

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



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September 23, 2021

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

**Re: Third 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 third submission, which we started to process on Thursday, September 9, 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. Please revise your previous work and send us a new submission on or before Friday, October 15, 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 Commission hearing date cannot be set till the retaining walls have been approved by Public Works. Public Works is waiting on letter requesting the variance. This issue must be resolved to move forward with the application.

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  
City of Aurora Planning Department

cc: Karen Henry, Henry Design Group  
Scott Campbell, Neighborhood Liaison  
Cesarina Dancy, ODA  
Filed: K:\\$DA\1250-49rev3.rtf



## *Third Submission Review*

### **SUMMARY OF KEY COMMENTS**

- Please respond to mail kiosk question and add detail (Life Safety).
- A street vacation process needs to be started (Real Property).
- Retaining walls have not been approved (Public Works).
- Emergency Access standards and more detail need to be provided (Traffic).
- Please see attached comment from Xcel Energy.

### **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](mailto: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](mailto: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](mailto:KTanabe@auroragov.org) / Comments in green)

##### ***Sheet 1 of 22 – Site Plan***

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

##### ***Sheet 4 of 22 – Site Plan***

7B. Add a note indicating if the storm sewer is public or private and who will maintain it.

7C. Label slope of access. 10% max.

#### **8. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)

8A. Traffic Letter has been approved.

##### ***3 of 22 – Site Plan***

8B. Provide more information. Is this a different color, patterned regarding emergency access paving?

8C. Provide signage indicating emergency use only at this access. Provide signage for both ingress and egress.

8D. Remove stop and street name sign from emergency only access.

#### **9. Fire / Life Safety** (John Van Essen / 303-739-7489 / [jvanesse@auroragov.org](mailto:jvanesse@auroragov.org) / Comments in blue)

##### ***Sheet 3 of 22 – Site Plan***



- 9A. This has been a repeat question : Is there only one mail kiosk? Please provide a detail of the mail kiosk and show the accessibility to it.

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

***Sheet 4 of 22 – Site Plan***

- 10A. Provide note stating all storm sewer is private and to be maintained by HOA.  
10B. Should path to outlet structure tie into maintenance path?

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

- 11A. No further comments.

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

See the red line comments on the plat and site plan. There are some License Agreement issues for the encroachments of the objects in the easements. Contact Grace Gray at [ggray@auroragov.org](mailto:ggray@auroragov.org) to start or continue the License process. Add the updated Title Commitment to be dated within 120 calendar days of the plat approval date. Add the Filing Number on the plat and add the pertinent references on the site plan. The Street Vacation needs to be started through the Planning Dept. Contact your Case Manager.

***Sheet 3 of 22 – Site Plan***

- 12A. Change or add the highlighted distances - match the plat info.  
12B. Add the Drainage easement shown on the plat.  
12C. Add line.  
12D. Label Tract, add area.  
12E. License Agreement needed.  
12F. Label Tract, add area.  
12G. Add the statement in the plat - RE: Tracts C & G being a drainage easement in its entirety (typ.).  
12H. Add the Drainage easement shown on the plat.  
12I. Signalization.

***Sheet 1 of 5 – Plat***

- 12J. Match the graphic configuration on site plan and plat.  
12K. S24/S19.  
12L. Update this to be within 120 calendar days of the plat approval date.  
12M. Delete from the Notes and add it to the legend on the other pages.

***Sheet 2 of 5 – Plat***

- 12N. Add the statement in Note 8 - RE: Tracts C & G being a drainage easement in its entirety (typ.).  
12O. This will need to be vacated prior to the recordation of this plat - contact your Case Manager to set up the street Right of Way vacation.

***Sheet 3 of 5 – Plat***

- 12P. This portion of the Subdivision plat needs to be added to the graphic pages.  
12Q. Match the graphic.  
12R. This will need to be vacated prior to the recordation of this plat - contact your Case Manager to set up the street Right of Way vacation.  
12S. Add the statement in Note 8 - RE: Tracts C & G being a drainage easement in its entirety (typ.).

***Sheet 4 of 5 – Plat***

- 12T. Add curve data.  
12U. This portion of the Subdivision plat needs to be added to the graphic pages.  
12V. Add U.E. here.  
12W. Label Tract, add area.  
12X. Match the graphic on key map.  
12Y. Label the U.E.  
12Z. Add the statement in Note 8 - RE: Tracts C & G being a drainage easement in its entirety (typ.)

***Sheet 5 of 5 – Plat***

- 12AA. Label the U.E.



- 12BB. This portion of the Subdivision plat needs to be added to the graphic pages
- 12CC. Add block and drive.
- 12DD. Label Tract, add area.
- 12EE. Match the graphic.
- 12FF. Add the statement in Note 8 - RE: Tracts C & G being a drainage easement in its entirety (typ.).

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

13A. Please see below:



**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](mailto: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 Parcel PA 3E South - 3rd referral, Case # DA-1250-49**

Public Service Company of Colorado's Right of Way & Permits Referral Desk reminds the property owner/developer/contractor that within **Murphy Creek Parcel PA 3E South** there needs to be completely drivable surfaces in all areas where natural gas distribution facilities will be located.

The developer is also reminded to complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect); and, be sure to have the Designer contact a Right-of-Way and Permits Agent for additional easements needed by separate document for new facilities (i.e. transformers).

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)



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