

Planning Division  
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August 11, 2022

Andrew Farley  
Alliance Residential Company  
44 Cook St, Suite 400  
Denver, CO 80206

**Re: Technical Submission Review – Prose Murphy Creek - Site Plan and Plat**  
Application Number: **DA-1250-53**  
Case Numbers: **2022-4002-00; 2022-3001-00**

Dear Mr. Farley:

Thank you for your technical submission, which we started to process on Wednesday, July 27, 2022. 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.

Traffic, Public Works, Utilities, and Real Property continue to have outstanding comments. Please resubmit in a technical format on or before August 31, 2022. 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.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7259  
[amuca@auroragov.org](mailto:amuca@auroragov.org).

Sincerely,

Ariana Muca, PLA  
Planner I

cc: Sean Murray - Santulan Architecture 3457 Ringsby Court 209 Denver CO 80216  
Ariana Muca, Case Manager  
Scott Campbell, Neighborhood Services  
Daunte Rushton, ODA  
Filed: K:\\$DA\1250-53tech1.rtf



## Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Citizens and City Council have expressed concern regarding CDOT and the waiver process. Be sure to continue to work with CDOT to meet standards.
- Per TIS, queues on these facilities will extend past the site accesses or all the way between intersections. Mitigation including access movement restrictions or relocation is required (Traffic).
- Minor slope comments that will need site plan revisions (Public Works).
- Equipment will need to be moved on the site plan and elevations to meet standards (Fire and Life Safety).

### PLANNING DEPARTMENT COMMENTS

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

1A. No new comments were received during the technical review.

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

2A. Please update the parking in the data block based on Traffic's comments.

#### 3. Murphy Creek GDP

3A. No further comments.

#### 4. Open Space and Amenity Space Issues

4A. No further comments.

#### 5. Architectural and Urban Design Issues

5A. Planning continues to recommend that the apartments be fully enclosed rather than breezeways.

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

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)

Grading Plan

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7A. Repeat Comment: Confirm max 4% slope across fire lanes.

Grading Plan

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7B. Repeat Comment: Confirm max 4% slope across fire lanes.

7C. Repeat Comment: Min 1% slope for asphalt.

Grading Plan

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7D. Repeat Comment: Confirm max 4% slope across fire lanes.

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

8A. Per TIS, queues on these facilities will extend past the site accesses or all the way between intersections. Mitigation including access movement restrictions or relocation is required

8B. Repeat Comment: On the cover sheet the text needs to be updated on site plan notes 19 and 20.

Overall Site Plan

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- 8C. Repeat Comment: Per TIS, queues on these facilities will extend past the site accesses or all the way between intersections. Mitigation including access movement restrictions or relocation is required.

*Site Plan*

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- 8D. Move crosswalk and ped ramps closer to the intersection.

- 8E. Repeat Comment: Move STOP sign

*Traffic Impact Report*

- 8F. Repeat Comment: Vehicle queues on Old Tom Morris Road and Jewell Avenue will extend past the site accesses or all the way between intersections. Mitigation including access movement restrictions or relocation is required.

- 8G. Repeat Comment: Provide Synchro signal timing sheets in Appendix.

- 8H. See comments throughout the report.

**9. Utilities** (Chong Woo/ 303-739-7249/ [cwoo@auroragov.org](mailto:cwoo@auroragov.org))

- 9A. No further comment.

**10. Water** (Diana Porter / [dsporter@auroragov.org](mailto:dsporter@auroragov.org))

- 10A. Storm Drainage Development Fees  $19.7066/\text{acres} \times \$1,242.00/\text{acre} = \$24,475.60$

- 10B. Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

**11. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

*Site Plan*

Sheet 3 of 43

- 11A. Lights and roof eaves cannot encroach into the fire lane easement.

Sheet 5 of 43

- 11B. Lights and roof eaves cannot encroach into the fire lane easement.

Sheet 10 of 43

- 11C. Provide separate labels for Knox Box with approved hardware & FDC with approved caps.

- 11D. Provide a knox box at fire riser room door.

Sheet 11 of 43

- 11E. Relocate FDC here. The FDC must be within 100' maximum, from the fire hydrant. per 2015 IFC section 507. (Typical).

- 11F. Provide a knox box at fire riser room. Typical.

- 11G. Please label what appear to be fire lane signs.

Sheet 12 of 43

- 11H. Provide concrete access to and in front of the FDC. (Typical).

- 11I. Provide a knox box at fire riser room. Typical.

- 11J. Provide FDC here.

- 11K. Relocate FDC and knox box.

- 11L. Remove this fire hydrant; the spacing is too close.

- 11M. Provide a knox box at the fire riser room. Typical

Sheet 13 of 43

- 11N. Provide a knox box at the fire riser room. Typical.

- 11O. Provide FDC here.

- 11P. Label fire riser room.

Sheet 14 of 43

- 11Q. Provide a knox box at fire riser room. Typical.

- 11R. Remove these fire hydrants.

- 11S. New fire hydrant location; per 2015 IFC section 507 fire hydrant must be within 100' of FDC.

- 11T. Provide FDC here.



*Sheet 16 of 43*

- 11U. Provide spot elevations to verify the maximum 2% grade (all directions) for accessible parking spaces and isle (Typical).
- 11V. Accessible route delineation is not on the sidewalk.
- 11W. The maximum traverse grade for a fire lane easement is 4%. (Typical)

*Sheet 23 of 43*

- 11X. Label fire hydrants; show in legend. Typical

*Sheet 32 of 43*

- 11Y. See site plan for new details to add on.

*Elevations*

- 11Z. Please verify this FDC; the data block indicates the clubhouse is not fire sprinklered.
- 11AA. Provide a knox box to the main entrance of the clubhouse.

*Lighting Plan*

- 11BB. Show accessible route to a public way.

*Fire Truck Turning Radius*

- 11CC. The fire apparatus must stay within its lane within the 26' fire lane easement; this tuning exhibit shows the fire apparatus using both sides of the 26' fire lane easement to maneuver, which is unacceptable. Please show that the fire apparatus can maneuver without using both sides of the fire lane easement, otherwise provide 26' inside and 52' outside turning radii for the 26' fire lane easement.

*Plat*

- 11DD. 26' fire lane easement must have inside turning radii of 26' and outside turning radii of 52'.

**12.Real Property** (Carlos Pietri / 303-318-6342 / [cpietri@auroragov.org](mailto:cpietri@auroragov.org) / Comments in magenta)

- 12A. Plat – need to label easements with recording information.

*Site Plan*

- 12B. No further comments.

*Plat*

- 12C. Repeat comment: Add recording information to all highlighted areas – two areas.

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

- 13A. No new comments.

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

- 14A. Applicant will add superscript to open space table to demonstrate 22" to be planted back on site to achieve mitigation.