

July 31, 2020

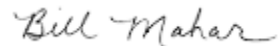
City of Aurora  
Heather Lamboy  
15151 E. Alameda Pkwy, Ste 2300  
Aurora, CO 80012

Re: **Technical Submission Review** – Murphy Creek East CSP No. 2 – CSP and Plat  
Application Number: **DA-1250-42**  
Case Number(s): **2019-4002-00, 2019-3003-00**

Dear Ms. Lamboy:

Thank you for your recent feedback received on May 19, 2020 for the Murphy Creek East CSP No. 2 – 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 continue working with Andy Niquette on easement releases and Grace Gray on the license agreement.
- Ensure all elevation drawings have heights labeled – all four sides.
- Please remove all references to a “Contextual Site Plan” and replace with “Preliminary Plat.”

## PLANNING DEPARTMENT COMMENTS

### 1. Community Questions Comments and Concerns

- A. No community comments were received with this submission.

### 2. Completeness and Clarity of Application

- A. Please change all titles from “Contextual Site Plan” to “Preliminary Plat.”  
**Response: All titles have been changed.**
- B. Label heights on all elevations.  
**Response: Heights have been labeled on all elevations.**
- C. The masonry and design of some buildings were determined as meeting an alternative compliance standard to ensure consistency with the “farmhouse” design vocabulary.  
**Response: Comment noted, 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.

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### 4. Civil Engineering Kristin Tanabe / (303) 739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org)

- A. 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.** A license agreement is required for the detention pond in its entirety. The license agreement needs to be executed prior to the civil plan approval.  
**Response: Acknowledged. The MDR was re-submitted on 07/17/20 and the PDR was submitted on 7/30/20.**

#### **Preliminary Plat**

- B. Remove “ROW”. The alleys are privately owned and maintained. The Roadway Manual is being updated to reflect this. Why is this section included? There is a typical section on the site plan sheet. Also, this is for a typical commercial alley and not a residential alley.  
**Response: This cross-section has been removed as the true cross-section is shown on the Site Plan Sheet.**
- C. Indicate direction of emergency overflow adjacent to E Jewell Ave.  
**Response: An Arrow has been added to indicate the direction of emergency overflow.**
- D. Label slopes in alleys, typical.  
**Response: Slopes have been labeled.**

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

- A. See the red line comments on the plat and preliminary plat.

**Response: Redline comments have been addressed.**

**Preliminary Plat**

- B. Continue working with Andy Niquette on easement release, noted in redlines.

**Response: Acknowledged.**

- C. Continue to work on the license agreement process with Grace Gray, including the one for the detention pond.

**Response: Acknowledged.**

- D. Any physical features located in the Drainage easements will need to be covered by a License Agreement. Contact Grace Gray to start the License Agreement process.

**Response: This process has been started.**

**Plat**

- E. On all applicable sheets, match the Filing 1 plat name on Sheet 2 (redlined).

**Response: Filing 1 Plat Name now matches.**

- F. On all applicable sheets, delete the owner's name and address (Reed property).

**Response: Owner's name and address have been removed.**

- G. Add "private PSCO" to 10' gas easement on Sheets 2 and 3.

**Response: Text has been added to easement.**

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

- A. The Site Plan will not be approved until the Master Plan Amendment and Master Utility Study are approved. Please ensure all utilities are consistent with the MUS.

**Response: The final MUS was sent to the City on 7/24/20 for approval.**

- B. Edit legend on Sheet 3 to state "8' utility easement."

**Response: Legend has been revised.**