



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

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November 3, 2021

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

**Re: Third 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**

**9-15-22 Response to comments:**

**Blue – LJA**

**Green – HDG**

**Red - Aztec**

Dear Mr. Gissen:

Thank you for your third submission, which we started to process on Wednesday, October 20, 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 in the form of a technical. Please revise your previous work and send us a new submission **after** your Planning and Zoning Commission Hearing on Wednesday, December 8, 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, December 8, 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](mailto: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\1250-51rev3.rtf



## Third Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Landscaping comments are not included in this submission (Landscape).
- Please resubmit drainage study for review (Public Works).
- There are some License Agreement issues that will need to be resolved (Real Property).
- The site plan will not be approved by public works until the preliminary drainage letter/report is approved (Public Works).
- Comments made to the utility conformance letter (Water).

### PLANNING DEPARTMENT COMMENTS

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

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

**Response: Noted.**

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

2A. The variance letter has a 10 AutoCAD SHX text not flattened. Please flatten and resubmit.

**Response: The variance letter is no longer needed since the variances have been resolved with the Preliminary Drainage.**

2B. In the data table add total hard surface area, total landscape area, and total building coverage.

**Response: Added as requested. Building coverage will depend on home models the future buyers chose, so the building envelopes have been used for the calculations, providing the maximum building coverage.**

2C. The hatching in the legend and the hatching in the site plan is still not reading equally.

**Response: The hatching has been adjusted.**

2D. Sheet 14 the matchline to the west needs to be sheet 13 not sheet 11.

**Response: Changed as requested.**

2E. Sheet 16-18 on any of the pages it is recommended to add minimum setbacks from front, rear, side and corner. This will make the RR permits move much faster.

**Response: Dimensions are shown for all setbacks.**

#### 3. Architectural and Urban Design Issues

3A. No further comments.

**Response: Thank you.**

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

4A. Landscape comments will be forwarded to you upon receipt from our Landscape Architect. When you resubmit, please incorporate your revisions into the revised plans and include comment responses in the “comment response letter” required.

**Response: Landscape comments have been deferred to 1<sup>st</sup> Tech Review submittal.**

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 5. Civil Engineering (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto: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.

**Response: The preliminary drainage has been approved at this time.**

*Sections*

*Sheet 3 of 23*

5B. The island has been removed from the site on the East Mexico Place Entrance section.

**Response: The island has been removed from the street section.**

*Grading and Utility Plan*

*Sheet 8 of 23*



5C. Per the preliminary drainage report, include the BFE for the channel.

**Response: The BFEs have been added to the plans and report.**

**6. Traffic Engineering (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)**

*Site Plan Notes*

*2 of 23*

6A. The intersection of Jewell Avenue and Harvest Road has been identified in the Murphy Creek South PIPA as a potential candidate for a 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. Add the following note to the Site Plan:

(Applicant/owner name, address, phone) shall be responsible for payment of 50% of the traffic signalization costs for the intersection of Jewell Avenue and Harvest Road, 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.

**Response: Per email communication with Aurora, this has been reduced down to a 25% contribution to the traffic signal, not 50%. The email has been sent to Steven Gomez directly with this submittal.**

*Site Plan*

*5 of 23*

6B. Show all sight triangles extending in the roads, typ. – two instances.

**Response: Sight distance lines have all been extended to show within the streets.**

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

7A. No further comments.

**Response: Thank you.**

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

8A. Comments made to the utility conformance letter.

**Response: Utility letter has been revised as requested.**

8B. Page 2 – table cut off.

**Response: Table has been updated to be complete in the letter.**

8C. Page 5 – Table above states 22,792 for design point 13. Please Verify.

**Response: The table here is for the combined flow at DP13. A note has been added for clarification below the table.**

8D. Page 6 – Please include fire flow and max day + fire flow.

**Response: This has been added to the table.**

**9. Forestry (Rebecca Lamphear / 303-739-7139 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)**

9A. No further comments.

**Response: Thank you.**

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

10A. Continue working with Andy Niquette ([releaseeasement@auroragov.org](mailto:releaseeasement@auroragov.org)) on the Drainage easement vacation by separate document. On the plat the name is labeled “Colorado Interstate Corporation” and on the site Plan it is labeled “Colorado Interstate Gas Pipeline” – these names should match. Change one or the other. Continue working with Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) on the License Agreement objects that are encroaching into the



easements. If the Monument sign in an easement, then add it to the License Agreement submittal.

**Response: Easement vacation is in process. The labels for the gas easement have been reconciled. The license agreements will be submitted soon.**

*Overall Plan*

*4 of 23*

10B. *Repeat Comment:* This easement will need to be released prior to the permits for Lots 3&4, Block 7. Contact Andy Niquette at [releaseeasement@auroragov.org](mailto:releaseeasement@auroragov.org) to start this easement release process.

**Response: The easement vacation is in process.**

10C. By separate document.

**Response: "BSI = By Separate Instrument" has been added to the legend and the label as requested.**

*Site Plan*

*6 of 23*

10D. *Repeat Comment:* This easement will need to be released prior to the permits for Lots 3&4, Block 7. Contact Andy Niquette at [releaseeasement@auroragov.org](mailto:releaseeasement@auroragov.org) to start this easement release process.

**Response: Noted, this is in process.**

*Grading and Utility Plan*

*8 of 23*

10E. This easement will need to be released prior to the permits for Lots 3&4, Block 7. Contact Andy Niquette at [releaseeasement@auroragov.org](mailto:releaseeasement@auroragov.org) to start this easement release process.

**Response: Noted, this is in process.**

*Fence Site Plan*

*19 of 39*

10F. *Repeat Comment:* add this screen fence to a License Agreement for the encroachment into the rear Utility easements. Contact Grace Gray at [ggray@auroragov.org](mailto:ggray@auroragov.org) to begin the process (typ.).

**Response: The screen fence has been added to the License Agreement package.**

10G. *Repeat Comment:* This easement will need to be released prior to the permits for Lots 3&4, Block 7. Contact Andy Niquette at [releaseeasement@auroragov.org](mailto:releaseeasement@auroragov.org) to start this easement release process.

**Response: Noted, this is in process**

*Plat*

*1 of 4*

10H. RECORDER'S CERTIFICATE (no longer required) As of January 2, 2021, the Arapahoe County Clerk and Recorder will no longer be hand writing the recording information on this recording block. The recording information is contained in the recording sticker on the cover sheet. Provide a 1"x3" rectangle area in the upper right corner of the cover sheet for sticker. Per county attorney, this certificate can be removed.

**Response: Removed.**

10I. Add privately into general notes.

**Response: Added.**

10J. Edit general notes number 10 as indicated on sheet.

**Response: Updated.**

*2 of 4*

10K. Release the portion of the existing easement going through these Lots.

**Response: Easement release exhibit created, and in relinquishment process now.**

10L.

*3 of 4*

10M. Release the portion of the existing easement going through these Lots.

**Response: Easement release exhibit created, and in relinquishment process now.**

*4 of 4*

10N. Add easement distances.

**Response: Added.**

10O. *Repeat Comment:* Add easement curve data - may require a detail.

**Response: Detail added.**



**11.PROS (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / Comments in purple)**

11A. No further comment

**Response: Thank you.**

**12.Xcel Energy (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))**

12A. Comments attached previously.

**Response: addressed in separate Xcel letter attached, and note no. 14 added to plat as requested**

**Response: All other comments acknowledged.**

**13.Mile High Flood District (Mark Schutte / 303-455-6277 / [mschutte@mhfd.org](mailto:mschutte@mhfd.org))**

13A. See comments attached – nothing was attached and it is recommended the applicant reach out directly.

**Response: Updated note no. 10 to state owned by MHFD.**

**Response: MHFD has been coordinating with us on the Construction Plans.**



**Right of Way & Permits**

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

September 20, 2021

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

Attn: Ariana Muca

**Re: Murphy Creek PA 13 14 9C - 2nd referral, Case # DA-1250-51**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the second referral documentation for **Murphy Creek PA 13 14 9C**, acknowledges the requested 10-foot-wide utility easement added abutting South Flatrock Trail.

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

Added note to Plat

*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.*

The property owner/developer/contractor is reminded:

- to complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect)
- to connect with a Right-of-Way Agent for any necessary additional easements (i.e. transformers, switch cabinets)
- for any activities within the area of the high-tension electric transmission lines and easement, contact either [www.xcelenergy.com/rightofway](http://www.xcelenergy.com/rightofway) (website) or [coloradorightofway@xcelenergy.com](mailto:coloradorightofway@xcelenergy.com) (email)

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](mailto:donna.l.george@xcelenergy.com)

# SITE PLAN with ADJUSTMENTS MURPHY CREEK PLANNING AREAS 9C, 13 & 14

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

The site plan will not be approved by public works until the preliminary drainage letter/report is approved

The Preliminary Drainage Report has been approved at this time



### LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID SECTION 19, WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 19, BEARS SOUTH 89°36'50" WEST, A DISTANCE OF 2631.71 FEET, WITH ALL BEARINGS HEREON RELATIVE THERETO;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 19, SOUTH 89°36'50" WEST, A DISTANCE OF 209.40 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°23'10" WEST, A DISTANCE OF 70.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST JEWELL AVENUE, AS RECORDED IN BOOK 741 AT PAGE 311 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER OF SAID COUNTY AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89°36'50" WEST, A DISTANCE OF 1,162.03 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, AURORA FIRE STATION 15 SUBDIVISION FILING NO. 1 AS RECORDED AT RECEPTION NO. D7043794 IN SAID RECORDS;

THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARIES OF SAID LOT 1, BLOCK 1 THE FOLLOWING TWO (2) COURSES:

1. NORTH 00°23'10" WEST, A DISTANCE OF 265.00 FEET;
2. SOUTH 89°36'50" WEST, A DISTANCE OF 215.08 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF SOUTH FLATROCK TRAIL AS RECORDED AT RECEPTION NO. B0072747 IN SAID RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 710.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 68°11'25" EAST;

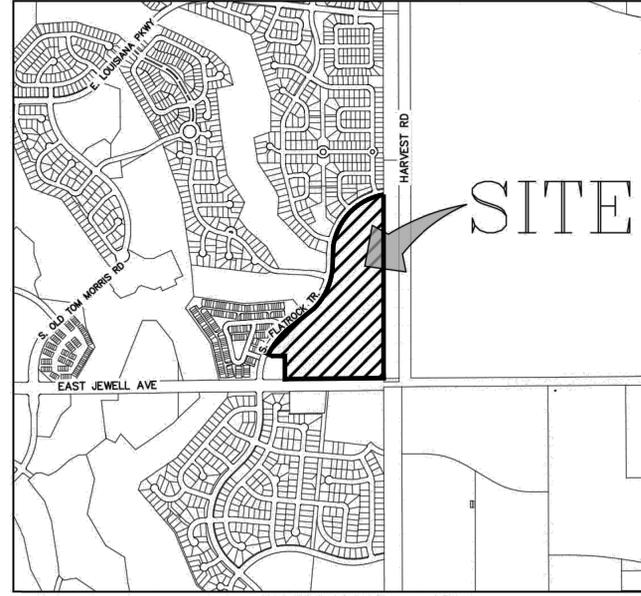
THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:

1. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°47'54", AN ARC LENGTH OF 369.26 FEET;
2. NORTH 51°36'30" EAST, A DISTANCE OF 341.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 780.00 FEET;
3. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°05'42", AN ARC LENGTH OF 709.20 FEET;
4. NORTH 00°29'13" WEST, A DISTANCE OF 62.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 710.00 FEET;
5. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°45'53", AN ARC LENGTH OF 1,013.22 FEET A LINE PARALLEL WITH AND DISTANT (210) TWO-HUNDRED-AND-TEN-FEET WESTERLY TO THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID PARALLEL LINE, SOUTH 00°06'49" WEST, A DISTANCE OF 2,148.57 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 38.641 ACRES, (1,683,191 SQUARE FEET), MORE OR LESS.

### ADJUSTMENTS

MURPHY CREEK PA 9C, 13 AND 14 SITE PLAN WITH ADJUSTMENTS		
MURPHY CREEK GENERAL DEVELOPMENT PLAN Standard	PROPOSED STANDARD	JUSTIFICATION
Sec. 2.2 Architecture Chart – Garage Doors  Max. % of garage door width to full width of elevation for two car garages: 45%	45.7% up for to a maximum of 60% of the homes.	<ul style="list-style-type: none"> <li>An adjustment is needed to allow for 35-foot-wide homes on the lots.</li> <li>A 35-foot-wide homes provide for additional side yard setbacks on the typical 52-foot-wide lot thereby creating more outdoor living space for the residents.</li> <li>The proposed standard, although .7% greater than permitted, is in compliance with the Aurora Unified Development Ordinance Section 146-4.6-C.9 which states the garage door shall not occupy more than 47% of the total width of the front elevation.</li> <li>The 35-foot-wide home provides for another home alternative while maintaining quality of design and compliance with the Murphy Creek GDP Architectural Design Standards</li> </ul>



**VICINITY MAP**  
SCALE 1" = 1000'

### SITE DATA

2015 IBC/IRC OCCUPANCY	IRC OCCUPANCY (R-3 AND IRC CONSTRUCTION TYPE VB)
LAND AREA	38.641 ACRES
NUMBER OF SINGLE FAMILY DWELLING UNITS	132
NUMBER OF STRUCTURES	132
NUMBER OF STORIES	1 and 2
MAX. HEIGHT OF STRUCTURES	35 FEET
SPRINKLERED OR NON-SPRINKLERED	NON-SPRINKLERED
COMMON LANDSCAPE AREA / OPEN SPACE	452,392 SF
PRESENT ZONING CLASSIFICATION	MURPHY CREEK GDP
TYPE OF SIGN	FREESTANDING, GROUND MOUNTED
ALLOWED SIGNAGE (SQUARE FEET)	MAX. SIGN AREA 20 SF PER SIGN FACE
PROPOSED SIGNAGE (SQUARE FEET)	ENTRY MONUMENT*: APPROX. 12 SF
DWELLING UNIT PARKING SPACES	REQUIRED: 264
	PROVIDED: 264

\* Since this is residential development, no other signage is proposed

### DEVELOPMENT STANDARDS

PER THE MURPHY CREEK GDP (WHERE SILENT - AURORA UDO)

	REQUIRED	PROVIDED
MIN. FLOOR AREA PER DWELLING UNIT	1,100 SF	VARIES PER MODEL
MIN. LOT SIZE	4,000 SF	5,700 SF
MAX. LOT SIZE	N/A	10,500 SF
MIN. LOT WIDTH	38 FEET (25' ON CUL-DE-SAC OR CURVED FRONTAGE)	47 FEET
FRONT YARD SETBACK	20 FEET	20 FEET
REAR YARD SETBACK	15 FEET	15 FEET
SIDE YARD SETBACK	5 FEET	5 FEET
CORNER SIDE SETBACK	10 FEET	
BUFFERS	25 FEET S. FLATROCK TRAIL	
	25 FEET S. JEWELL AVENUE	
PERMITTED ENCROACHMENTS	PER THE CITY OF AURORA UDO	

### CERTIFICATES

LEGAL DESCRIPTION: MURPHY CREEK SUBDIVISION NO. 18, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, \_\_\_\_\_ HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

STATE OF COLORADO  
COUNTY OF ARAPAHOE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_

DAY OF \_\_\_\_\_ 2021.

BY: \_\_\_\_\_  
WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_ NOTARY SEAL

MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY BUSINESS ADDRESS \_\_\_\_\_

### CLERK AND RECORDER CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021

AT \_\_\_\_\_ O-CLOCK \_\_ M.

COUNTY CLERK AND RECORDER \_\_\_\_\_ DEPUTY

FILE: \_\_\_\_\_

PAGE NO: \_\_\_\_\_

RECEPTION NO: \_\_\_\_\_

### CITY OF AURORA APPROVALS

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING & ZONING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_

DATABASE APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_

### PROJECT TEAM

<b>OWNER</b> MURPHY CREEK, LLC 9335 E. HARVARD AVENUE DENVER, CO 80231 HARVEY ALPERT	<b>CIVIL ENGINEER</b> INNOVATIVE LAND CONSULTANTS, INC. 12071 TEJON STREET, SUITE 470 WESTMINSTER, CO 80234 303.421.4224
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<b>BUILDER</b> MERITAGE HOMES OF COLORADO, LLC 8400 CRESCENT PARKWAY, SUITE 200 GREENWOOD VILLAGE, CO 80111	<b>LANDSCAPE ARCHITECT</b> HENRY DESIGN GROUP, INC. 1501 WAZEE STREET, SUITE 1-C DENVER, CO 80202 303.446.2368 KAREN HENRY
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### SHEET INDEX

- 1 COVER
- 2 SITE NOTES
- 3 SECTIONS & LEGEND
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- 24-39 ARCHITECTURE

NO.	DATE	DESCRIPTION
1	2021-08-27	2nd Submittal - Site Plan with Adjustments
2	2021-10-15	3rd Submittal - Site Plan with Adjustments

PROJ. NO.	DATE	DRAWN BY	CHECKED BY

**LANDSCAPE PLAN**  
**NOT FOR CONSTRUCTION**  
**MURPHY CREEK PLANNING AREAS 9C, 13 & 14**  
**SITE PLAN with ADJUSTMENTS**

# SITE PLAN with ADJUSTMENTS

## MURPHY CREEK PLANNING AREAS 9C, 13 & 14

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



REVISIONS	
NO.	DESCRIPTION
1	2nd Submittal - Site Plan with Adjustments
2	3rd Submittal - Site Plan with Adjustments

**LANDSCAPE PLAN**  
**NOT FOR CONSTRUCTION**  
**MURPHY CREEK PLANNING AREAS 9C, 13 & 14**  
**SITE PLAN with ADJUSTMENTS**

### SITE PLAN NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. 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.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NO OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENT OF THE AMERICANS WITH DISABILITIES ACT.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSING OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHT-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHT-OF-WAY AT ANY TIME AND IN SUCH MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
7. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.
9. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
10. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
11. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
12. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
13. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE

CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.

14. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
15. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
16. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
17. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER
18. 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.

Per email discussion w/ Aurora, project is required to provide for 25% of the traffic signal, not 50%

The intersection of Jewell Avenue and Harvest Road has been identified in the Murphy Creek South PIPA as a potential candidate for a 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. Add the following note to the Site Plan:

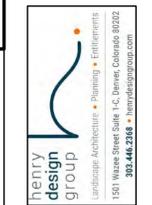
(Applicant/owner name, address, phone) shall be responsible for payment of 50% of the traffic signalization costs for the intersection of Jewell Avenue and Harvest Road, if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the most recently adopted 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.





# SITE PLAN with ADJUSTMENTS MURPHY CREEK PLANNING AREAS 9C, 13 & 14

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



**SITE PLAN NOTES**

- 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.

**LEGEND**

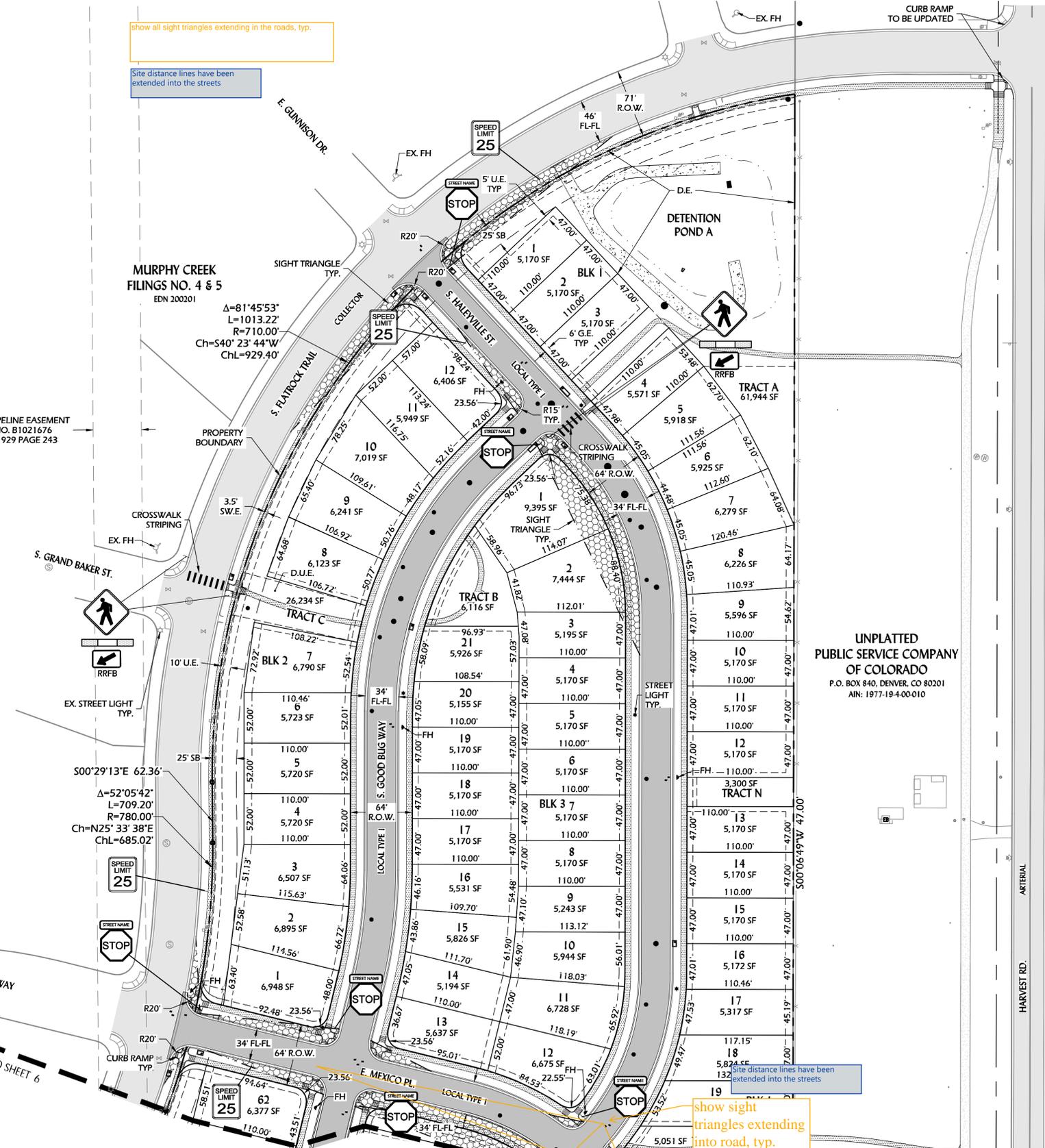
	Phase Line
	Property Line
	Right of Way Line
	Centerline
	Easement Line
	Lot Line
	Site Line
	Sight Distance Line
	100-YR W.S.E.
	Retaining Wall
	Prop. Asphalt Pavement
	Prop. Asphalt Mill & Overlay
	Prop. Concrete Pavement
	Prop. Concrete Walk
	Ex. Concrete Walk
	Ex. Asphalt Pavement
	Sight Distance Hatch
	Sanitary Sewer Line
	Water Line
	Storm Sewer Line
	Ex. Sanitary Line
	Ex. Water Line
	Ex. Storm Sewer Line
	Ex. Fiber Optic Line
	Sanitary Service Line
	Water Service Line
	Sanitary Sewer Manhole
	Fire Hydrant
	Thrust Block
	Water Valve
	Water Meter
	Storm Manhole
	Ex. Sanitary Sewer Manhole
	Ex. Water Valve
	Ex. Fire Hydrant
	Ex. Storm Manhole
	Ex. Street Light
	Prop. Street Light
	Stop Sign
	Proposed Major Contour
	Proposed Minor Contour
	Existing Major Contour
	Existing Minor Contour

50' GAS PIPELINE EASEMENT  
REC. NO. B1021676  
BOOK 1929 PAGE 243

show all sight triangles extending in the roads, typ.

Site distance lines have been extended into the streets

show sight triangles extending into road, typ.



**UNPLATTED PUBLIC SERVICE COMPANY OF COLORADO**  
P.O. BOX 840, DENVER, CO 80201  
A/N: 1977-19-4-00-010

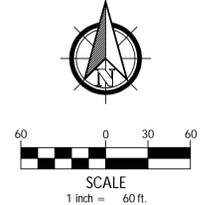
**LAND SUMMARY**

	SQ. FT.	ACRES	%
LOT AREA	778,846	17.88	46.3%
ROADWAY AREA	339,375	7.79	20.2%
OPEN SPACE AREA (TRACTS A - N)	564,969	12.97	33.6%
<b>TOTAL AREA</b>	<b>1,683,191</b>	<b>38.64</b>	<b>100%</b>
TOTAL LOTS		132	

**TRACT SUMMARY**

TRACT	USE	OWNED	MAINT.	SQ. FT.	ACRES
TRACT A	DETENTION	HOA	HOA	61,944	1.42
TRACT B	OPEN SPACE	HOA	HOA	6,116	0.14
TRACT C	OPEN SPACE	HOA	HOA	26,234	0.60
TRACT D	OPEN SPACE	HOA	HOA	5,051	0.12
TRACT E	OPEN SPACE	HOA	HOA	20,234	0.46
TRACT F	OPEN SPACE	HOA	HOA	9,490	0.22
TRACT G	OPEN SPACE	HOA	HOA	8,378	0.19
TRACT H	OPEN SPACE	HOA	HOA	39,321	0.90
TRACT I	DETENTION	HOA	HOA	157,918	3.63
TRACT J	DRAINAGEWAY	MHFD	MHFD	115,803	2.66
TRACT K	DETENTION	HOA	HOA	39,119	0.90
TRACT L	OPEN SPACE	HOA	HOA	68,672	1.58
TRACT M	OPEN SPACE	HOA	HOA	3,300	0.08
TRACT N	OPEN SPACE	HOA	HOA	3,390	0.08
<b>TOTAL AREA</b>				<b>564,969</b>	<b>12.97</b>

**PROJECT BENCHMARK:**  
BENCHMARK: CITY OF AURORA BENCHMARK NUMBER 4565195E001 BEING A 3" BRASS CAP STAMPED "CITY OF AURORA T4S 21-065" LOCATED ON THE NORTHEAST PIER OF A HIGH TENSION POWER TOWER LOCATED ON THE WEST SIDE OF HARVEST ROAD AND 2,400 FEET NORTH OF THE INTERSECTION OF HARVEST ROAD AND JEWELL AVENUE.  
NAVD88 ELEV=5629.979'



**MURPHY CREEK FILING NO. 6**  
EDN 201079

REVISIONS		NO.	DATE	DESCRIPTION

PROJ. NO.:	10-15-2021
DATE:	
DRAWN BY:	ECM
CHECKED BY:	TRH

**SITE PLAN**  
NOT FOR CONSTRUCTION

**MURPHY CREEK PLANNING AREAS 9C, 13 & 14**  
SITE PLAN with ADJUSTMENTS

AURORA COLORADO

DRAWING NO. SITE PLAN  
5 OF 39





