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February 7, 2019

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

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

Dear Mr. Huey:

Thank you for your initial submission, which we started to process on Monday, January 7, 2018. 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.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Monday, February 25, 2019.

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.

Please note that there are a number of comments from the public requesting that this case be reviewed and approved through a public hearing. Due to the fact that a waiver to the FDP will be required to address the proposed product types and smaller lot sizes, a public hearing will be required before the Planning Commission, who will make a recommendation to the City Council. The City Council will have to consider the waiver at a public hearing. Hearing dates for the FDP waiver request are tentatively scheduled for Wednesday, April 10<sup>th</sup> for the Planning Commission and Monday, May 20<sup>th</sup> for the City Council.

After reviewing this letter, including neighborhood comments as well as technical issues, I advise that we set up a meeting with staff to discuss the comments. When you are ready to schedule a meeting, please contact me.

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



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Review and approval of the proposed CSP is contingent upon approval of the FDP Waiver for lot sizes.

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions Comments and Concerns**

**A.** Name: Margaret Sobey

1403 South Addison Court, Aurora CO 80018

Email: [msobey@mcgcneighbors.org](mailto:msobey@mcgcneighbors.org)

Please reference attached letter that Ms. Sobey uploaded to the website.

**B.** Name: Kerry Garcia

23632 E Mississippi Circle, Aurora, CO 80018

Email: [Ciasgar@hotmail.com](mailto:Ciasgar@hotmail.com)

Phone: 303-360-7736

Comment: I request a public hearing and I strongly object to this new Murphy Creek East development as it's currently planned. It does not confirm to the original plans of single family homes. 3 story walk ups are not conducive to our current community and the amount of traffic this will cause with the additional people can NOT be considered safe on the small roads we have, with only two ways out of this community. Our School can NOT House these additional students and will put too much stress on the current building which could in turn lower the currently high rating of our school Which in turn will lower our property values. You cannot build onto a community without the proper support of infrastructure, roads, emergency care, police presence, school availability, etc. It is obvious that this developer is only considered with making money and the City of Aurora should be made aware of these issues, so the correct decision is made for the current Murphy Creek community.

**C.** Name: Margaret Rash

1555 S De Gaulle Way Aurora, CO 80018

Email: [maggie.rash@comcast.net](mailto:maggie.rash@comcast.net)

Phone: 303-358-9729

Comment: I am opposed to the attempts of developers to skirt Development Standards for Murphy Creek. Filing 8 was already approved at some level as there are records on File with Arapahoe County. Why is the City turning a blind eye to previous commitments? Please see the attached document for specifics. The proposed builds will only devalue existing properties within Murphy Creek North of Jewell.

**D.** Name: Lynn Swanson

1595 S De Gaulle Way Aurora, CO 80018

Email: [lswanon04@comcast.net](mailto:lswanon04@comcast.net)

Comment: When the city of Aurora invested several million dollars to build the Murphy Creek golf course, and have a premier golf course community at the gateway to the eastern hills of Aurora, this is not what was envisioned. These changes amount to nothing less than being granted permission to build a future slum. Large numbers of high density dwellings, narrow roads with little or no parking, three story walk ups are not consistent with what was originally intended for this community. Please hold public hearings on these changes.



**E.** Name: Doug Schriner

24211 E Wyoming Place Aurora, CO 80018

Email: [schriner@comcast.net](mailto:schriner@comcast.net) Phone: 303-907-7347

Comment: I oppose the current development plans for Murphy Creek East based on the following items:

1. The partially completed entitlement and infrastructure (partially completed sewer and water lines) are being fraudulently financed by Murphy Creek District 3 - without benefit to the tax payers and without clear title to their equity and debt contribution. I expect this area for o be tied up in litigation for the foreseeable future. The District will assert its rights.
2. Murphy Creek is a golf course community. Not an affordable housing experiment with 3 story walkups. Premiums have been paid by homeowners to live in this community, the acceptable homes to be built will be above median housing.
3. The new increased density and small lot plans are not consistent with the promises made by the developer and supported by city planning since inception.

Although we are all anxious to complete the development of Murphy Creek, the Developer (Alpert) has to be held accountable for illegally financing the infrastructure and changing the plans to enhance his profits.

**F.** Name: Paula Smolen

24011 E Hawaii Place Aurora, CO 80018

Email: [pmsmolen@yahoo.com](mailto:pmsmolen@yahoo.com)

Comment:

I am still adamantly opposed to "Murphy Creek East" development proposal. It is my strong belief that the character of the structures - the design standards -in this proposal are not consistent with the existing Murphy Creek. What we saw at the public meeting in Dec. 2018 was a cluster of tiny "cottage" homes and town homes included in this proposal that lined the perimeter of the development. The justification for these tiny dwellings was "they are attractive to older people who need the exercise to climb stairs, and millennials who want small starter homes. Neither of these is true. Older people don't want to climb stairs. They want a home they can age in comfortably. Also they don't want to move again when they can no longer climb stairs. Millennials won't any attractions within a reasonable distance. Once they get home from work they will have to travel 7-10 miles to get to a gathering place (sports bar or restaurant or even a pizza joint. The cottage homes and three level homes are ugly and certainly do not resemble anything in Murphy Creek or nearby neighborhoods. The size of is a great concern for what the developer will "get by with" and set an unwelcome precedent for what future development will look like out here on Eastern edge of Aurora. We who already live here do not want this and the affect it will have on our future home values if cheap, little homes are allowed to be built in our area. I urge Planning Department to reject the tine lots and allow a consistent development that compliments what already exists.

**G.** Name: Laura Swanson

1595 S De Gaulle Way Aurora, CO 80018

Email: [lauraswa@aol.com](mailto:lauraswa@aol.com) Phone: 720-219-8935

Comment:

1. Considering that this landowner is requesting variances to Aurora's land development guidelines, it is imperative to hold public hearings concerning this property.
2. Why is Aurora allowing a substandard housing development to be built adjacent to a premier golf course community?
3. Do not approve these small lots, 3 story walk-ups, cheap housing units so smashed together that you will hear every TV show and movie your neighbor is watching.
4. With the lack of street parking around these homes, you will have the same congestion taking place around the townhomes and parkway homes in Murphy Creek.
5. Property values will be hurt by lower quality homes as so often happens in Aurora.
6. Stick up for the homeowners who have spent their money on being Aurora residents, not this landowner who keeps trying to get away with cheap homes.

**H. Name:** Jacalyn Lemke

Address: 24163 E Florida Ave Aurora, CO 80018

Email: [jlemke43@aol.com](mailto:jlemke43@aol.com)**Comment:**

When we purchased our home in Murphy Creek, we were under the impression that when the land South of Jewel was developed the houses being built would be comparable to the houses in the community. We bought into a golf course community expecting any and all future housing would be equal to or better than the existing housing. I do not believe the 3 story walk ups fit into a golf course community and believe it will make the property values drop for those of us you bought into the golf course community. Some of use have lived here for 19 - 20 years and are not interested in a development in which houses are cramped into tiny lots, three stories high with a garage on the first level. I think this proposal is an injustice to the current home owners and the city of Aurora.

**I. Name:** Richard Rader

71 Algonquian St Aurora, CO 80018

Email: [bonzorader@gmail.com](mailto:bonzorader@gmail.com) Phone: 720-366-8686**Comment:**

Is it unreasonable to ask why a Developer would think it is safe to place homes right next to a Garbage Landfill, near a Superfund Site and on property where a chemical plume from the Superfund Site transects the proposed development property? Residents currently living to the north of this proposal in Murphy Creek, quite often state on Face Book: "Is the dump smelling particularly ripe today?" Homes built in closer proximity to the garbage dump will be more directly impacted by odors as well as the dust in the air that travels in the wind from the operation. The dust could contain bacteria and heavy metals which could negatively impact those nearby residents who have allergies, are elderly and infirm as well as vulnerable children. We have previously stated, it is not wise to propose to build homes that have sump systems that draw the groundwater into the homes until the current investigation of the off-site plume is completed. The Developer has been told that there have been no significant studies completed to date to determine how deep or how wide the chemical plume is. The prime concern should be to prevent the sumps in the new homes from pulling contaminated groundwater into the system before there is clear evidence that the groundwater is free of contaminants. The current EPA 5 Year Review has stated, unequivocally, that until the current investigation is complete, the EPA cannot claim that the Lowry Landfill Superfund Site is Protective.

How can the city allow the MCE project without an phase II Environmental Assessment, given the 1,4 dioxane plume also containing many Toxic Chemicals, migrating 3 miles N of the Lowry Landfill. The growth fault has been identified but not investigated, which needs to occur B4 this project is allowed to occur.

A neighborhood meeting was held on Tuesday December 11, 2018 at Murphy Creek K-8 School. Amendment, present the proposed site plans for CSP 1 and CSP 2, and receive comments from the residents. Approximately 40 people attended the neighborhood meeting, a majority of those attending OPPOSED: The Amendment, Smaller Lot sizes, any 3-story Walkups, building architecture changes.

The 3 story walk ups are not viable for seniors who are NOT going to walk 3 flights of stairs nor a mother with a baby and a bag of groceries with the first living area up the first flight of stairs.

The DEVELOPER is moving forward with Contextual Site Plans (CSPs) and replats of the area. As submitted, this will NOT be good for Murphy Creek or the surrounding area.

The proposed residential development WILL NOT BE compatible with the design character established throughout the Murphy Creek neighborhood. The small lots and small homes are not consistent with a golf course community.

The landscape design concept for this CSP IS NOT consistent with the overall landscape design concepts that are planned for the Murphy Creek East development.

Urban design, building architecture, and landscape architecture. The proposed residential development, architecture Highlights, WILL NOT be compatible with the design character established throughout the Murphy Creek neighborhood. New developments that are part of Murphy Creek should follow the current design standards for the community.

## **2. Completeness and Clarity of the Application**

***A. Keep in mind that this CSP will need to be redesigned if the FDP waiver is not granted. Before this CSP can be approved, the FDP waiver must be approved and the appeal or call-up period has passed.***

B. Please include the detention ponds that will serve CSP No 1 as part of the Site Plan. Can the detention pond be located on school property since it is owned by APS?

C. Please remove the word “Subdivision” from the Title Block and the sheet labels.

D. Please include a data table illustrating the types and sizes of lots being proposed. Additionally, for tracking purposes, a matrix will be required indicating which lots are small lots versus standard lots.

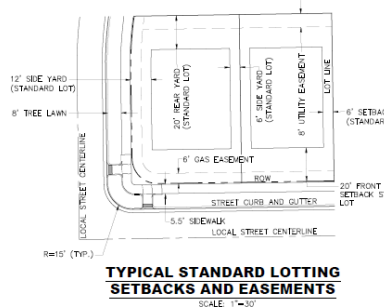
Sample table graphic is provided.

E. Provide typical lot layout, as illustrated in the graphic provided.

F. Provide a matrix table of lots, including lot and block, lot size, frontage length, setbacks, and lot classification. A sample was provided as a redline on the CSP.

G. Provide an FDP tracking chart for lot types and sizes, a sample was included on the CSP as a redline.

H. Please update pagination to include, in addition to the page type label, such as L 1.03, to also include an over all “Page X of Y” for tracking purposes.



**DATA:**

LAND AREA WITHIN PROPERTY LINES	81.455 AC.
NUMBER OF UNITS PROPOSED (SINGLE FAMILY DETACHED RESIDENTIAL)	199
NUMBER OF BUILDINGS PROPOSED CONSTRUCTION TYPE (V-B) OCCUPANCY CLASS (R-3)	199
NUMBER OF STORIES	2
MAXIMUM HEIGHT OF BUILDINGS	35 FT.
HARD SURFACE AREA	474,445 SF 13.4%
OPEN SPACE	425,910 SF 12.0%
LANDSCAPE AREA	1,181,185 SF 33.3%
PHASED NATIVE GRASS (IF APPLICABLE)	N/A
PRESENT ZONING CLASSIFICATION	E-470 RESIDENTIAL LOW DENSITY
PERMITTED MAXIMUM SIGN AREA	96 SQ. FT & 6' MAX HEIGHT/2 PER ENTRANCE
PROPOSED SIGN, TYPE AND SQ. FT.	NEIGHBORHOOD DISTRICT IDENTIFICATION
PARKING SPACES REQUIRED	2 PER UNIT + 2 GUEST SPACES
PARKING SPACES PROVIDED (GARAGE/DRIVE/ON-STREET)	2 PER UNIT + 2 GUEST SPACES MINIMUM
HANDICAP SPACES REQUIRED	N/A
HANDICAP SPACES PROVIDED	N/A
LOT AREA	37.796 AC.
TRACT AREA	30.332 AC.
PUBLIC R.O.W. AREA	13.327 AC.

\*\*NOTE: THE CSP #13 IS AN AGE RESTRICTED COMMUNITY.

### 3. Zoning and Land Use Comments

A. In order to best understand the drainage patterns, please include the detention ponds that serve this filing as part of the Site Plan.

B. Be sure the tracts match the plat tracts.

C. On Sheet 1.2, please make the plan more legible by shading the open space similar to the manner of the Hydrozone map on Sheet L-1.01.

D. As stated in previous discussions, the pocket park along the central trail should directly front E Atlantic Ave. This will make this amenity more accessible to the larger neighborhood.

E. On the cottage lot areas, driveways seem to be indicated as open space. There is no illustration for the common drive, and private, not public, open space is provided on the individual lots.

F. Please illustrate the trail in the 50-foot gas easement similar to how it is illustrated in the PSCO easement on the Grading plan.

G. Lots 24, 25 and 26 on Block 6 should be eliminated to provide room for a road connection (South Fultondale Court to E Asbury Drive) and to create a central open space that will be easily accessible to all the surrounding blocks and to have a presence along E Asbury Drive.



- H. On the illustrative elevation, please label the models.
- I. On all elevation drawings, please include dimensions and label materials and colors. Ensure that all elevations meet the minimum number of points required as part of elevation reviews.

#### **4. Streets and Pedestrian Issues**

- A. Please ensure that sufficient pedestrian connections are provided throughout the site. Additional review discussions at the CSP level will be examining the larger context and pedestrian linkages both within Murphy Creek East as well as connecting to other developments.
- B. South Fultondale Court should connect through to E Asbury Drive in order to provide a more gridded layout to increase connectivity options in that portion of the CSP. Especially once the school site is developed to the south, this additional connection will assist in vehicle, pedestrian, and bicycle circulation to the school instead of directing practically all traffic to Flatrock Trail.

#### **5. Open Space and Recreational Amenities**

- A. Please provide an updated Form D and Form J on the FDP document. For additional detail, please refer to PROS comments below. Whether the proposal meets parks and open space requirements cannot be determined without this information.
- B. Provide more detailed information on parks and open space in the Public Improvements Plan.
- C. Additional information should be provided in the PIP as to the type of recreational amenities that will be provided in the neighborhood park adjacent to the school as well as other smaller pocket parks in the development. Will the open space/trail areas have any amenities, such as benches or vita course equipment?
- D. Please include the proposed powerline trail that parallels Harvest Mile Road on the PIP.

#### **6. Landscape Design Issues**

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

##### **A. Sheet 3.4 Area Grading Plan**

- Please indicate the 100 year water surface elevation.

##### **B. Sheet 3.6 Area Grading Plan**

- Please indicate the 100 year water surface elevation.

##### **C. Sheet 1.2**

- Modify the area designated as open space on the plan to this sheet. Some of these are actually alleys. Alleys are no different than roads and the roads are not hatched as open space.
- Please text mask and darken the tract labels.
- You may keep this exhibit and update it, or see additional comment and exhibit on Sheet L-1.02

##### **D. Sheet L-1.00**

- All the internal/local streets have to be accounted for and the total tree count, not just what the master developer is responsible for. All streets require 1 tree per 40 lf. Code doesn't differentiate between builder versus master developer installations.
- Overlap of text at bottom of table. Not completely legible
- What percentage of non-water conserving does this represent of the overall landscape area? Please add to this table.
- Tract B is not identified on the Lot Type Key Plan.
- Indicate the 100 year water surface elevation on the landscape plan detention ponds.

##### **E. Sheet L-1.01**

- Identify/label where the tracts are on one of these maps or a new one. Since that information is necessary for reviewing the landscape being provided in the tracts, it should be included here as well as the Lot Type Key Plan at the beginning of the plan set.
- The z-zone program no longer uses a separate valve that is turned off after two years. It is based upon water allocations now.

**F. Sheet L-1.02**

- Update the landscape notes, where indicated. Remove any contractor related notes.
- The front yard landscape standards conflict with the front yard standards found on sheet L-1.03 Lot Typical. The current front yard landscape standards will only apply to those lots designated between 4,400 to 6,600 sf.
- Provide an exhibit similar to the example found on this sheet that will describe what the lot sizes are and the landscaping to be installed in the front yard based upon lot size. This concept has been approved by our city inspectors.
- Address the note at the bottom of this sheet. It doesn't matter where the trees and shrubs are within the landscape areas, all shrubs and trees must be on permanent irrigation.

**G. Sheet L-1.03**

- Aren't both of the front yard landscape options on this sheet considered on-lot builder landscaping? Why is one singled out as builder option? What is appendix H?
- The Cottage lots seem too small to have both shrubs and grass in the front yards.
- The Cottage lot side yards are not long enough to even be 40' long. They will not accommodate 1 tree and 10 shrubs per 40 linear feet. New landscape standards for this should be proposed. Refer to the Exhibit provided on sheet L-1.02.

**H. Sheet L-2.00**

- These plans are used by our inspection division to ensure compliance and for issuance of certificates of occupancy. Make sure the trees are all the same darkness. Differentiate the developer installed versus home builder by dashing the home builder trees. Make sure the plant labels are dark as well. Update the legend.
- Do not hatch shrub beds. It makes them more difficult to read.

**I. Sheet L-2.03**

- Please revise the note on this sheet regarding the requirement for street trees. The requirement is 1 tree per 40 linear feet of road within the tree lawn. The street trees have nothing to do with the lots or the landscaping (trees) required for the lots.

**J. Sheet L-2.11**

- If the pond on this sheet is being constructed to service this filing, then the landscaping needs to be provided and the appropriate landscape table adjusted to reflect the proposed landscaping.
- The note on this sheet may state "Not a part of Filing #1, because it is not included in the plat, but it appears to be, being constructed as it shows up on the grading plan."

**7. Environmental Issues**

- A. Ensure that the avigation easement is completed with the Framework Development Plan.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES****8. Civil Engineering** Kristin Tanabe / (303) 739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org)

- A. Please remove all AutoCad SHX text items in the comment section. Please flatten to reduce the select-ability of those items.
- B. Please include lot numbers on all plans.
- C. Please include a typical section for the alleys.
- D. Add slope labels where indicated.
- E. On the road sections, please show 2' recovery area prior to the 4:1 slope.
- F. All street lights on public roads will be owned and maintained by the City of Aurora and must meet COA standards. A street lighting plan is required with the civil plan submittal. No fixture types have been indicated in this plan set.
- G. General street light comment: Only one light fixture is required at local-local intersections. Please remove second light at these intersections and adjust mid-block spacing accordingly. Local street spacing guidelines 250-300' for roads with posted speed less than 30 mph. Collector street spacing guidelines 125-170'. Typical all sheets
- H. Please indicate phasing. This becomes important when it comes to issuing COs.



- I. Per Section 4.03.3 of the Roadway Manual, at a street intersection where two streets slope down to the intersection an inlet shall be placed on the through streets uphill point of curb return and on the intersecting street's uphill point of curb return. Please address at each intersection on Sheet 3.4 and the following sheets.
- J. The low point at the South Fultondale St and E Evans Avenue needs to be addressed.
- K. For each detention pond please show/label the 100-year water surface elevation and pond maintenance access provided to the bottom of the pond and the top of the outlet structure. Label each pond as private.

## **9. Life Safety**

William Polk / 303-739-7371/ [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / See blue redlines

### *Site Plan Comments*

#### **A. Sheet 1**

- Please add SNID 60
- Please add the following note: The developer is responsible for construction of all on-site and off-site infrastructure needed to establish two points of emergency access to the overall site and each internal phase of construction. This requirement includes, but is not limited to, the construction of any emergency crossings improvements, looped water supply and fire hydrants as required by the adopted fire code and city ordinances.

#### **B. Sheet 3**

- Place a fire hydrant at this location. TYP
- Place a fire hydrant at this location. TYP
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- Place a fire hydrant at this location. TYP
- Provide utility sheets/water plan that show all off-site infrastructures such as water mains and fire hydrants that are required to support this site. Fire hydrants off-site along the south half of Jewell AVE, west half of Harvest RD shall be placed on average 1000'. Fire hydrants along Warren PL shall be placed on average 500'; on each side of the street and be arranged on an alternating basis. Whereas on-site, fire hydrants shall be spaced every 600ft. TYP
- 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.

### **Filing NO. 1 Comments**

#### **C. Sheet 1**

- Provide a Photometric Plan with the second submittal.
- Please revise the occupancy classification to "2015 IRC R3"
- Please revise type of construction to "2015 IBC VB"

#### **D. Sheet 2**

- Revise to reflect "2 points of access".
- If the interior of the site will be constructed in multiple phases provide an interior phasing plan showing two points of access with a looped water supply to each phase of the development.
- Advisory Note: Prior to the issuance of the first certificate of occupancy each phase of construction must have the required number of emergency access points and approved water supply.
- Please remove Note 17,18,19,22.
- Please add SNID 60

**E. Sheet 4**

- 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.
- Show all off-site fire hydrant infrastructure that is required to support this site. TYP
- Coordinating with the Murphy Creek CSP Filing No 2 revise the site, civil, and plat plans revise to reflect requested fire hydrant placement notes. TYP

**F. Sheet 5**

- "SIGNAGE AND STRIPING" package shall be included for approval with the Civil Plans, and shall include fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations for all. Sign package shall include all signs as required by other City of Aurora departments.
- Advisory Note: An Address will be provided on the front main entry side of the structure. Where an alley or roadway is provided to the back of the structure, a separate address will be required above the garage door. The address directory shall be shown within the detail sheet of the site plan and/or civil plan sign package. Address Directory Signs must be installed at residential properties where the front of the structure is facing a green belt instead of public right-of-way where emergency response may be delayed due to the physical layout of the complex. Please see COA Single-Family Dwellings Facing Green Belts instead Public Right-of-Way for further requirements.
- The fire life safety signs shall be placed only on the civil plan.
- The "No Parking Fire Lane" sign shall include the "Tow Away Zone" graphic sign.

**G. Sheet 6**

- See signage notes on sheet 5. TYP

**H. Sheet 8**

- Show all off-site fire hydrant infrastructure that is required to support this site. TYP
- The drive aisle to include the transition from the public road must be designed to support the minimum imposed live load of fire apparatus weighing up to 85,000 pounds.
- Please work with Real Property to determine if these access roads should be labeled as "access" or "public access".
- Will the access aisle tracts be built to current COA Roadway Design and Construction Standards? If not, the fire lanes will be required to be built to the COA Fire Lane Easement standards. TYP
- This dead end drive aisle exceeds 150' and will be required to be dedicated as a Fire lane easement. To avoid the IFC Dead end apparatus access road turnaround terminate the fire lane easement as shown in red. The remaining portion of the drive aisle can remain as either an access or public access road. Please work with Real Property to determine if these access roads should be labeled as "access" or "public access". TYP of all dead ends in excess of 150'.
- Please relocate the light fixture away from the fire lane.
- Please relocate the fire hydrant away from the fire lane.

**I. Sheet 11**

- This dead end drive aisle exceeds 150' and will be required to be dedicated as a Fire lane easement. Please fire lane/access comments on sheet 8. TYP of all dead ends in excess of 150'.

**J. Sheet 20**

- Please reconfigure the fire hydrant spacing to accommodate a fire hydrant every 600ft and eliminate any unnecessary fire hydrants. Please see starting point and examples. Example limited to blue shaded area.
- Advisory note: Fire hydrants located on cul-de-sacs shall not be located no further 300' from the end of the cul-de-sac. Cul-de-sac length shall be measured from the flow line of the intersecting street to the center of the cul-de-sac. TYP



- Show all off-site fire hydrant infrastructure that is required to support this site. TYP
- Coordinating with the Off-site Infrastructure plan, please show all required fire hydrants.
- Based on off-site fire hydrant infrastructure, a fire hydrant may be required in this area.
- Based on off-site fire hydrant infrastructure, a fire hydrant may be required in this area.
- Is this a stub for a new off-site fire hydrant?
- Is this a stub for a new off-site fire hydrant?
- Please show and identify all service utilities. TYP of Utility sheets.
- Relocate this fire hydrant to this location.
- Place a fire hydrant at this location.
- Eliminate this fire hydrant.
- Eliminate this fire hydrant.
- Starting Point.

**K. Sheet 22**

- Provide a letter from Petroleum or Gas Company, on company letter head that reflects their set back requirements from the easement line and the actual underground pipe to the exterior wall of your proposed structures. The setback established by Petroleum or Gas Company must be included on the site plan as part of the General Notes.
- Add the following note: The location of liquid and gas pipelines are regulated by the U.S Department of Transportation, Pipeline and Hazardous Materials Safety Administration. CFR-49, Section 195-210, subsection (b); No pipe line may be located within 50 feet of any private dwelling, or any industrial building, or place of public assembly in which persons work, congregate, or assemble, unless provided with at least 12 inches of cover in addition to that prescribed in CFR 49, Section 195-210 and Section 195-248.
- Please confirmation of required separation distance, identifying if the separation measurement is from edge of easement or pipeline placement.

**L. Sheet 24**

- Please show and identify all service utilities. TYP of Utility sheets.

**M. Sheet 25**

- See gas line notes on sheet 22.

**N. Sheet 27**

- See gas line notes on sheet 22.

**O. Sheet 31**

- Please identify the road surface/COA Street Standard that will be used.
- The dead end drive aisles that exceeds 150' will be required to be dedicated as a Fire lane easement. These fire lane easements shall be kept free and clear of parking vehicles, structures, fences, lights or and any obstructions. Fire lane signs shall be placed along such fire lanes, stating "FIRE LANE, NO PARKING".

**P. Sheet 33**

- See gas line notes on sheet 22.

**10. Parks, Recreation & Open Space Department**

Chris Ricciardiello/303-739-7154/ [cricciar@auroragov.org](mailto:cricciar@auroragov.org)

- A. Applicant is responsible for median splashblock, irrigation, and landscaping that complies with PROS standards in the E Jewell Avenue medians.
- B. Where indicated, use PROS standard open space fence (F-1.0).
- C. Show trail in the tracts abutting Jewell as well as interior to the site as required by the FDP.

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

- A. See the red line comment on the plat and site plan.
- B. There are portions of the Storm Drains in the Access or Fire Lane easements, if any. These will need to be covered by the License Agreement.
- C. Depending upon the dispensation of the Tracts; whether they are easements or not, the monument signs may have to be included in the License Agreement.
- D. The fences with columns that encroach into any easement or R.O.W. will need to be included in the License. Contact Grace Gray to start the License process. Make sure all Lot and Tract dimension match the plat exactly.

**12. Traffic Engineering** Brianna Medema & Carlie Campuzano / (303) 739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) or [ccampuza@auroragov.org](mailto:ccampuza@auroragov.org)

- A. Include the updated Traffic Impact Study with the next submission. An initial TIS has been received and returned with City comments prior to this submittal.
- B. Based on the review of the Master Traffic Study and the Detail Traffic Study, certain intersections may be candidates for future traffic signal if and when signal warrants are met. As an adjacent land owner/developer, you must participate in the cost of the traffic signal installation.
- C. When the CSPs are planned out, there will be a requirement for the following note to be added to the appropriate Site Plan: **(Applicant/owner name, address, phone)** shall be responsible for payment of \_\_\_\_25/50/100% of the traffic signalization costs for the intersection of \_\_\_\_\_ and \_\_\_\_\_, if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the most recently adopted version of Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warrant purposes, the minor street approach traffic shall typically be comprised of all through and left-turn movement and 50% of right turn movements unless otherwise determined by the traffic engineer. **Pursuant to 147-37.5 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant / owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code.** The percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirement.
- D. Sight lines or sight triangles are missing, add to all stop controlled intersections.
- E. On the E Jewell Ave illustration on Sheet 2.4, show the proposed striping accurately. Several other edits are necessary on Sheets 2.1-2.3.
- F. On Sheet L-1.02, please replace Note 12 with “All proposed landscaping within sight triangles shall be in compliance with COA Roadway Specifications, Section 4.04.2.10.”
- G. Sight line easements may be required; please see redlines.
- H. Show proposed striping accurately where redlined.
- I. Stripe an accel lane that drops at Harvest Road.

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

- A. Water lines should be located a minimum of 5 feet from the edge of the gutter (typ)
- B. On the notes sheet, please see the utility plan comments.
- C. Update the overall utility plan per the Master Utility Study (MUS) comments, specifically the water line in Harvest between Jewell and Yale. It would be preferred to have the MUS amendment approved prior to additional reviews of the CSP.
- D. On the Utility Plan, show utility service lines. Water meters in the landscaped areas should be offset a minimum of 5 feet from the property line with a horizontal separation distance of 10 feet from sanitary sewer lines.
- E. An 8-inch line in Warren Place should extend to 24”/12” Harvest south to Yale.
- F. For a looped water supply to support public fire hydrants, this development will need to either extend Z4 from Jewell to Warren or wait until Z5 is extended in Yale from Powhatan west to Harvest, and complete the connection from Warren to Yale and provide a Z5/Z4 PRV.
- G. Label a 12” water line in Flatrock Trail.



H. Please coordinate with Life Safety regarding fire hydrants in Harvest and show looped water supply in accordance with the MUS.

I. Label the street on Sheet 4.2.

**14. Xcel Energy** Crystal Sanchez / [crystal.sanchez@xcelenergy.com](mailto:crystal.sanchez@xcelenergy.com) / 303-571-7586

No new comment was received as part of this review. It is suggested that you contact Xcel Energy to get comments regarding this site plan. A referral was sent to Xcel at the beginning of the review period.

*\*\*Comment received from the portal:* Public Service Company of Colorado (PSCo) has existing fee owned transmission line right of way East of the proposed development site. Any encroachments within said fee property needs to be reviewed and approved by PSCo.

Below is a copy of a letter received last year regarding the previously-proposed FDP amendment. In it is some additional information that may be helpful to you.

**Re: Murphy Creek East, Case # DA-1250-39**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a potential conflict** with the above captioned project. Public Service Company has existing electric transmission lines and associated land rights along the easterly and southerly property lines. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require PSCo approval. Encroachments across PSCo's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a PSCo License Agreement to be executed with the property owner. **PSCo is requesting that, prior to any final approval of the development plan,** it is the responsibility of the property owner/developer/contractor to contact **Mike Diehl**, Siting and Land Rights Manager at (303) 571-7260 to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement.

For future planning and to ensure that adequate utility easements are available within this development and per state statutes, Public Service Company requests utility easements as follows:

- 6-feet wide for natural gas facilities including space for service trucks to drive
- 8-feet wide for electric facilities including transformers, pedestals, and cabling
- 8-feet wide around the perimeter of tracts, parcels and/or open space areas

Utility easements would be 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 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.

As the project progresses, the property owner/developer/contractor must contact the **Builder's Call Line** at 1-800-628-2121 **or** <https://xcelenergy.force.com/FastApp> (register, application can then be tracked) and complete the application process for any new natural gas or electric service, or modification to existing facilities. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-922-1987 to have all utilities located prior to any construction.