



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7217

AuroraGov.org

October 17, 2024

Joe Huey
Lennar
9193 Jamaica St, 4th Floor
Englewood, Co 80112

Re: Initial Submission Review: MURPHY CREEK F4 - SITE PLAN AND PLAT
Application Number: DA-1250-63
Case Numbers: 2024-4023-00; 2024-3050-00

Dear Joe Huey:

Thank you for your initial submission, which we started to process on Monday, September 23, 2024. 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 Thursday, November 7, 2024.

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.

The estimated Administrative Decision date will be set following the second review. Please remember that all abutter notices must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the decision 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 303.739.7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, Planner II
City of Aurora Planning Department

cc: Beccah Bailey Norris Design 1101 Bannock Street Denver, Co 80204
Ariana Muca, Case Manager
Jazmine Marte, ODA
Filed: K:\\$DA\DA 1250-63rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Minimum lot frontage on interior SFA small lot products is 18' (Planning).
- Green courts are required to be a minimum of 30' with a minimum grade to create a usable and programmed space for residents. Detention pond basins do not meet the design requirements for green courts. (Planning).
- Additional information is needed to verify parking and building material requirements (Planning).
- Please label grades and widths on trails on all grading sheets. This should be provided for internal paths and sidewalk connections as well. Cross slopes shall not exceed 2% and longitudinal slopes shall not exceed 5%. Where 5% is exceeded, ensure compliance with ADA requirements (PROS).
- There should just be one typical for landscape plots and one table. The application has four and this should be reduced (Landscape).
- Missing street classifications and street sections (Public Works).
- Arapahoe County, Xcel, and Aurora School District comments are attached at the end of this letter.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No citizen comments were received as part of the first review.

2. Completeness and Clarity of the Application

- 2A. Thank you for paying your planning fee invoice.
- 2B. Aurora has changed their standards since the first Murphy Creek East filing. Planning no longer uses the word filing or subdivision in the title. Please update the site plan title accordingly.
- 2C. Please include a photometric plan for all common landscape areas with the second submission.
- 2D. Include the abutting zone districts on the site plan sheets.
- 2E. Update the abutting case number of Murphy Creek East 3 2022-4035-00, it is incorrect on the site plan set.
- 2F. Because the property is within the Airport Influence District with a portion in the 55LDN surrounding Buckley Air Force Base, an aviation easement with the city and the airport shall be conveyed by the person subdividing lands or initiating construction of any structure on already subdivided lands. Contact Jeffrey Moore at 303.739.7676 or jmoore@auroragov.org with any questions you may have. Include an executed agreement with the second submission. Please note that the aviation easement must be completed ahead of mylar recordation.

3. Lot Dimensions and Lot Table

- 3A. Table 4.2-5 requires a minimum lot frontage of 18' for interior lots. The application shows a 17' lot within each cluster of units. Adjust the middle lots to meet the minimum requirement, or a major adjustment will need to be requested of the Planning Commission.



Table 4.2-5		
Minimum Lot Size and Area for Small Residential Lot Developments Subarea C		
Front-Loaded Residential Product	Min. Lot Frontage [1]	Min. Lot Area
Dwelling, single-family detached, standard	50 ft.	4,500 sf.
Dwelling, single-family detached, small	<50 ft. or	<4,500 sf.
Dwelling, two-family (duplex)	40 ft.	3,200 sf.
Alternate-Loaded Residential Product	Min. Lot Frontage [2]	Min. Lot Area [2]
Dwelling, single-family detached	30 ft.	1,500 sf.
Dwelling, two-family (duplex)	25 ft.	1250 sf.
Dwelling, motor court	See Section 146-4.2.3.E	
Dwelling, single-family attached, only alley loaded product permitted	End units: 20 ft. Interior units: 18 ft.	End units: 1,380 Interior units: 1,250 sf.
Notes:		
[1] No front-loaded single-family detached dwelling may be located on a lot less than 45 ft. in width		
[2] Minimum lot frontage or minimum lot area for Alternate-Loaded Product may not include an alley or common shared drive. The alley or shared drive may be located in a tract or public access easement.		

- 3B. The lot typical diagram does not match the lot table.
- Change to 10' side setbacks
 - 3' alley-loaded rear setback
 - 10' front setback (the 5' walk must be excluded)
- 3C. Please delete the minimum corner lot setback and garage setback on the Lot Table.
- 3D. "Single Family Attached" and "Townhomes" are the same housing type. Remove the duplicative column within the lot tracking table on the cover sheet. Instead, show the 145 proposed townhomes in the townhome category.
- 3E. The proposed project is located within the R-2 zone district which is limited to up to 50% small residential lots per Section 146-4.2.3.A.3. Also per this section, single-family attached dwelling units do not count against the maximum permitted number of small residential lots. While this site plan proposes 100% single-family residential development using small lot configurations, a small lot calculation or restriction does not apply due to the product type proposed.

4. Streets and Pedestrian Comments

- 4A. Pedestrian connectivity is important, and staff wants to deter residents from walking into the alleyways. Many front sidewalks (along the green courts) turn back into the alley rather than connecting to a street. Provide pedestrian paths that connect the green courts and building entries to the street from both sides of the green court.

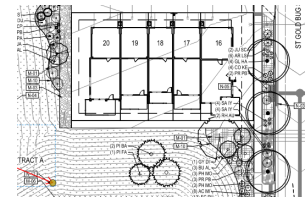
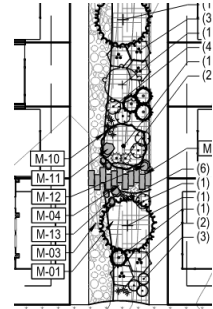
5. Parking Comments

- 5A. Please update the data block to include the number of required parking spaces for residents and guests. Because there is limited street access for the green court configurations, staff needs clarification on the proposed location of both guest and off-street parking.
- 5B. Provide a parking plan showing the dimensions for on-street parking per our code, while taking into account that you can't park adjacent to fire hydrants, too close to alleys or intersections, etc.
- 5C. As many of the green court sets are not abutting streets or alleys on both sides rather the alley's dead end additional parking is required per 146-4.2.3.C.1.b.ix(c)(ii). In addition to the number of parking spaces required for each green Court Dwelling by Section 146-4.6 (Parking, Loading, and Stacking), the green Court development must provide guest parking for motor vehicles at the rate of one-half parking space per green Court Dwelling. With 145 green courts that would be an additional 73 parking spaces required.
- 5D. Staff sees that 1 unit of each SFA plex is a one-car garage, which is only permitted if an additional off-street parking space is provided (2 spaces are required per unit). Required resident parking for single-family attached dwellings or multifamily dwellings may be provided by assigning non-tandem spaces on a private street, Motor Court or drive lane directly abutting the dwelling unit's lot, or in a garage or carport. The second parking space will need to have a direct pedestrian path from the unit to the space. Revise the plans to demonstrate the location of all 10 required parking spaces on the lot typical drawing.



6. Green Court Standards

- 6A. The special dimensional standards for green court dwellings are located in UDO Section 146-4.2.3.C. A green court is required to abut two streets or a street and a true alley without intervening common space. Staff reviewed the application under the perimeter conditions (146-4.2.3.C.1.b.iii.ix.a and felt the proposed green courts met UDO standards under the stipulation that a street connection was made to the east per the pre-app meeting).
- 6B. A standard green Court open space must have a minimum width of 30 feet or the height of the tallest residential building facing the green Court open space, whichever is greater. The application has seven green courts that do not meet this size requirement. Staff would recommend enlarging the green court space to avoid a potential adjustment.
- 6C. At least 50 percent of the green Court open space area shall be landscaped and shall be designed to accommodate foot traffic and play areas. Sidewalks should be located to accommodate pedestrian access while maximizing the use of the green Court open space. Trees are allowed in open areas but should be located along the perimeter and typically be canopy tree species to allow usable space under the tree canopy (146-4.2.3.C.1.b.x). Some of the smaller green courts appear to be accommodating various drainage and grade rather than creating open areas programmed for either passive or active spaces. Staff would like to see the green courts redesigned to focus on flexible and usable space for play or gathering. Low retaining walls should be used to step grade changes and create flat, usable spaces throughout.
- 6D. The green courts that face the drainage detention areas do not display any programmatic activity and have large amounts of grade. In the example to the right, the SFA units are not facing a green court but drainage. Please have a 30' green court with usable grade and programmatic activity.
- 6E. Please include a note: All green Court Dwellings shall have front entry features (porches or stoops) fronting on a green Court open space or a street. If porches are provided to meet this requirement, they shall be a minimum of 45 square feet in area and a minimum of five feet wide in the narrowest porch dimension. Porches and stoops facing the green Court open space may extend up to five feet beyond the building façade provided that no roof or associated structure exceeds one story in height.



7. Architectural and Urban Design Comments

- 7A. Please include a material board pdf with your next submission. Staff needs further details on the lap siding material to ensure it meets code standards.
- 7B. Please provide net masonry standards for each elevation. Single Family Attached products will need to meet Table 4.8-6 standards.

Table 4.8-6 Masonry Standards for Single-Family Attached and Multifamily	
Type of Structure	Minimum Percentage of Masonry on Net Façade Area (not each elevation)
Single-family attached	Either: <ul style="list-style-type: none">• 50 percent shall be clad in brick or stone; or• 75 percent shall be clad in stucco; or• 75 percent shall be clad in a combination of stucco and brick, or stucco and stone.
Multifamily (excluding two-family)	Either: <ul style="list-style-type: none">• 60 percent (or 30 percent for an Affordable Housing Structure) shall be clad in brick or stone; or• 80 percent (or 40 percent for an Affordable Housing Structure) shall be clad in stucco; or• 80 percent (or 40 percent for an Affordable Housing Structure) shall be clad in a combination of stucco and brick, or stucco and stone.

8. Signage & Lighting Comments



- 8A. Thank you for including the signage on the data block. Please note the monument signs can only be located at neighborhood entrances located along an arterial or collector street. Currently, the site plan does not show the monument location.
- 8B. Please include the monument locations on the site plan.

9.Landscaping Issues (Tammy Cook / TammyC@cgasolutions.com / Comments in bright teal)

Sheet 3

- 9A. Correct the font size/height to match the others on the townhomes.

Sheet 24

- 9B. This is not the correct Vicinity Map.
- 9C. In the General Notes #5. change this to read as follows: The builder is responsible for installing the landscaping for each townhome building group.
- 9D. Per sheet 13 there may only be two detention ponds and they seem to be labeled E and D on the grading plans.

Sheet 25

- 9E. Per the notes below the table for the Building Perimeter Landscape Tables: All trees will be a minimum of 2.5" caliper, but they are not specified this way.
- 9F. All ornamental trees are required to be a minimum of 2".
- 9G. Update the curbside landscape table based on the markups.

Sheet 26

- 9H. In the Plant Schedule, Include the column for the planting code.
- 9I. Per the notes below the table for the Building Perimeter Landscape Tables: All trees will be a minimum of 2.5" caliper, but they are not specified this way.
- 9J. Please explain why there are four different but yet the same lot of typical tables for the townhome buildings. They are all five-plex buildings. There should just be one typical and one table. If there is a difference as noted in the third table with the trees located in the green court, then you can just note that at the bottom of the table for those instances or have just two lot typicals. Also, these are labeled as A & B and C & D, yet there is no overall map showing where an A, B, C or D 5-plex is located or which ones are which. If you need two different lot typicals fine, but I don't think four tables are needed.

Sheet 27

- 9K. On all sheets: Label and dimension all existing and proposed utility easements. (Typical).
- 9L. On all sheets note: Murphy Creek East 3 CN#2022-4035-00. Remove the DA#.
- 9M. Label this the street frontage buffer.
- 9N. Show the stop sign symbol in the Legend (typical)

Sheet 28

- 9O. Label and dimension the street frontage buffer.

Sheet 29

- 9P. Label this the street frontage buffer.

Sheet 30

- 9Q. Label & show the 100-YR WSEL line dark.

Sheet 31

- 9R. Provide enlargement to show the actual layout for the meter banks in this planting area with boulders. typ.
- 9S. The MU UN-2 can get up to 36" in height and would be too tall for a corner planting due to visibility.
- 9T. Label East Yale Drive.
- 9U. The PE HA-2 can get up to 30" in height and would be too tall for a corner planting due to visibility.

Sheet 32

- 9V. Label & show the 100-YR WSEL line dark, and Label East Yale Drive.
- 9W. The SA IY can get up to 36" in height and would be too tall for a corner planting due to visibility.

Sheet 33

- 9X. Change to LP-107.

Sheet 35

- 9Y. Label S. Haleyville Ct., and change to LP-106.



9Z. On all sheets: Label and dimension all existing and proposed utility easements. (Typical)

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

10A. 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

11.Civil Engineering (Sergio Um / (303) 739-7563 / sum@auroragov.org)

Site Plan

Sheet 1

11A. Comments in green were made by Development Services reviewer Sergio Um. Please reach out to him at sum@auroragov.org for any comments or questions.

11B. 2025 Roadway Manual will be effective January 1st, 2025. If civil plans are submitted after this date, the 2025 Roadway Manual will be effective for the civil plans.

11C. Provide photometrics for sidewalks to show that they are compliant with minimum standards.

Site Plan

Sheet 2

11D. Fix note 8, it is not the standard note: All building address numbers shall comply with Sections 126-271 and 126-278 of the Aurora City Code.

11E. Note 17 is the same as note 3.

11F. Add notes: "Accessible exterior routes" shall be provided from public transportation stops, accessible parking, accessible passenger loading zones and public sidewalks to the accessible building entrance they serve. At least 50% of all building entrances shall be the most practical direct route. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36", and shall be painted with white stripes. Required accessible means of egress shall be continuous from each required accessible occupied area to the public way. The "Accessible Exterior Routes" shall comply with U.B.C. Chapter 11, Appendix 11, and C.A.B.O./A.N.S.I. 117.1.

11G. The developer, his successors and assigns, shall be responsible for the installation, maintenance and replacement of all landscaping materials shown or indicated on the approved Site Plan or Landscape Plan on file in the Planning Department. All landscaping will be installed prior to issuance of Certificate of Occupancy.

Site Plan

Sheet 5

11H. Public streets shall have public streetlights in conformance with COA standards.

11I. For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:- Roadway Classification (typical section name) - Adjacent Land Use Category (i.e., TOD), as applicable - Number of lanes- Back-to-back curb width - Pedestrian Activity Level- Pavement Type: R3, for all lighting calculations

11J. This information (if its not already shown) can be added to the street sections provided if desired.

11K. Show where limits of construction are. Where is the proposed tying into existing? Use gray scale linetype to show existing features.

11L. Label street names. Plans show them.

11M. This is an RSN#, not an EDN#. This civil plan is RSN# 1742922.RSN# 1627119 is the Preliminary Drainage Report for Murphy Creek Flg 3

11N. Label and dimension all easements (typ.) all sheets.

11O. Provide a receiving curb ramp for the existing curb ramp crossing E. Yale Ave.



- 11P. If sidewalks at alley crossings are flush and a driveway apron is provided, detectable warning surfaces should not be provided.
- 11Q. Change building setback linestyle. Too similar to easement linestyle.
- 11R. Label street name and classification.
- 11S. Sheet 6: Dimension easement.
- 11T. Remove the curb ramp crossing E. Yale Ave. There is no receiving curb ramp on the other side.
- 11U. What is the limit of this proposed sidewalk. Does it tie into an existing sidewalk? Show existing features with a grey linetype. Show all proposed features.
- 11V. Provide sidewalk easement past the PL since this is a parcel owned by Lennar.
- 11W. Plat states 125,810 sf/2.88 AC.
- 11X. Label and dimension all easements.
- 11Y. Plat shows size as 2,864 sf/0.066 AC.
- 11Z. Label Tract.
- 11AA. Labeled as Tract H in plat.
- 11BB. Label street name and classification

Site Plan

Sheet 7

- 11CC. For crossspans on site plans, either remove them or add a note stating crossspans are reviewed and approved with the civil plans (typ.).
- 11DD. Label and dimension all easements.
- 11EE. Plat shows (2) 16' storm sewer easements in this area.
- 11FF. Advisory Note: A letter will need to be provided from the owner of this easement stating that the work being proposed on top of this easement is acceptable. Letter will need to be provided during civil plan reviews.
- 11GG. Label street classification (typ.).

Site Plan

Sheet 8

- 11HH. Missing linework? No curbs or sidewalks are shown.
- 11II. Provide appropriate end condition and indicate what is being proposed in this area.
- 11JJ. Plat shows this area as Tract C.
- 11KK. Plat shows a 16' storm sewer easement going in this direction instead of north to Yale Dr.
- 11LL. Refer to typical provided on sheet 37.
- 11MM. Label Tract C, plat states 125,810 sf/2.88 AC.
- 11NN. Expand view, cannot see lot corners, they should be rounded.

Site Plan

Sheet 9

- 11OO. Plat states Tract D is 75,734 sf/1.739AC.
- 11PP. Label Tract D.
- 11QQ. Is this a retaining wall? Label and refer to typical provided on sheet 37.
- 11RR. Label Tract C

Site Plan

Sheet 11

- 11SS. Add note: The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building.
- 11TT. Slopes are graded towards the building, see note to be added.

Site Plan

Sheet 12

- 11UU. Slopes are graded towards the building, see note to be added.



Site Plan

Sheet 13

11VV. Label as Private, refer to typical section provided on sheet 37.

11WW. Advisory Note: Structural calculations may be required with civil plans. See Chapter 13B.2 of the 2025 COA Roadway Manual,

11XX. See link

below: https://www.auroragov.org/business_services/development_center/codes_rules/design_standards/engineering_design_standards

Site Plan

Sheet 37

11YY. Add maximum height dimension from the top of wall to the finished grade.

12.Traffic Engineering (Joshua Hoffmann / jhoffman@auroragov.org / Comments in amber)

12A. Ready for Technical Referral, TIS not approved, Minor comments (nothing to impact laneage, geometry, or ROW).

12B. TIS is the preferred acronym for a traffic impact study.

12C. 1999 was used instead of 2019 in the conclusion.

12D. Small edits need to be made to trip gen, but should not affect the conclusion.

13.Utilities (Ashley Duncan / aduncan@auroragov.org / +1 (720) 8594319 / Comments in red)

Site Plan

Sheet 1

13A. ADVISORY: The site plan will not be approved by Aurora Water until the preliminary drainage report or letter has been approved.

13B. 1st Review
Aurora Water Utilities
aduncan@auroragov.org

13C. The site plan cannot be approved until a utility conformance letter is provided.

Site Plan

Sheet 17

13D. Per the approved MUS the sanitary is proposed to go down Yale ave. Please contact Ashley Duncan at aduncan@auroragov.org to discuss more. If the alignment is changed an amendment would be needed to the current MUS.

14.Aurora Water Revenue (Melody Oestmann / 303.739.7244 / moestman@auroragov.org)

14A. Storm Drain Development fees are due \$26,110.56.

15.Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)

Cover Sheet

Sheet 1

15A. Will this project be phased? If so, please provide a Phasing Plan.

15B. Please include the House Bill 1221 Data Table and the note shown with the Site Plan.

Site Plan

Sheet 5

15C. Please include the Fire Hydrants in the Street Sections. (TYP).

15D. Please provide a Bollard Detail.

15E. Please include the minimum distance to the bottom of any sign to be at 7 feet (84 inches) as part of the Sign Package.

15F. Where Fire Lane Signs are shown provide a 30-to-45-degree angle to oncoming traffic. (TYP)

Site Plan

Sheet 6

15G. Please include the Fire Hydrants in the Street Sections. (TYP).



Site Plan

Sheet 7

15H. Please include the Fire Hydrants in the Street Sections. (TYP).

Site Plan

Sheet 8

15I. Please include the Fire Hydrants in the Street Sections. (TYP).

Site Plan

Sheet 16

15J. Two points of access and a Looped Water Supply must be maintained during all phases of construction. Please show how you provide two points of access and a Looped Water Supply.

Site Plan

Sheet 23

15K. Please extend the road to the property line at the west end of E. Yale Dr. This will support an adequate Apparatus turn Around and future development to the west.

16.Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

16A. (Advisory Comment) The City of Aurora has revised the subdivision plat checklist (2024) to include new covenants amongst other changes and this checklist must now be followed.

16B. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2024 Subdivision Plat Checklist Item 19.b.

16C. (Advisory Comment) Provide a statement of authority for person signing on behalf of the entity named in the title commitment. DD (Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.

16D. (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

16E. (Advisory Comment): All missing reception numbers will need to be inserted prior to plat acceptance. (Typical)

Site Plan

Sheet 5, 6, 7, 8, 9

16F. The exterior bearings & distances/curve data need to match the plat and written descriptions, dimension to the closest existing gas line, signify Tract purposes to match the plat, label road names.

Site Plan

Sheets 6,8,9

16G. Label the gas line easement recording information and PSCO easement recording information.

Site Plan

Sheet 7

16H. Easement depictions should match between the site plan and plat, Indicate proposed easements, and label all easements.

Site Plan

Sheet 8

16I. Dimension how much of the storm easement encroaches into Lot 46, 55, and Tract L, Label all Tracts.

Plat

Sheet 1

16J. Provide a 3" x 7" rectangular blank space in the upper right-hand corner for the Arapahoe County Clerk & Recorder to stamp the recording information.



- 16K. Vicinity Map – Expand to show ½ mile in each direction from the site exterior, show unincorporated Arapahoe County, and label all publicly dedicated streets.
- 16L. Dedication – Add “Have laid out platted ...”
- 16M. Covenants – Revise to reflect the 2024 COA Subdivision Plat Checklist verbatim, Revise to reference the pertinent date and Clerk and Recorder’s office, and remove line return.
- 16N. General Notes - #1 Remove ““, #5 Should reference a title commitment and not a “Property Information Report”, #9 Insert “or Tracts”, replace “Street A ...” with approved street names, and Add the required non-exclusive sidewalk note.
- 16O. City of Aurora Approvals – Leave enough uninterrupted space to write in the longest month names.
- 16P. Surveyor’s Certificate - Insert the last date of fieldwork.
- 16Q. Add a second tie-out bearing and distance, dimension where the existing gas easement crosses the subdivision boundary, and describe what the S ¼ cap is on.
- 16R. Dimension where existing gas easement crosses the subdivision boundary, label S.W.E. as variable width.
- 16S. Dimension where existing gas easement crosses the subdivision boundary, does the storm easement need to connect?, dimension how much of the 16’ storm easement encroaches into lots 46, 55 and Tract L, Label the PSCO easement.
- 16T. Sheet 5 & 6: Label the PSCO easement.

17.Land Development Services (Grace Gray / ggray@auroragov.org / 3037397277 / Comments in magenta)

- 17A. All new easements are to be dedicated by plat. Easement releases to be submitted releaseeasements@auroragov.org.

18.PROS (Abigail Scheuermann / 303-739-7169 / ahscheue@auroragov.org)

Site Plan

Sheet 2

- 18A. Include PROS standard comments.
- 18B. Advisory Comment – In accordance with the City Code, Park Development Fees shall be collected by the city to cover the cost of constructing new park facilities to serve the needs of the projected population.

Site Plan

Sheet 11

- 18C. Please label grades and widths on trails on all grading sheets. This should be provided for internal paths and sidewalk connections as well. Cross slopes shall not exceed 2% and longitudinal slopes shall not exceed 5%. Where 5% is exceeded, ensure compliance with ADA requirements.

Site Plan

Sheet 36

- 18D. A detail should be provided for the playground structure. Please consider the addition of an inclusive play feature to this space if it is not already provided. Examples of inclusive features are included in section 6.22.B of the PROS Dedication and Development Criteria Manual.

19.Arapahoe County (Sarah White / 720-874-6500)

- 19A. See below for comments.



ARAPAHOE COUNTY

PUBLIC WORKS & DEVELOPMENT

BRYAN D. WEIMER, PWLF Director

6924 South Lima Street

Centennial, CO 80112-3853

Phone: 720-874-6500

Relay Colorado: 711

www.arapahoegov.com

Engineering Services Division Referral Comments

October 11, 2024

City of Aurora Planning & Development Services
15151 E Alameda Parkway, Ste 2300
Aurora, CO 80012
Attn: Ariana Muca

RE: AURORA REF / DA-1250-63 (1831119) / MURPHY CREEK F4 - SITE PLAN
Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the outside referral for the proposed project. Staff does not have any comment at this time.

Please know that other Divisions in the Arapahoe County Public Works Department may submit comments as well.

If you have any questions, please feel free to contact our offices at 720-874-6500.

Thank you,

Joseph Boateng, PE
Arapahoe County Public Works & Development
Engineering Services Division



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

20A. See below for comments.



Right of Way & Permits

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donna.l.george@xcelenergy.com

October 4, 2024

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

Attn: Ariana Muca

Re: Murphy Creek F4, Case # DA-1250-63

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat and site plan for **Murphy Creek F4** and has a **possible conflict**. Where will the natural gas and electric distribution facilities be located within the lots? Is it possible the meters will be banked?

Please note that for plats, PSCo/Xcel Energy's standard distribution easement requirements are as follows (*RESIDENTIAL ONLY*):

- gas distribution line, (front) lot 6-feet
- electrical distribution line, (rear) lot 8-feet
- joint trench, 10-feet
- transformer, 15-feet x 15-feet
- switch cabinet, 20-feet x 20-feet or 15-feet x 25-feet depending on model
- all gas lines must maintain a minimum 5-feet clear from any structure, therefore, easement must adjust accordingly
- all gas lines must be adjacent to drivable pavement/walkway that is a minimum of 8-feet wide & 6-inches thick to allow service trucks access and plowing in snowy conditions

PSCo has existing electric *transmission* lines and associated land rights along the east and south sides of this development. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across PSCo's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the plan, it is the responsibility of the property owner/developer/contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement (via either website www.xcelenergy.com/rightofway or email coloradorightofway@xcelenergy.com).

The property owner/developer/contractor must complete the application process for any new natural gas or electric service 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.

For additional easements that may need to be acquired by separate PSCo document (i.e. transformer), the Designer must contact a Right-of-Way Agent.

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

**21. Aurora Public Schools** (Josh Hensley/ jd hensley@aurorak12.org / (303) 365-7812)

21A. In accordance with the 2002 school land agreement for Murphy Creek, cash-in-lieu of school land is required for all residential units planned within the Quaker Ridge parcel of Murphy Creek East. The school land dedication requirement for the 145 proposed townhomes is .9534 acres. The land value for cash-in-lieu will be based on the market value of zoned land with infrastructure in place and is due prior to the site plan or plat recording.

AURORA PUBLIC SCHOOLS - STUDENT YIELD

10/14/2024

Murphy Creek F4 (DA-1250-63) -1st Submittal

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW	145	0.3	44
MF-HIGH		0.145	0
TOTAL	145		44

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	0	0.16	0	0	0.2	0	0
MF-LOW	0.17	25	0.08	12	36	0.05	7	44
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		25		12	36		7	44

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	25	0.0175	0.4314
MIDDLE	12	0.025	0.2900
HIGH	7	0.032	0.2320
TOTAL	44		0.9534