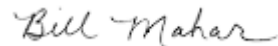October 19, 2020

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

Re: **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 August 24, 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

Sincerely,
Norris Design

Bill Mahar

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.
- ➤ Continue to work with Real Property on license agreements and easements.
- ➤ Provide landscape layout options for A, B, and C lots.
- ➤ Railing is required for all retaining walls greater than 30" in height.

PLANNING DEPARTMENT COMMENTS
1. Community Questions Comments and Concerns
A. No additional comments were received from the community.

2. Zoning and Land Use Comments
A. The avigation easement does not cover the entire Murphy Creek East area. Note that the easement only includes the eastern portion of the site. Please update and resubmit. For questions, please contact Porter Ingrum at pingrum@auroragov.org.
Response: Comment acknowledged, thank you.

3. Landscape Design Issues
Kelly Bish / 303-739-7189 / kbish@auroragov.org / PDF comments in teal.
A. **Sheet L-1.03 Lot Typicals Key Plan**
- • Update the legend per the comments provided.
  Response: Legend has been updated.

Area of Current Avigation Easement

B. **Sheet L-1.04 Lot Lot Typicals**
- • Provide landscape layout options for your A, B and C lots. Add a note to the Lot Typicals Key Plan sheet that references this sheet.
  Response: Notes has been added.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. 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.
Response: Acknowledged. PDR has been resubmitted for review.

B. Railing is required for all retaining walls greater than 30" in height.
Response: Railing will be included per design standards.

5. Real Property Maurice Brooks / (303) 739-7294 / 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: Comment 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) for the easement concerns and contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns.Correct obscured text where noted.
Response: Comment acknowledged, thank you.

Plat
C.   Send in the current Certificate of Taxes Due for the platted area shown herein
Response: Comment acknowledged, thank you.

D.   Continue working with Andy Niquette (aniquett@auroragov.org) to dedicate the easement for the easement south of E Warren Place.
Response: Comment acknowledged, thank you.

10.   Utilities Tony Tran / 303-739-7376 / ttran@auroragov.org
A.   The CSP and ISP cannot be approved until the MUS Amendment is approved. Please ensure all utilities shown are consistent with the approved MUS.
 Response: Master Utility Study has been approved.

Infrastructure Site Plan
B.   On Sheet 3.1, extend access to the noted MH and provide a turn around.
 Response: Access has been extended per comment.

C.   The maintenance access trail should be 12', typ.
Response: Comment acknowledged, thank you.

D.   On Sheet 3.2, please note on ISP if the noted line is not existing, it will need to be installed.
Response: Comment acknowledged, thank you.