

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



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January 25, 2021

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

Re: Initial 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 initial submission, which we started to process on Monday, December 28, 2020. 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 Wednesday, February 17, 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 is still set for Wednesday, April 14, 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 303-739-7450 or esakotas@auroragov.org.

Sincerely,

Eric S. Sakotas, Planner II
City of Aurora Planning Department

cc: Karen Henry, Henry Design Group
Scott Campbell, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\SDA\1250-49rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS

- See comments regarding a more cohesive pedestrian network (see Items 3A-3C)
- A subdivision plat needs to be submitted for this development. (see Item 7B)
- Pond maintenance should be accessed through the site rather than directly from ROW. (see Item 7T)
Verify with Aurora Water that access to the top of the outlet structure can be provided from the sanitary sewer maintenance access. (see Item 7BB)
- Initial review comments from Traffic Engineering are forthcoming and will be sent under separate cover
- Show Mail Kiosks (see Item 9J)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Comments from Mile High Flood District have been included and are attached at the end of this document. Please note that the Outfall Systems Plan (OSP) would prefer a less structural approach for vertical grade control. Please contact Mark Schutte for additional detail.
- 1B. Comments from Excel Energy have been included and are attached at the end of this document.
- 1C. No specific comments have been received from adjacent property owners at this time.

2. Completeness and Clarity of the Application

- 2A. The invoice for \$20,271.80 has not been paid. These fees are due prior to the second submission, which is scheduled for Wednesday, February 17, 2021.
- 2B. Please provide consistent sheet labels throughout plan set. For example, Sheet 3 should read "Sheet 3 of 20" in bottom right corner.
- 2C. Process: For clarification, this Site Plan will require approval from the Planning Commission.

3. Streets and Pedestrian Issues

- 3A. Please show sidewalk conditions for Lots 19-22, which front onto Tract F open space area. Pedestrian connectivity should be provided from the guest parking spaces adjacent to Tract D, to these 4 units.
- 3B. Extend sidewalk from cul-de-sac bulb to provide front porch/door access to Lots 53 and 54.
- 3C. Provide sidewalk connection from Street A to front porch/door of Lot 1 and 2.

4. Architectural and Urban Design Issues

- 4A. A standard Green Court open space must have a minimum width of 30' or the height of the tallest residential building facing the green court open space, whichever is greater. Please provide dimension of the Green Court open space area between Lots 15-18 and Lots 11-14 on the site plan.

5. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Sheet 3 of 20 – Site Plan

- 5A. This sheet and the following one do not follow the numbering convention of the rest of the plan set.

Sheet 5 of 20 – Site Plan

- 5B. Show the property line as a traditional line type. A long dash and two short dashes.
- 5C. Label the retaining wall.
- 5D. Don't hatch the shrub beds for the mulch treatment. Just handle with a note. It makes it too difficult to see the actual shrubs.
- 5E. Label and dimension the buffer.
- 5F. Include the site distance triangles on all street intersections and ensure that none of the plant material is taller than 26" as measured from the roadway surface.



- 5G. Any grasses provided in the curbside landscape must be five-gallon.
- 5H. No more than 40% of the curbside landscape can be ornamental grasses.

Sheet 6 of 20 – Site Plan

- 5I. While the streets may be called tracts on other documents in the plan set, do not include that nomenclature on the landscape plans. Only label the actual open spaces as tracts.

Sheet 7 of 20 – Site Plan

- 5J. Dimension and label the buffer.
- 5K. If the grasses are counting as "1" plant toward the required 207 shrubs for the buffer, then they must be five-gallon.
- 5L. Label Murphy Creek Golf Course.

Sheet 9 of 20 – Site Plan

- 5M. Break Street A curbside landscape down by the east and west sides of the street and not lump sum for both sides. They must meet the requirement individually.
- 5N. Add columns for buffer width required, buffer width provided.

Sheet 10 of 20 – Site Plan

- 5O. There appears to be areas where there is a combination of rock and cedar near the fronts of the units. In the planting beds within the tracts and the curbside landscape, it appears to be all rock. Maybe revise the mulch treatment note to reflect this.
- 5P. Add a detail/elevation with call outs on height, color and material of the retaining wall.

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

- 6A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Sheet 1 of 20 – Site Plan

- 7A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.
- 7B. A subdivision plat needs to be submitted for this development.
- 7C. Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.
- 7D. This will be a public document and must be able to be reproduced. Remove copyright statement.

Sheet 3 of 20 – Site Plan

- 7E. Show/label/dimension existing sidewalk.
- 7F. Label Mississippi.
- 7G. Show/label/dimension existing sidewalk.
- 7H. Show/label proposed street lights on Gun Club, Louisiana, and Street A. Street lights in public ROW will be owned and maintained by the City of Aurora and must meet COA standards. Include fixtures for the public street lights and private street lights.
- 7I. Add a note that street light locations are conceptual and that final street light locations will be determined with photometric analysis submitted with the street lighting plan in the civil plan submittal.
- 7J. Add a note that private street lights may not connect to a COA meter or fixture and that private street lights will be owned and maintained by the owner/HOA/metro district in perpetuity.
- 7K. Indicate material type and max height or height range for the retaining wall.



- 7L. Please provide curb returns at these alleys as they service more than 10 lots, thus exceeding the 20 parking space criteria listed in Section 4.02.4 of the Roadway Manual.
- 7M. Show/label drainage easement. Show/label access easement for maintenance access.
- 7N. Without a plat, please provide centerline data.
- 7O. Dimension proposed sidewalks.
- 7P. Label existing easements.
- 7Q. Dimension parking space width, typical.
- 7R. Label Tract radius.
- 7S. Label curb ramps, typical.
- 7T. Pond maintenance should be accessed through the site rather than directly from ROW. If permitted to keep maintenance access in this location, all weather surface needs to extend to the roadway and mountable curb installed.
- 7U. Mountable curb required.
- 7V. Show/label drainage easement. Show/label access easement for maintenance access.
- 7W. This is not consistent with either the Local Type 1 or Type 2 section, but appears to be a hybrid. Please clarify.
- 7X. Label curb cut and reference COA detail.
- 7Y. Dimension proposed sidewalks.
- 7Z. Curb ramps need to be updated to meet current standards.

Sheet 4 of 20 – Site Plan

- 7AA. For ponds: show/label 100-year water surface elevation, show/label drainage easement, show/label access easement from drainage easement to public ROW for maintenance access, show/label 100-year water surface elevation.
- 7BB. Verify with Aurora Water that access to the top of the outlet structure can be provided from the sanitary sewer maintenance access.
- 7CC. Min 2% slope for swales or provide concrete pan.
- 7DD. Railing is required on all retaining walls greater than 30". Indicate railing in the call out. Please provide typical sections of the retaining walls.
- 7EE. Structural calculations are required for all cast in place walls and shall be submitted with the first civil plan submittal.
- 7FF. Label slopes in tracts. Min 2% slope for all non-paved areas.
- 7GG. Label slope.
- 7HH. 2% min slope in pond bottom.

8. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

Traffic Generation Analysis Report

- 8A. Appendices were referenced in document, but not provided. Please provide.
- 8B. Provide Signal Warrant analysis in an Appendix.
- 8C. Provide reference TIS Trip Generation and Trip Distribution for background traffic sites in an Appendix.
- 8D. Provide commentary on the secondary access (emergency only). Provide recommendations for control of this access. Label Emergency Access. Consider bollards or gate, and alternative pavements at connection (grasscrete).
- 8E. Ignore highlights. For reviewer reference only.
- 8F. See comments throughout.
- 8G. Label Emergency Access. Provide discussion on access control. Consider bollards or gate, and alternative pavements at connection (grasscrete).
- 8H. All traffic routed through the S Gun Club Rd at E Louisiana Pkwy intersection. Providing for a conservative Signal Warrant Analysis. Provide additional discussion.
- 8I. All traffic routed through the S Gun Club Rd at E Louisiana Pkwy intersection. Providing for a conservative Signal Warrant Analysis.
- 8J. Label secondary access (emergency only).



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

Sheet 1 of 20 – Site Plan

9A. Please add Duplexes to Site Data Table.

Sheet 2 of 20 – Site Plan

9B. Please remove the unnecessary Note 19.

Sheet 3 of 20 – Site Plan

9C. Please Label this as a 23' Public Access, Fire Lane and Utility Easement. Please see Sheet 4 for complete Fire Lane Easement layout.

9D. Please use the Fire Lane Signs on Sheet 4, noting the arrow configuration.

9E. Please show the (2) New added Fire Hydrants.

9F. Please relocate (1) Fire Hydrant as shown.

9G. Please add 23' Fire Lane Easement to Street Section.

9H. Please add the 23' Fire Lane Easement to the Abbreviation table.

Sheet 4 of 20 – Site Plan

9I. Please add Fire Lane Signs to Site Plan, please include sign post.

9J. Question: Are you going to have Mail Kiosks? If so, Please add to Site Plan and show the Accessibility to them.

9K. Please show the (2) New added Fire Hydrants.

9L. Please relocate (1) Fire Hydrant as shown.

9M. Please add all Street Names.

9N. Dedicated Fire Lane Easements. (Dash Lines). Please label as such.

9O. Note: The (2) Alleys that are highlighted do not have to be Fire Lane Easements.

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

Sheet 4 of 20 – Site Plan

10A. License agreement required for private storm crossing existing sanitary sewer main easement.

10B. 16 ft. U.E. is for public storm. If the streets are private, this storm pipe is private.

10C. If location of irrigation meter is known for ponds, please show on site plan and civil plans.

10D. Is this an existing U.E> for the 10-inch sanitary sewer?

10E. Please reference Section 5 in Aurora Water criteria of hydrant near landscape.

10F. Label distance between maintenance path and outlet structure.

10G. Please clarify on the need for an Aurora Water U.E. here.

10H. Can you move the sanitary service out of the driveway but maintain a 10 ft. separation? Service laterals require a double clean out which is difficult to locate in the driveway.

Sheet 5 of 20 – Site Plan

10I. Show meter pits on landscape plans to ensure no trees are located in the easement.

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

11A. These units are attached and therefore a 25' special landscape buffer is required. This currently meets code; there are no outstanding site plan issues for PROS.

Golf Course Waiver and Property Owner Notification:

In accordance with the Golf Course Development Agreement, all purchasers of property within 1,000 feet of the Murphy Creek Golf Course shall be informed of the risks commonly associated with the ownership of property adjacent to a golf course. Purchasers shall also provide the City of Aurora and the Golf Course Enterprise with a release from liability from said purchasers, successors and assigns from risks and hazards associated with the golf course in a form acceptable to the City and the Golf Course Enterprise. The release shall be deemed a covenant running with the land and shall be recorded in real property records of the Arapahoe County Clerk and Recorder and with the City of Aurora. No certificate of Occupancy shall be issued for any residential unit until a release of liability is delivered to the City of Aurora and the Golf Course Enterprise.



Golf Fees:

Each dwelling unit within the Murphy Creek subdivision shall be assessed golf development fees in accordance with past golf course agreements as follows:

Single-family Dwelling Unit - \$600/DU

Park Development Fees

Per the requirements of Annexation Agreement 85-251 recorded for the Murphy Creek subdivision, the applicant shall pay \$300 per dwelling unit for Park Development Fees payable at the time of building permit issuance.



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

See the red line comments on the SP. Match the plat boundary and send in the closure sheet for the description. Make sure that no portion of the building structure encroaches into the easements shown. There are some objects located in the proposed easements. Cover those with a License Agreement. Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

Sheet 1 of 20 – Site Plan

- 12A. In the Legal Description, match the plat description as noted on the plan.
- 12B. Check the location under the main sheet title (all sheets).
- 12C. Add Lot, Block and Subdivision name in Legal Description on right side of sheet.
- 12D. Send in the closure sheet for the subdivision description.

Sheet 3 of 20 – Site Plan

- 12E. Match the plat boundary description – bearing, distance and curve data.
- 12F. License Agreement for the encroachment into the easement.
- 12G. Show and label the existing R.O.W where indicated on plan.
- 12H. Add labels to lines (see plan for location).
- 12I. Match the abbreviations provided.
- 12J. Label the tract identified on the plan.
- 12K. Portion of the retaining wall will need to be covered by a License Agreement.

Sheet 4 of 20 – Site Plan

- 12L. Show and label the existing R.O.W where indicated on plan.
- 12M. Make sure no portion of the building structure (foundations, footers, roof overhangs, etc.) is/are encroaching in the proposed easements.
- 12N. Add note: 2. 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.

Sheet 8 of 20 – Site Plan

- 12O. Make sure no portion of the building structure (foundations, footers, roof overhangs, etc.) is/are encroaching in the proposed easements.

13. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

- 13A. Please see comments in letter attached at the end of this document. Please address on which side of the lots where the natural gas lines will be located. Please see the letter for additional details.

14. Arapahoe County Planning Division (Terri Maulik)

- 14A. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and/or divisions may submit comments.



Right of Way & Permits

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

January 18, 2021

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

Attn: Eric Sakotas

Re: Murphy Creek Parcel PA 3E South, Case # DA-1250-49

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plans for **Murphy Creek Parcel PA 3E South**. On which side of the lots will natural gas distribution facilities be located? Please note that these lines must be located where there is drivable pavement with plowing in snowy conditions and space for service truck access, and, a minimum 5-foot clearance from any structure within a 6-foot wide utility easement.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities as soon as possible via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements *will* need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

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

MAINTENANCE ELIGIBILITY PROGRAM (MEP)

MHFD Referral Review Comments

For Internal MHFD Use Only.	
MEP ID:	108412
Submittal ID:	10005608
MEP Phase:	Referral

Date: January 13, 2020
To: Eric Sakotas
Via Aurora website
RE: MHFD Referral Review Comments

Project Name:	Murphy Creek East Subdivision F19 (RSN 1507617)
Drainageway:	Murphy Creek East

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Murphy Creek East WQ pond outfalls and spillways
- Improvements to Murphy Creek East

We have the following comments to offer:

- 1) The drainage report states that no detention is required for the site, per the OSP. The OSP would only specify regional detention requirements. Please verify with Aurora to determine if detention is required for your project.
- 2) Per the 2008 Murphy Creek OSP: "Due to the increased runoff frequency and volume from the Murphy Creek development, the potential for channel degradation is high." Mitigation to the channel is required at the time of development to minimize the need for maintenance in the future. The OSP indicates the need for vertical grade control via drop structures, but we would prefer a less-structural approach if possible, which could be less costly. We would be happy to work with the developer and/or their engineer to lay out the channel improvements required in order for this segment to be eligible for maintenance with MHFD.
- 3) We would like to review the design for these ponds and their outfalls and spillways in future submittals.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Sincerely,



Mark Schutte, P.E., CFM
Project Engineer, Sand Creek
Mile High Flood District