

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



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**

Comment Responses:

Civil: Blue

Landscape: Green

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:\\$DA\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.
Response: Comment noted.
- 1B. Comments from Excel Energy have been included and are attached at the end of this document.
Response: Comment noted.
- 1C. No specific comments have been received from adjacent property owners at this time.
Response: Comment noted.

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.
Response: Comment noted.
- 2B. Please provide consistent sheet labels throughout plan set. For example, Sheet 3 should read "Sheet 3 of 20" in bottom right corner.
Response: Labels have been revised for consistency throughout the plan set.
- 2C. Process: For clarification, this Site Plan will require approval from the Planning Commission.
Response: Comment noted.

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.
Response: Sidewalk has been updated to show sidewalk conditions for lots 19-22.
- 3B. Extend sidewalk from cul-de-sac bulb to provide front porch/door access to Lots 53 and 54.
Response: Cul-de-sac bulb has been removed and sidewalks have been revised to provide access to lots 53 and 54
- 3C. Provide sidewalk connection from Street A to front porch/door of Lot 1 and 2.
Response: Sidewalk connection has been provided for lots 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.



Response: The Green Court (Tract H) is now dimensioned.

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.

Response: The sheet numbers have been corrected.

Sheet 5 of 20 – Site Plan

5B. Show the property line as a traditional line type. A long dash and two short dashes.

Response: The property line type has been adjusted.

5C. Label the retaining wall.

Response: The retaining walls have been labeled as requested.

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.

Response: The shrub bed hatch has been turned off, except for the different mulch treatment in the front yards.

5E. Label and dimension the buffer.

Response: The buffers have been labeled as requested.

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.

Response: All grasses have been upsized to 5 gallons.

5H. No more than 40% of the curbside landscape can be ornamental grasses.

Response: The ration has been adjusted.

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.

Response: Tract names have been used for open space tracts only.

Sheet 7 of 20 – Site Plan

5J. Dimension and label the buffer.

Response: The buffers have been labeled as requested.

5K. If the grasses are counting as "1" plant toward the required 207 shrubs for the buffer, then they must be five-gallon.

Response: All grasses have been upsized to 5 gallons.

5L. Label Murphy Creek Golf Course.

Response: The golf Course has been labeled.

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.

Response: Changed as requested.

5N. Add columns for buffer width required, buffer width provided.

Response: The columns have been added.

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.

Response: The notes have been revised, and a hatch for the cedar mulch has been kept on the plans for graphic distinction between the two mulch types.

5P. Add a detail/elevation with call outs on height, color and material of the retaining wall.

Response: A detail has been added.

6. Addressing (Phil Turner / 303-739-7357 / pturner@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.

Response: Comment noted.

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.
Response: Comment noted.
- 7B. A subdivision plat needs to be submitted for this development.
Response: A plat will be submitted for review with this submittal.
- 7C. Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.
The document has been flattened.
- 7D. This will be a public document and must be able to be reproduced. Remove copyright statement.
Response: The copy right has removed from the title block.

Sheet 3 of 20 – Site Plan

- 7E. Show/label/dimension existing sidewalk.
Response: Existing walks have been included and labeled
- 7F. Label Mississippi.
Response: A label has been added to Mississippi.
- 7G. Show/label/dimension existing sidewalk.
Response: Existing walks have been included and labeled.
- 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.
Response: Street lights have been added and labeled along Gun Club, Louisiana and Street A.
- 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.
Response: A note has been added stating that the street light locations are conceptual and that final street light locations will be determined with a photometric analysis.
- 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.
Response: A note has been added stating that the private street light may not connect to a City of Aurora meter or fixture and that private street lights will be owned and maintained by the HOA.
- 7K. Indicate material type and max height or height range for the retaining wall.
Response: Retaining wall callout has been revised to indicate the height range. A retaining wall detail on sheet 4 has been added to indicate max height and material type.
- 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.
Response: Curb returns have been added at the alleys.
- 7M. Show/label drainage easement. Show/label access easement for maintenance access.
Response: Tract C in its entirety will be dedicated as a drainage and access easement. Callouts have been added. The site has been revised to only have one water quality pond at the southwest corner of the site.
- 7N. Without a plat, please provide centerline data.
Response: A plat will be provided with the second submittal.
- 7O. Dimension proposed sidewalks.



- Response: Dimensions have been added for the proposed sidewalks.**
- 7P. Label existing easements.
Response: Existing easements have been labeled.
- 7Q. Dimension parking space width, typical.
Response: Callouts have been added for the parking space dimensions.
- 7R. Label Tract radius.
Response: This tract has been revised and there is no longer a radius at this location.
- 7S. Label curb ramps, typical.
Response: Callouts have been added to the curb ramps.
- 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.
Response: The drainage reviewer made no comment about not allowing the maintenance access to be from Louisiana. A drivecut has been added for access from Louisiana as opposed to mountable curb.
- 7U. Mountable curb required.
Response: A drivecut is being proposed for the emergency access.
- 7V. Show/label drainage easement. Show/label access easement for maintenance access.
Response: Tract C in its entirety will be dedicated as a drainage and access easement. Callouts have been added. The site has been revised to only have one water quality pond at the west half of the site.
- 7W. This is not consistent with either the Local Type 1 or Type 2 section, but appears to be a hybrid. Please clarify.
Response: This section follows the Local Street Type 1 shown in the Murphy Creek General Development Plan. The section was revised by vertical curb and to include a 5.5' walk rather than the 4' walk per the detail at the request of the City of Aurora during the pre-application meeting.
- 7X. Label curb cut and reference COA detail.
Response: Curb cut callout has been added referencing City of Aurora detail S7.5.
- 7Y. Dimension proposed sidewalks.
Response: Dimensions have been added to the proposed sidewalks.
- 7Z. Curb ramps need to be updated to meet current standards.
Response: Curb ramps have been added.
- 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.
Response: The 100-year water surface elevation is shown and labeled. The entire tract will be dedicated for maintenance.
- 7BB. Verify with Aurora Water that access to the top of the outlet structure can be provided from the sanitary sewer maintenance access.
Response: We will ensure that acceptable access will be provided to the outlet structure and coordinate with Aurora Water.
- 7CC. Min 2% slope for swales or provide concrete pan.
Response: The swale has been revised to be a concrete pan at locations where the swale is less than 2%.
- 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.
Response: Callouts have been revised to indicate railing. A typical section for the retaining wall has been provided on this sheet.
- 7EE. Structural calculations are required for all cast in place walls and shall be submitted with the first civil plan submittal.
Response: Callouts have been revised to indicate railing. A typical section for the retaining wall has been provided on this sheet.
- 7FF. Label slopes in tracts. Min 2% slope for all non-paved areas.
Response: Slope labels have been added to the tracts.



- 7GG. Label slope.
Response: Slope has been added.
- 7HH. 2% min slope in pond bottom.
Response: Slope label has been added to the bottom of the pond.
- 7II.

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.
Response: Duplex has been added to the Dwelling Units

Sheet 2 of 20 – Site Plan

- 9B. Please remove the unnecessary Note 19.
Response: Note 19 has been removed from Sheet 2.

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.
Response: 23' public access, fire lane and utility easement has been labeled per the complete fire lane easement layout on sheet 4.
- 9D. Please use the Fire Lane Signs on Sheet 4, noting the arrow configuration.
Response: Fire lane signs have been updated per the fire lane signs on sheet 4.
- 9E. Please show the (2) New added Fire Hydrants.
Response: The 2 new fire hydrants have been added.
- 9F. Please relocate (1) Fire Hydrant as shown.
Response: Fire hydrant has been relocated.
- 9G. Please add 23' Fire Lane Easement to Street Section.
Response: Fire lane easement has been added to the street section.
- 9H. Please add the 23' Fire Lane Easement to the Abbreviation table.
Response: Abbreviation list has been added to include the Fire Lane Easement.

Sheet 4 of 20 – Site Plan

- 9I. Please add Fire Lane Signs to Site Plan, please include sign post.
Response: Fire lane signs and sign posts have been added to the site plan.
- 9J. Question: Are you going to have Mail Kiosks? If so, Please add to Site Plan and show the Accessibility to them.



Response: There will be Mail Kiosks. They have been added and labeled on Sheet 3.

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

Response: The 2 new fire hydrants have been added.

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

Response: Fire hydrant has been relocated.

9M. Please add all Street Names.

Response: We will have the street names for the next submittal.

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

Response: Dedicated Fire lane easements have been labeled.

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

Response: Comment noted.

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.

Response: The license agreement will be started with the development of construction plans.

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

Response: The streets are private. The drainage easements have been revised.

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

Response: The location of the irrigation meter is currently not known and will be shown on next submittal.

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

Response: This is an existing utility easement. The callout has been updated to include the record number.

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

Response: Fire hydrant placement has been updated.

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

Response: A label has been added for the distance between the maintenance path and outlet structure.

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

Response: There isn't a need for U.E. here. Callouts have been revised.

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.

Response: Sanitary services cannot be moved out of the driveway and maintain the 10' separation with the water service.

Sheet 5 of 20 – Site Plan

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

Response: The meters have been changed to show up darker.

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.

Response: This comment has been noted.

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.



Response: Comment noted.

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

Response: Comment noted.

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.

Response: Comment noted.

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.

Response: This comment has been noted.

Sheet 1 of 20 – Site Plan

12A. In the Legal Description, match the plat description as noted on the plan.

Response: The legal description reflects the submitted plat.

12B. Check the location under the main sheet title (all sheets).

Response: The location has been reviewed and reflects the final plat location.

12C. Add Lot, Block and Subdivision name in Legal Description on right side of sheet.

The closure PDF is now included.

Response: The lots and blocks have not been completed yet.

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.

Response: Boundary description will match the plat.

12F. License Agreement for the encroachment into the easement.

Response: The license agreement will be started with the development of construction plans.

12G. Show and label the existing R.O.W where indicated on plan.

Response: Right of way vacation is currently in progress. Existing right of way will not be shown.

12H. Add labels to lines (see plan for location).

Response: Labels have been at locations marked up on plan.

12I. Match the abbreviations provided.

Response: Abbreviations have been updated to match.

12J. Label the tract identified on the plan.

Response: Tract labels have been added as identified on the plan.

12K. Portion of the retaining wall will need to be covered by a License Agreement.

Response: The license agreement will be started with the development of construction plans.

Sheet 4 of 20 – Site Plan

12L. Show and label the existing R.O.W where indicated on plan.

Response: Right of way vacation is currently in progress. Existing right of way will not be shown.



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

Response: Proposed easements have been adjusted as need to ensure there is no portion of the building structure encroaching into the proposed easement.

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.

Response: Note has been added.

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.

Response: This comment has been noted.

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.

Response: Comment noted. Natural gas lines will be located along the front property line in the 10' utility easement.

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.

Response: Comment noted.