

Planning Division
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303.739.7250



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October 28, 2021

Rob Montano
Montano Homes, LLC
7375 Orchard Road
Greenwood Village, CO 80111

Re: Fourth Submission Review – Murphy Creek Parcel PA 3E South – Site Plan
Application Number: **DA-1250-49**
Case Numbers: **2020-4024-00**

Dear Rob:

Thank you for your fourth submission, which we started to process on Wednesday, October 13, 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 some important issues remain, you will need to make another re-submission as a technical. Please revise your previous work and send us a technical resubmittal before or on November 18, 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.

Please continue to make progress on the preliminary drainage report to the satisfaction of Engineering/Public Works. 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
City of Aurora Planning Department

cc: Karen Henry, Henry Design Group
Scott Campbell, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\SDA\1250-49rev4.rtf



Fourth Submission Review

SUMMARY OF KEY COMMENTS

- A street vacation process needs to be started and text edits on the plat corrected (Real Property).
- Please complete the outstanding drainage report/letter (Public Works).
- Conflicts with intersections need to be rectified (Traffic).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No specific comments have been received from adjacent property owners at this time.

2. Completeness and Clarity of the Application

2A. No further comments.

3. Streets and Pedestrian Issues

3A. No further comment.

4. Architectural and Urban Design Issues

4A. No further comment.

5. Landscaping Issues (Kelly Bish / 303-739-7185 / kbish@auroragov.org / comments in red)

5 of 22

5A. The sidewalk hatch appears to be turned off.

7 of 22

5B. Why is this segment of the walk only 4' when the rest of it and the branch leading off of it are all 8'?

6. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

6A. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

7A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

Sheet 3 of 22 – Site Plan

7B. Include railing in call out detail.

Sheet 4 of 22 – Site Plan

7C. No portion of the wall supports may extend into the adjacent lot.

Sheet 19 of 22 – Site Details

7D. Remove copyright statement, typical

8. Traffic Engineering (Steve Gomez / 303-739-7336 / sgomez@auroragov.org / Comments in amber)

8A. Traffic Letter has been approved.

3 of 22 – Site Plan

8B. 1. add sight triangles to all STOP sign controlled approaches per COA TE-13 2. Sight triangles should start in the center of the lane and in front of the STOP sign and extend into street

8C. Align pathways, add ped ramps.

8D. Move STOP sign closer to intersection.

8E. Can sidewalk be slid slightly to the west to get out of intersection?

8F. *Previous comment not addressed:* Remove stop and street name sign from emergency only access.

8G. Solid double yellow striping.

8H. Double.



- 8I. Show STOP sign symbol.
- 8J. Callout color for all pavement markings.

5 of 22 – Site Plan

- 8K. Add sight triangles to all landscaping plan sheets at STOP sign controlled approaches per COA TE-13. Sight triangle should start in center of lane in front of STOP and extend into the street. Verify all landscaping material meets COA Roadway Specifications, Section 4.04.2.10'.

9. Fire / Life Safety (John Van Essen / 303-739-7489 / jvanesse@auroragov.org / Comments in blue)

Sheet 3 of 22 – Site Plan

- 9A. Please see Note 3 under the Fire Lane Notes on Sheet 3.

10. Aurora Water (Ryan Tigera / 303-326-8867 / rtigera@auroragov.org / Comments in red)

- 10A. No further comments.

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

- 11A. No further comments.

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

A License Agreement is needed for the wall in the Tract G – Access easement. Continue working with your Case Manager on the street vacation. The street vacation will need to be complete before the plat can be accepted. See the other red line comments on the plat and site plan. Continue working with Grace Gray on the License Agreement at ggray@auroragov.org.

Sheet 3 of 22 – Site Plan

- 12A. Connect lines indicated on site plan.
- 12B. License Agreement needed for the wall in the Access easement (typ.)

Sheet 1 of 5 – Plat

- 12C. Add number at title.
- 12D. Under certification of ownership add block, number and tract C.
- 12E. Surveyor's certificate has a spelling error.
- 12F. City of Aurora Approvals add tract C.

Sheet 2 of 5 – Plat

- 12G. Add Tract area (typ.).
- 12H. Under legend: no "s" (typ.), is, and Notes have Tract G as privately owned and maintained (delete).
- 12I. Add NW 1/4 SEC. 19 : T.4S., R.65W., SIXTH P.M.
- 12J. Add R 65 W R 66 W
- 12K. This will need to be vacated prior to the recordation of this plat – please see site plan.

Sheet 3 of 5 – Plat

- 12L. Under legend: no "s" (typ.), is, and Notes have Tract G as privately owned and maintained (delete).
- 12M. This will need to be vacated prior to the recordation of this plat.
- 12N. If this easement (indicated in pink) is not being dedicated to the City of Aurora, then delete it from the plat.
- 12O. add tic mark.
- 12P. This Tract needs to be a Public Access, Fire Lane and Utility easement to give access to the Lots to the street R.O.W.

Sheet 4 of 5 – Plat

- 12Q. Under legend: no "s" (typ.), is, and Notes have Tract G as privately owned and maintained (delete).
- 12R. This Tract needs to be a Public Access, Fire Lane and Utility easement to give access to the Lots to the street R.O.W.
- 12S. Obscured text.



Sheet 5 of 5 – Plat

- 12T. This Tract needs to be a Public Access, Fire Lane and Utility easement to give access to the Lots to the street R.O.W.
- 12U. Under legend: no "s" (typ.), is, and Notes have Tract G as privately owned and maintained (delete).