



Planning Division
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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**

Responses to engineering comments: blue

Responses to plat comments: red

Responses to landscape and general comments: green

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



- A street vacation process needs to be started and text edits on the plat corrected (Real Property).

Response: Comment acknowledged.

- Please complete the outstanding drainage report/letter (Public Works).

Response: Comment acknowledged.

- Conflicts with intersections need to be rectified (Traffic).

Response: Comment acknowledged.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

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

Response: Comment acknowledged.

2. Completeness and Clarity of the Application

- 2A. No further comments.

Response: Comment acknowledged.

3. Streets and Pedestrian Issues

- 3A. No further comment.

Response: Comment acknowledged.

4. Architectural and Urban Design Issues

- 4A. No further comment.

Response: Comment acknowledged.

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

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

Response: This comment is from the previous review (Review #3) and had been addressed already.

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'?

Response: This comment is from the previous review (Review #3) and had been addressed already.

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

- 6A. No further comments.

Response: Comment acknowledged.

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.

Response: Noted; An update Preliminary Drainage Report has been submitted to the City with this Submittal.

Sheet 3 of 22 – Site Plan

- 7B. Include railing in call out detail.

Response: The railing is now represented and is called out on the detail.

Sheet 4 of 22 – Site Plan

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

Response: Noted; A note has been added to the wall detail to communicate this



Sheet 19 of 22 – Site Details

7D. Remove copyright statement, typical

Response: Copyright statement has been removed from the plan

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

8A. Traffic Letter has been approved.

Response: Comment acknowledged.

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

Response: There are no street connections in this location. The view above is to represent the continuation of Gun Club Road

8C. Align pathways, add ped ramps.

Response: Pathways have been aligned.

8D. Move STOP sign closer to intersection.

Response: Stop Sign has been shifted.

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

Response: The sidewalk has been adjusted closer to the lot line.

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

Response: The sign has been corrected

8G. Solid double yellow striping.

Response: Added.

8H. Double.

Response: Added.

8I. Show STOP sign symbol.

Response: Added.

8J. Call out color for all pavement markings.

Response: Added.

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'.

Response: Sight triangles are all shown where applicable and plant material has been verified per Code.

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.

Response: The layout has been corrected

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

10A. No further comments.

Response: Comment acknowledged.

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

11A. No further comments.

Response: Comment acknowledged.

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.

Response: The site plan has been updated per comments

12B. License Agreement needed for the wall in the Access easement (typ.)

Response: Noted. License agreement shall be provided for the wall.

Sheet 1 of 5 – Plat

12C. Add number at title.

Response: Number has been added.

12D. Under certification of ownership add block, number and tract C.

Response: Paragraph has been revised.

12E. Surveyor's certificate has a spelling error.

Response: Corrected.

12F. City of Aurora Approvals add tract C.

Response: Added as requested.

Sheet 2 of 5 – Plat

12G. Add Tract area (typ.).

Response: Tract areas are shown on lot detail sheets.

12H. Under legend: no "s" (typ.), is, and Notes have Tract G as privately owned and maintained (delete).

Response: Legend has been revised.

12I. Add NW 1/4 SEC. 19 : T.4S., R.65W., SIXTH P.M.

Response: Added.

12J. Add R 65 W R 66 W

Response: Added.

12K. This will need to be vacated prior to the recordation of this plat – please see site plan.

Response: Comment noted.

Sheet 3 of 5 – Plat

12L. Under legend: no "s" (typ.), is, and Notes have Tract G as privately owned and maintained (delete).

Response: Legend has been revised.

12M. This will need to be vacated prior to the recordation of this plat.

Response: Response: Comment noted.

12N. If this easement (indicated in pink) is not being dedicated to the City of Aurora, then delete it from the plat.

Response: This easement is for existing fiber optic lines and will remain.

12O. add tic mark.

Response: tick falls on property line - radial bearing removed

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.

Response: Added.

Sheet 4 of 5 – Plat

12Q. Under legend: no "s" (typ.), is, and Notes have Tract G as privately owned and maintained (delete).

Response: Legend has been revised.

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.

Response: Added.

12S. Obscured text.

Response: Text removed.

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.

Response: Added.

12U. Under legend: no "s" (typ.), is, and Notes have Tract G as privately owned and maintained (delete).

Response: Legend has been revised.