have been grayed back and others not. Be consistent.
- 4H. No tree labels.
- 4I. These sheet numbers should correspond with the actual sheet numbers.

Sheet 10 of 39

- 4J. These trees do not appear to have a plant label.
- 4K. Why only one red maple? Why not continue the same species of tree that occurs either to the north of here or to the south?

Sheet 11 of 39

- 4L. It is our understanding that there will not be a separate submission for the drainageway. Include any landscaping intended for this area with this submittal.

Sheet 12 of 39

- 4M. These 6 trees do not appear to have a plant call-out. 6-EO??
- 4N. This tree does not appear to be part of group of trees and has no plant call-out.
- 4O. These two do not have labels – see site plan.
- 4P. Some streets have been grayed back and others not. Be consistent.
- 4Q. This shouldn't be hatched – see site plan.

Sheet 13 of 39

- 4R. Shift this plant label south one tree.
- 4S. Label all the streets.
- 4T. Why is landscaping not being provided for E. Jewell Avenue? Include this street on all applicable sheets.

Sheet 14 of 39

- 4U. This tree does not have a plant label. Add to either group adjacent to it.
- 4V. Label the street. Include E. Jewell Avenue. Also include the landscaping for E. Jewell Avenue.

Sheet 15 of 39

- 4W. This needs to be determined now as part of this submittal. The construction inspectors can not determine whether there is 1000sf in the front yard. The minimum square footage has to be 400 contiguous square feet.
- 4X. Only show the streets and lots. Provide different hatches to represent the lot types.
- 4Y. Remove these tables.
- 4Z. Indicate which lots can have sod at 400 sf in the front yards.

Sheet 15 of 39

- 4AA. When this portion of the table is copied to the previous page, add a hatch to correspond with the lot type associated with the description.
- 4BB. This portion of these tables needs to be included on the previous page to be associated with the overall graphic for inspection purposes.
- 4CC. Also add a note that every so many lots should not replicate the same design so that the front yards are not repeated with the same landscape palette of plants or actual design.
- 4DD. Just an FYI...This area is considered front yard. It must be 400 contiguous square feet to count toward the front yard sod area.



4EE. Turn the interior off. Just have the outside building foot print for these examples.

Sheet 19 of 39

4FF. Add a sheet, rotate this plan and enlarge it and move the details to the new sheet. As is, the fencing is too difficult to read due to the scale which is impacted by the amount of information being provided on the sheet.

Sheet 20 of 39

4GG. Flatten SHX items next submission.

4HH. Remove N/A in street trees and shrubs table.

4II. This should include two additional columns. The buffer width required and provided.

4JJ. Keep these organized by street. List all one street and then the second street.

4KK. The streets need to be broken down by east and west or north and south sides. It can be just as a street. Technically each block on a street should be compliant.

Sheet 22 of 39

4LL. Update. Not the correct sheet numbers.

4MM. All these notes if possible, should be included more closely with the actual landscape plan and tables and not with the details.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

5A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

5B. Without a plat to review, centerline geometry could not be evaluated.

Landscape Plan

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5C. Label the curb ramps to be updated. Include the opposing corner as well.

5D. Show/label drainage easement.

Landscape Plan

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5E. Is this supposed to be the maintenance access? See Site Plan.

5F. Please label the radius from the center, not across the cul-de-sac.

5G. Show/label drainage easement.

5H. Label the curb ramps to be updated. Include the opposing corner as well.

Landscape Plan

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5I. Remove curb cut and provide mountable curb and gutter.

5J. Maintenance access is required to the top of the outlet structure outside of the pond bottom.

5K. Show/label pond slopes - 4:1 max side slopes, min 2% slope in pond bottom, drainage easement, access easement if required, 100-year water surface elevation.

5L. Label slopes in tracts. Min 2% slope for non-paved areas, typical.

Landscape Plan

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5M. Show/label pond slopes - 4:1 max side slopes, min 2% slope in pond bottom, drainage easement, access easement if required, 100-year water surface elevation, typical.

5N. Maintenance access is required to the top of the outlet structure outside of the pond bottom, typical.

5O. Label slopes in tracts. Min 2% slope for non-paved areas, typical.

5P. Label slope of sidewalk connection.

6. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

Landscape Sheet

2 of 39

6A. Delete note 22 see note 18.

6B. Update note 21 to Jewell & Harvest per pre-app notes.



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6C. Label access type full, riro, etc

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6D. Show sight triangles per COA STD TE-13.1 on all site plan sheets and landscaping sheets.

6E. Convert to roll over curb.

6F. Show existing ped ramps at all intersections.

6G. Move trail and adjust lots.

6H. Delete ped ramp.

6I. Add speed limit.

6J. Mark crossing, add RRFB.

6K. Move speed limit sign.

6L. Add trail ped ramp and align ped ramps.

6M. Delete notes and replace with note below: The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development. Delete on other signing/striping sheets

6N. move ramp to left side of tee intersection.

6O. delete ped crossing, signs, ramps.

6P. add speed limit sign.

6Q. add R4-7.

6R. move speed limit sign.

6S. align ped ramps. potential driveway conflict.

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6T. delete ped ramp.

6U. Show sight triangles per COA STD TE-13.1

6V. Align ped ramps. Potential driveway conflict.

6W. Delete ped ramp.

6X. Add ped ramps and align ramps. potential driveway conflict.

6Y. Delete ped ramps.

6Z. Align ped ramps. potential driveway conflict.

6AA. Delete ped ramp.

6BB. Move sign.

6CC. Add speed limit sign.

6DD. align ped ramps.

6EE. delete all curve signs.

6FF. Align ramps.

Landscape Plans

6GG. All landscape plan sheets: show sight triangles per COA STD TE-13.1. Make adjustments to base per signing/striping sheets. Confirm landscaping within sight triangles conform to COA roadway speciation's 4.04.2.10

6HH. Sight triangle needs to be behind stop sign and extend to the roadway. Site triangles need to be shown at all internal and external site intersections Please update all landscaping sheets and site plan sheets.

Traffic Study

6II. What rates do these apply to; previously approved GDP, previously approved TIS, Proposed?



7. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

Cover Sheet

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- 7A. Please indicate within the data block if this structure is sprinklered or non-sprinklered.
- 7B. Will this site be phased? If so, provide a phasing plan. A phasing plan must be provided with the Planning Departments site plan and Public Works Departments civil plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.
- 7C. Will this site be gated? If this site is a gated then the installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief.
- 7D. If gated, provide sections for the automatic and manual gates.

Information Sheet

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- 7E. Remove note 19 and 20.

Site Plan

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- 7F. Show all proposed and existing fire hydrants. On-site fire hydrants, supporting the residential site, shall be spaced 600' on average. The off-site fire hydrants along S. Flatrock and E Jewell AVE shall be spaced every 500'; on each side of the street and be arranged on an alternating basis.

Site Plan

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- 7G. Show all fire hydrants.

Site Plan

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- 7H. Show all fire hydrants.

Site Plan

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- 7I. Show the location of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.

Site Plan

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- 7J. Indicate if the curb island is mountable.

Site Plan

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- 7K. Confirm cul-de-sac fire hydrant placement.

Site Plan

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- 7L. Please confirm that the U.S.P.S. has approved the appropriate mode of delivery and kiosks locations. Please provide a note that identifies the location of the mail kiosks and states compliance with ADA and Postal regulations.

Site Plan

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- 7M. Confirm cul-de-sac fire hydrant placement.



Site Plan

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- 7N. Provide a detail showing an accessible route to the mail kiosks. Within this detail show adjacent street, vertical/mountable curb, curb ramp from street to sidewalk, width of sidewalk.
- 7O. The detail shall convey information that demonstrates compliance with ADA and Postal regulations that includes units of measurements and scales, and cross referencing
- 7P. Please work with the Planning Dept. to identify any addressing needs for this project.

8. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

Grading and Utilities

Sheet 7 of 39

- 8A. Verify 5 FT separation from lights and street lights. See plan for details.
- 8B. Please show sanitary service for lot 18.
- 8C. Verify 10 FT separation between sanitary and water services in the street.

Grading and Utilities

Sheet 8 of 39

- 8D. Verify/dimension 10 ft separation between water and sanitary in this area.
- 8E. Show sanitary service for this lot. See plan for detail.
- 8F. Show both services for this lot. See plan for detail.

9. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

- 9A. Approved no additional comments.

10. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 10A. See the red line comments on the site plan. There are some License Agreement issues. See the comments on the document(s). Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record. Send in the separate documents still needed.

Cover Sheet

1 of 39

- 10B. Add the Subdivision plat to certificate note section.

Landscape Plan

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- 10C. A License Agreement is needed for the sign in the R.O.W
- 10D. Add the street names.
- 10E. Add the Tract here – see site plan.
- 10F. If this fence is not removed, then it will need to be covered by a License Agreement.
- 10G. Label unplated – see site plan.

Landscape Plan

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- 10H. The Lot dimensions should match the plat exactly - the highlighted distances do not match.
- 10I. Add street names.
- 10J. A License Agreement is needed for the sign in the R.O.W.

Landscape Plan

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- 10K. Add names and street names – see site plan.
- 10L. If this fence is not removed, then it will need to be covered by a License Agreement.
- 10M. The Lot dimensions should match the plat exactly - the highlighted distances do not match.



10N.

Landscape Plan

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10O. Add names and street names – see site plan.

Landscape Plan

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10P. Add names and street names – see site plan.

Landscape Plan

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10Q. a License Agreement is needed for the sign in the R.O.W.

11.PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

11A. Golf Fee: Each dwelling unit within the Murphy Creek South subdivision shall be assessed golf development fees in accordance with past golf course agreements as follows: single-family dwelling unit - \$600/DU

11B. Park Development Fees: Per the requirements of Annexation Agreement 85-251 recorded for the Murphy Creek subdivision, the applicant shall pay \$300 per dwelling unit for Park Development Fees payable at the time of building permit issuance.

11C. Golf Course Waiver and Property Owner Notification: In accordance with the Golf Course Development Agreement, all purchasers of property within 1,000 feet of the Murphy Creek Golf Course shall be informed of the risks commonly associated with the ownership of property adjacent to a golf course. Purchasers shall also provide the City of Aurora and the Golf Course Enterprise with a release from liability from said purchasers, successors and assigns from risks and hazards associated with the golf course in a form acceptable to the City and the Golf Course Enterprise. The release shall be deemed a covenant running with the land and shall be recorded in real property records of the Arapahoe County Clerk and Recorder and with the City of Aurora. No certificate of Occupancy shall be issued for any residential unit until a release of liability is delivered to the City of Aurora and the Golf Course Enterprise.

Site Plan

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11D. Provide documentation of approval from the PSCO for the connections.

11E. Note that all connections need to be privately maintained, provide this within the plan set.

11F. Note that all connections need to be privately maintained, provide within plan set.

Landscape Plan

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11G. Label the width of all trail connections

12.Arapahoe County (Sarah White / 720-874-6500)

12A. See below for comments.



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

Arapahoe County
Public Works and Development

6924 South Lima Street
Centennial, CO 80112-3853
Phone: 720-874-6500
www.arapahoe.gov

BRYAN D. WEIMER, PWLF
Director

July 16, 2021

City of Aurora Planning & Development Services
15151 E Alameda Parkway, Ste 2300
Aurora, CO 80012
Attn: Engineering Case Manager

RE: Murphy Creek PA 13, 14 and 9C – GDP AMDT, SITE PLAN w/ ADJ AND PLAT
DA-1786-01

Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the 1st referral for the proposed project located in the City of Aurora.

We have the following comments based on the information submitted:

1. It appears development will utilize existing roadway S Flat Rock Trail for access onto E Jewell Ave. If this is amended to permitted additional direct access onto E Jewell Ave, please resubmit plans for County review and if applicable ROW access permits for Jewell Ave.
2. Please note any work (street closure or utility installation) within E Jewell Ave will require a Street Cut and ROW Use permit from Arapahoe County. If applicable, permits are available on the County website at <https://www.arapahoe.gov/561/Permitting-and-Inspections>
3. Staff has no other comments about proposed site plans.

Please know that these comments relate to the drainage report and plans only. Any land use plans or other engineering documents should be referred to County referrals for review if applicable. Please note other Divisions in the Public Works Department may submit comments as well.

Thank you,
Sarah White, PE, CFM
Arapahoe County Public Works & Development
Engineering Services Division
Re: County Case # 021-158

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

13A. See below for comments.



Right of Way & Permits

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

July 14, 2021

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

Attn: Ariana Muca

Re: Murphy Creek PA 13 14 9C, Case # DA-1250-51

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the GDP amendment, site plan and plat documentation for **Murphy Creek PA 13 14 9**, and requests that 10-foot wide utility easements are dedicated on the plat abutting South Flatrock Trail within Tracts A, C, I, J, K, and L in order to provide connectivity for natural gas and electric feeder lines in this area.

PSCo also requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Utility easements are dedicated to the City of Aurora for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities. Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Please be aware PSCo owns and operates existing underground electric distribution facilities on the south and east sides of the property. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformer) – be sure to contact the Designer and request that they connect with a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

PSCo also has existing high-tension electric transmission facilities east of the subject property. **Any** activity including grading, proposed landscaping, erosion control or similar activities involving our existing



right-of-way will require Public Service Company approval, and it is the responsibility of the property owner/developer/contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement (via website www.xcelenergy.com/rightofway or email coloradorightofway@xcelenergy.com).

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

14.Mile High Flood District (Mark Schutte / 303-455-6277

14A. See below for comment.



2480 W. 26th Ave Suite 156-B | Denver, CO 80211
TEL 303 455 6277 | FAX 303 455 7880



MAINTENANCE ELIGIBILITY PROGRAM (MEP)

MHFD Referral Review Comments

For Internal MHFD Use Only.	
MEP ID:	108687
Submittal ID:	10006681
MEP Phase:	Referral

Date: July 12, 2021
To: Ariana Muca
Via Aurora Website
RE: MHFD Referral Review Comments

Project Name:	Murphy Creek PA 9C, 13, 14 (RSN 1550189)
Drainageway:	Murphy Creek East (Tributary 3000E)

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:

- Outfalls and potential channel improvements to Murphy Creek East (Tributary 3000E)

We have the following comments to offer:

- 1) In general, the approach taken to the development and storm water management as shown on the engineered site plan is acceptable. At a minimum, we will need to see more detailed designs for the WQ and detention pond outfalls outfalling to Murphy Creek East (Tributary 3000E).
- 2) Given the opportunities on the southern portion of the site, the District recommends that the design team review the opportunity to implement runoff reducing practices, such as bioretention, instead of using a Water Quality Pond in the Pond C location. UD-BMP is a helpful workbook for exploring these options. Please let us know if you have further questions.
- 3) Please be sure to coordinate your plans and connections to Murphy Creek East (Tributary 3000E) with the planned channel improvements being designed by others.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Sincerely,

Mark Schutte, P.E., CFM
 Project Engineer, Sand Creek
 Mile High Flood District