



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

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January 17, 2023

Mathew Napier
Tri Pointe Homes
5350 S Roslyn St, Ste 400
Greenwood Village, CO 80111

Re: Initial Submission Review – Murphy Creek PA 21 & 22 Site Plan W/Adjustment and Plat
Application Number: **DA-1250-60**
Case Numbers: **2022 4057 00; 2022 3096 00**

Dear Mr. Napier:

Thank you for your initial submission, which we started to process on Monday, December 19, 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.

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 Friday, February 3, 2023. Please email your case manager following the upload. 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 contact your Project Manager Cesarina Dancy - cdancy@auroragov.org.

Your estimated Planning and Zoning Commission public hearing date is tentatively set for Wednesday, March 22, 2023. 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) 739-7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, P.L.A.
Planner I

cc: Ariana Muca, Case Manager
Scott Campbell, Neighborhood Services
Cesarina Dancy, ODA
Filed: K:\SDA\1250-60rev1.rtf



First Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Non-Alley loaded townhomes are not permitted. These lots will need to be reconfigured to a compliant lot type.
- The landscaping provided needs to reference townhome standards for the areas of single family attached (Landscape).
- Please submit a preliminary digital addressing. SHP or a . DWG file as soon as possible (Addressing).
- Specific comments regarding detention ponds, access, and city standards (Public Works).
- Ensure grade does not exceed 4%. TYP at all access drives (Utilities).
- Storm Drain Development fees due 30.6469 acres x \$1,242.00 per acre = \$38,063.45.
- Plat and site plan need to be cohesive (Real Property).
- Mile High, Xcel, Aurora Schools, CDOT and the county have comments attached at the end of the review letter.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No citizen comments were received at this time.

2. Completeness and Clarity of the Application

- 2A. A fee of \$41,851.75 is due upon the second submission.
- 2B. The application was reviewed proposed GDP Amendment, but all of the comments are contingent on that amendment being approved. Therefore, the amendment needs to continue going through the process and be approved before the site plan can be finalized.
- 2C. Work with the master developer to ensure the surrounding street network meets city and CDOT standards. The overall network could impact street sections and site plans.
- 2D. A Murphy Creek Architecture Review Letter shall be provided ahead of recordation.
- Introduction Letter*
- 2E. Since the application is in two planning areas with two different density levels, please include in the second submittal introduction letter the breakdown of planning area 22 density vs. planning area 21 density to ensure compliance.
- 2F. As a reminder, Section 146-5.4.4 details the definitions, applicability, procedures, and criteria of approval for all adjustments to development standards. If any adjustments are requested, they must clearly be listed and justified in the Letter of Introduction. They must also be listed on the cover sheet of the Site Plan and any other sheets on which they are applicable. Approvals of adjustment requests are not guaranteed. Adjustment requests should identify the reason for the adjustment, efforts to minimize the adjustment, and **design elements proposed to mitigate the standards proposed for reduction**. Typically, mitigation techniques should go above and beyond requirements from other code sections. If an adjustment does not meet the limits for administrative approval under Section 146-5.4.4.F, then the adjustment will require approval from the Planning and Zoning Commission.
- 2G. In reference to 2D, the application has not provided any mitigation for the proposed adjustments. Please provide above-and-beyond mitigation techniques for all adjustment requests. These mitigation efforts should be discussed in the introduction letter and formalized in the site plan.
- 2H. As part of the adjustments, provide a percentage of lots requesting a decrease in lot size. Is it 100%, 50%, or 30%? This will give clarity to commissions and staff.
- 2I. Please update the introduction letter to include the green court adjustments listed below.
- 2J. On both the cover sheet and introduction letter there is no need to refer to the lot adjustment as small lots. Just reference the code section of the UDO and explain that the adjustment is to meet code standards not the GDP. Staff does not want commissioners or citizens confused on the adjustment ask. The application is not asking for a new standard or something unique to the UDO but to meet current requirements.

*Cover Sheet*

- 2K. On the cover page, please include an amendment block 2x3 inches.
- 2L. Please move the development standards to the lot typical on page 3.
- 2M. Add percentages to maximum building coverage, landscape, hardscape, etc. on the data block.
- 2N. Please add a table giving the number of small lots attached and detached. The UDO has small lot standards that are percent driven. Only a certain percentage of small lots is permissible per a master plan. Staff needs to track the number of small lots for future applications.

*Notes**2 and 3 of 56*

- 2O. Front-loaded town-homes are not permitted in the UDO. Table 4.2-2 Note [1]. The Townhome lot table on page 3 are showing townhomes that are not fronting a street with alley-loaded garages as permitted by code. These points of conflict could become single-family detached, potentially greencourts or moved to a duplex configuration.

Site Plans

- 2P. Give dimensions for all greencourts and pocket park tracts. These dimensions need to be included for the perimeter greencourts as well. The majority of the perimeter greencourts are either facing large grades or detention. Please be sure to include dimensions to ensure 30' width greencourt code compliance.
- 2Q. Add the legend to the site plan sheets.
- 2R. Add handicapped parking, Lot Dimensions, Boundaries, Lot and Block Numbers, mailbox kiosks, and signage to the site plan as per the site plan manual.

Elevations

- 2S. There are 3 sets of A, B, and C. Please delineate those further to lessen any confusion between the single-family elevations.
- 2T. Add building heights to the plex elevations similar to the submitted single-family detached.

3. Greencourts

- 3A. Section 4.2.3.C of the code provides green court-specific standards. As part of these standards in Subareas C, no more than 14 dwelling units may face the same Green Court open space, except that the number of units facing a Green Court open space may be increased to 24 dwelling units if both ends of the Green Court open space have frontage on a public street. Drives A, B, and D are not public streets and do not follow the City's street standards, as they are missing sidewalks and landscaping. Therefore the application is asking for a major adjustment to code section 4.2.3.C.b.vi.
- 3B. Continuing in section 4.2.3.C. of the UDO., both end units of each group of attached Green Court Dwellings shall abut a public or private street or alley without intervening common open space between the side wall of the end unit and the right-of-way of the private or public street or alley, except as provided in Subsection ix below. Reviewing the application under the perimeter conditions, the site plan creates pocket parks of 60' per code. Yet many of these pocket parks have parking spaces that do not meet the code's intent. The pocket parks are to provide a break up of hardscape and give open space relief to the building density. Staff would like to see the removal of parking in the pocket parks.
- 3C. Each Green Court Dwelling development shall have direct frontage on and pedestrian access to a street that includes on-street parking and sidewalks on both sides. Unfortunately, many of these private drives do not have on-street parking making the code section difficult to achieve, and an adjustment request will necessary.
- 3D. In general, the site plan holistically has a solid combination of both passive and active spaces. However, there are several instances where the greencourts have little programming or simply not to a size where activity could take place. Review the site plan to see areas of concern. Lots may need to be revised to meet greencourt standards.



4. Murphy Creek GDP

- 4A. As a reminder per Table 2.2.1 Architectural Matrix, both single-family detached and single-family attached. Porches are also a requirement in the Greencourt standards of the UDO.
- 4B. Single-family detached are required to have windows on the garage door.
- 4C. Single-family detached are also required to have 6 architectural features per section 2.3.2 Architecture of the GDP. Review the elevations; they currently do not meet the 6 features. This can be discussed in response to the comment.

5. Architectural and Urban Design Issues

- 5A. The sections provided do not match the current Murphy Creek GDP. The Murphy Creek GDP amendment had many comments in reference to the roadway sections. It is recommended that the GDP road sections get solidified ahead of the second submission.
- 5B. A minor adjustment that needs to be added to the site plan cover and introduction letter is from 4.6-3 of the UDO. Rear alley-loaded garages must be set back 3' or a minimum of 20' from the alley right-of-way.
- 5C. Front-loaded townhomes are not permitted in the UDO. Table 4.2-2 Note [1]. Page 7 of 56 or 4 of 56 points out the points of conflict. The site plan or product will need to be retooled to meet code standards.

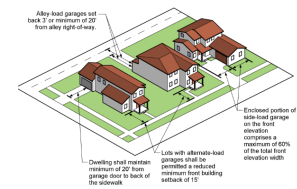


Figure 4.6-3: Alternate-load Garage

6. Landscaping Issues (Bill Tesauro / btesauro@auroragov.org / Comments in bright red)

Overall

- 6A. Label all streets on Planting Plans.
- 6B. Provide the required code landscape island widths, required 1 tree, and 6 shrubs per island for the proposed parking areas.
- 6C. Provide a label for all existing and proposed sight lighting on the landscape plans and be sure to provide the proper separation from the proposed trees.
- 6D. Provide a label for all of the stop signs on the landscape plans and provide the 50-foot setback in advance of the stop sign for the trees.
- 6E. Provide labels for all of the site triangles on the planting plans and be sure not to have landscape within those areas which are prohibited.
- 6F. Provide a label on all fire hydrants and provide the required setback around each one.
- 6G. Label all retaining walls, provide height, material, color, and reference to the sheet and detail.
- 6H. Please provide shade trees for the benches.
- 6I. Please correct the number or add the trees and label unmarked trees.

Landscape Plan

Sheet 11

- 6J. Identify what this material is on the Legend.
- 6K. Please clarify the hatch patterns for the concrete and hatch pattern for the curbside landscaping.

Landscape Plan

Sheet 12

- 6L. Label the unmarked tree.

Landscape Plan

Sheet 13

- 6M. Provide shade for the benches.

Landscape Plan

Sheet 14

- 6N. Provide shade for the benches.

Landscape Plan

Sheet 16

- 6O. Provide shade trees around the playground.



Landscape Plan

Sheet 17

- 6P. Please correct the tree count.

Landscape Plan

Sheet 18

- 6Q. Provide required landscaping around the detention pond.
6R. Provide a label for the 100-Year WSE.
6S. Hatch patterns are off in this location, please correct them.

Landscape Plan

Sheet 19

- 6T. Provide a label for Drainage Channel by others.
6U. Clarify if this is a detention pond, and if so, provide the required landscaping.
6V. Provide a label for this tree.

Landscape Plan

Sheet 20

- 6W. Provide a label for Drainage Channel by others.
6X. Clarify if this is a detention pond, and if so, provide the required landscaping.

Landscape Plan

Sheet 21

- 6Y. Provide a note for what the one * stands for.
6Z. This number is over 30% in three locations.
6AA. Add the meaning of the one* or the two ** at the bottom of each chart.

Landscape Plan

Sheet 22

- 6BB. On each typical, include the proposed easements on each of the different lot typicals as well as the approximate location of the proposed utilities i.e. water and sanitary sewer. Adjust landscaping accordingly.
6CC. Provide a note here that states the following: "Variation is required for landscape design within the front yards of the community. Locations of trees, understory plant material, and mulch types shall vary. not two directly adjacent lots or lots directly across the street may have the same landscape design installed.
6DD. The plant quantities must be specified here and shown to actually work on the lot typical examples provided. The inspectors need to know for approval purposes, the quantities of plants expected to be installed. Mixing the Ornamental Grasses and Perennials into one number does not work.
6EE. This number is over 30% in two locations.
6FF. Add the meaning of the one* or the two ** at the bottom of each chart.

Landscape Plan

Sheet 23

- 6GG. On each typical, include the proposed easements on each of the different lot typicals as well as the approximate location of the proposed utilities i.e. water and sanitary sewer. Adjust landscaping accordingly.
6HH. Provide a note here that states the following: "Variation is required for landscape design within the front yards of the community. Locations of trees, understory plant material, and mulch types shall vary. not two directly adjacent lots or lots directly across the street may have the same landscape design installed.
6II. The plant quantities must be specified here and shown to actually work on the lot typical examples provided. The inspectors need to know for approval purposes, the quantities of plants expected to be installed. Mixing the Ornamental Grasses and Perennials into one number does not work.
6JJ. Add the meaning of the one* or the two ** at the bottom of each chart.
6KK. This number is over 30% in two locations.
6LL. Adjust text on top of this line.

*Landscape Plan**Sheet 25*

- 6MM. Update all of these residential product types to include the quantity of plant material to be installed. See additional comments provided on the Single Family Detached Alley loaded product example.
- 6NN. Because sod is no longer permitted in front yards, what is the mulch treatment anticipated?
- 6OO. Consider aesthetically lots adjacent to one another and what requirements would be necessary to have a cohesive look throughout the development.
- 6PP. The Tri-plex unit would be considered a Townhome. Townhomes have specific landscape requirements that are not like single family or duplex lots. Refer to Section 146-4.7.5.J.3 of the Unified Development Code. Identify the requirements in the landscape table for these specific buildings.
- 6QQ. Because sod is no longer permitted in the front yards and therefore these residential lots, minus the townhomes, would be considered xeric, what feature is being proposed for the front yards? Boulders, berms, a wall, a fence etc. Refer to Table 4.7-3 in the Unified Development Code.
- 6RR. Please indicate why these are noted as N/A on this chart.
- 6SS. Please provide the correct quantity of trees as the total in the Plant List is only 445.
- 6TT. Provide East Coolidge Court Curbside Landscape requirements on the Chart.
- 6UU. Please indicate where the 17% sod area is located on the plan.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**7. Addressing** (Phil Turner / 303-739-7271 / pturner@auroragov.org)

- 7A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:
- Parcels
 - Street lines
 - Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting CADGIS@auroragov.org

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

- 8A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

*Sections**3 of 56*

- 8B. Indicate where mountable curb vs vertical curb will be utilized.
- 8C. Sidewalk easement is not required for private sidewalks, typical.

*Site Plan**5 of 56*

- 8D. Label curb return radius, typical.
- 8E. Label the centerline of maintenance access. 50 Min.
- 8F. Show/label proposed street light locations.
- 8G. Maintenance access is required to the culvert.

*Site Plan**6 of 56*

- 8H. Label width -see site plan set.

*Site Plan**7 of 56*

- 8I. Text lot does not match.



Utility Plan

8 of 56

- 8J. This is not tying in correctly – see the site plan.
- 8K. Min 2% slope required in the pond bottom.
- 8L. Less than 0.8% is not recommended for street slopes.
- 8M. Cross pans are not permitted on streets with storm sewers.
- 8N. Show/label 100-year WSE for the channel.
- 8O. Indicate emergency overflow direction.
- 8P. Include FEMA panel and effective date, typical.
- 8Q. Label slopes in tracts. Max 3:1 slope on-site, min 2% slope for all non-paved areas, typical for all grading sheets.
- 8R. Maintenance access is required to the culvert.
- 8S. Include either approved plans for existing improvements (EDN) or an RSN for any plans that are in review.
- 8T. Min 2% slope in the tract. Advisory note, emergency overflow needs to be identified and minimum freeboard is required.

Utility Plan

9 of 56

- 8U. Cross pan not permitted on streets with storm sewer.
- 8V. Include a slope label on this sheet.
- 8W. Include additional longitudinal street slope labels.

Utility Plan

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- 8X. Include additional longitudinal street slope labels.
- 8Y. Per section 4.03.2 at a street intersection where two streets slope down to the intersection, an inlet shall be placed on the through street's uphill point of curb return and on the intersecting street's uphill point of curb return.

Lighting Plan

53 of 56

- 8Z. Add a note that the street light locations are conceptual. Final street light locations are determined by a photometric analysis submitted with the street light plans submitted with the civil plans.

Plat

3 of 7

- 8AA. Sidewalk easement is not required for private sidewalks, typical.

Plat

6 of 7

- 8BB. Label width

Plat

7 of 7

- 8CC. Items on the plat do match – see set for callout.

9. Traffic Engineering (Dean Kaiser / (303) 739-7584 / djkaiser@auroragov.org / Comments in amber)

- 9A. This Site Plan will not be approved until the GDP amendment is approved.

Site Plan

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- 9B. On note 5 - numerous locations are shown on Stop sign posts. Typical for this note.

Site Plan

6 of 56

- 9C. Add street name signs.
- 9D. On note 5 - numerous locations are shown on Stop sign posts. Typical for this note.



Site Plan

7 of 56

- 9E. Add street name signs.
- 9F. On note 5 - numerous locations shown on Stop sign posts. Typical for this note.
- 9G. Remove stop sign.

Landscape Plan

11 of 56

- 9H. Tree within 50' clear zone of STOP sign, needs to be relocated.

Landscape Plan

16 of 56

- 9I. Tree within 50' clear zone of STOP sign, needs to be relocated.

10.Utilities (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org/ Comments in red)

Cover Sheet

1 of 56

- 10A. GDP amendment will need to be approved prior to site plan approval. Please ensure comments from GDP are also reflected in this plan.
- 10B. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

Site Plan

8 of 56

- 10C. Please ensure this is dedicated as a tract and not a drainage easement.
- 10D. Please dimension 10 FT of separation between water and sanitary.
- 10E. Please ensure the building footprint does not encroach into these pocket easements.
- 10F. Dimension 5 ft offset from side lot lines in accordance with 17.02. TYP
- 10G. Please label and dimension 26 FT utility easement for mains.
- 10H. Lot line? Please label.
- 10I. Ensure the main sizing matches the GDP amendment.
- 10J. Dimension width of maintenance path.
- 10K. Label the grade of the path. Ensure 10% max for longitudinal slope and 2% max cross slope.
- 10L. Use a turning template to ensure maintenance vehicles can turn around.
- 10M. Please revise as only storm mains conveying ROW flows are public. Storm inlets in Alleys and swales are private.
- 10N. Label Public/Private and who is maintaining this facility.
- 10O. Label grades at all access drives. Ensure the grade does not exceed 4%. TYP at all access drives.
- 10P. Please show and label 100 YR floodplain. Ensure FFE is 2 FT minimum above the BFE.
- 10Q. Clearly show and label the drainage easement covering this pond.
- 10R. Please also include enlarged view showing slopes away from units. Ensure grades are 5%min for landscaped areas and 2% for impervious areas.

Utility Plan

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- 10S. Dimension 5 ft offset from C&G per 5.04

Utility Plan

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- 10T. Dimension 5 ft offset from C&G per 5.04
- 10U. Text overlap – please review.
- 10V. Revise service alignment for this block of units to ensure 5 ft offset between meter and side lot line.



11. Aurora Water Revenue (Diana Porter / dsporter@auroragov.org)

- 11A. Storm Drain Development fees due 30.6469 acres x \$1,242.00 per acre = \$38,063.45.
- 11B. 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 on the total landscaped area.

12. Fire / Life Safety (Rich Tenorio/ 303-739-7628 / rtenorio@auroragov.org / Comments in blue)

Site Plan Adjustments

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- 12A. Aircraft Noise Reduction (LDN): New site plans for residential and commercial structures located within a Noise Impact District must include the following note: ATTENTION BUILDING DIVISION: per ARTICLE xi, C.O.A. Building and Zoning Code, Section 22-425 through 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 55 (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
- 12B. Will this project be phased? If so, provide an overall phasing plan that identifies the phasing of the site, access, and water supply. A phasing plan must be provided with the Planning Departments' site plan and Public Works Departments' civil plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.
- 12C. THE DEVELOPER IS RESPONSIBLE FOR CONSTRUCTION OF ALL ON-SITE AND OFF-SITE INFRASTRUCTURE NEEDED TO ESTABLISH TWO POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND EACH INTERNAL PHASE OF CONSTRUCTION. THIS REQUIREMENT INCLUDES, BUT IS NOT LIMITED TO, THE CONSTRUCTION OF ANY EMERGENCY CROSSINGS IMPROVEMENTS, LOOPED WATER SUPPLY AND FIRE HYDRANTS AS REQUIRED BY THE ADOPTED FIRE CODE AND CITY ORDINANCES.
- 12D. Site Plan Requirements for Residential Accessibility: The site plan must reflect the following: Accessibility note for (IBC R - 2) Multi - Family Projects and (IBC R - 3) Townhouses regulated by the 2015 IBC and HB - 03 - 1221. The site plan cover sheet must reflect the following:
- 12E. Provide the following note: (Note: Sites containing less than 7 residential units are exempt from the requirements of Colorado House Bill 03 - 1221.) o THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON 2015 IBC, CHAPTER 11, THE ICC A117.1 - 2009. SITES CONTAINING SEVEN OR MORE RESIDENTIAL UNITS ARE REQUIRED BY STATE STATUTES TO COMPLY WITH COLORADO STATE HOUSE BILL 03 - 1221, ARTICLE 5 - STANDARDS FOR ACCESSIBLE HOUSING (C.R.S. 9 - 5 - 101 TO 9 - 5 - 106).
- 12F. Provide the following note: o THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03 - 1221. THE SITE PLAN WILL REFLECT AN IMPLEMENTATION PLAN DEFINING THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9 - 5 - 105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ANSI A117.1 -1998. OWNER OF PROPERTY FOR THE ABOVE PERMIT: _____.



- 12G. Provide an implementation plan: o The site plan cover sheet must reflect an "Implementation Plan" for all multi - family projects. Per House Bill 03 - 1221, Section 9 - 5 - 106, the builder of any project regulated by this article shall create an implementation plan that guarantees the timely and evenly phased delivery of the required number of accessible units. A Such plan shall clearly specify the number and type of units required and the order in which they are to be completed. Such implementation plan shall be subject to approval by the entity with enforcement authority in such project's jurisdiction. The implementation plan shall not be approved if more than thirty percent of the project is intended to be completed without providing a portion of accessible units required by section 9 - 5 - 105; except that, if an undue hardship can be demonstrated, or other guarantees provided are deemed sufficient, the jurisdiction having responsibility for enforcement may grant exceptions to this requirement. The implementation plan shall be approved by the governmental unit responsible for enforcement before a building permit is issued.
- 12H. Provide a data table: o The site plan must provide a data table that reflects the number of House Bill 03—221 accessible dwelling unit types and the assigned accessibility point value per dwelling unit. A separate data table must reflect the 2015 IBC, chapter 11, section 1107, reflecting the required number of accessible dwelling units or sleeping units. These data tables must reflect the minimum requirements of both codes.
- 12I. Provide a Parking Table: o The site plan must provide an accessible parking data table per the 2015 IBC, chapter 11, section 1106. General Handicap Accessibility Requirements: Show and label the location of all handicapped accessible living units (Type A or B) required by Chapter 11 of the 2015 IBC. Show and label the location of all handicapped accessible parking spaces in accordance with Chapter 11 of the 2015 IBC. Show and label accessible exterior routes on the site plan in accordance with the 2015 IBC, chapter 11. Typically, the accessible route is provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to 60% of the accessible building entrance they serve. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route. The accessible route must be located within a sidewalk. 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. Per the 2015 International Residential Code, Section R320.1, where there are four or more dwelling units or sleeping units in a single structure, the provisions of Chapter 11 of the International Building Code for Group R - 3 shall apply. House Bill 03 - 1221, Section 9 - 5 - 105. [Formerly 9 - 5 - 111] Exemptions for certain privately funded projects. (1) Accessible dwelling units shall be provided as required in this article; except that this article does not apply to privately funded projects for the construction of a detached residence or residences or to other types of residential property containing less than seven residential units. Some developers may have additional responsibilities for compliance with the Americans with Disabilities Act (1 - 800 - 949 - 4232) and/or the Fair Housing Act (303 - 672 - 5437). It is the developer’ responsibility to independently contact these agencies to obtain accessibility information related to this site development.

Overall Plan

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- 12J. More information about how roads will interconnect where the road indicates "NOT BUILT".
- 12K. More information about the required two and approved points of access that is required. Recommendation is to schedule a meeting with a fire life safety plans examiner to vet out minimum requirements.
- 12L. More information about the required for a looped water line that is required. Schedule a meeting with a fire life safety plans examiner to vet out minimum requirements.

Site Plan

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- 12M. Add to the legend the "graphic" tow away sign to the accessible parking signs.
- 12N. See comment: What is this element, parking? Located at the northeast of Drive A.
- 12O. Show Mail Kiosk locations. TYP
- 12P. See comment: Fire Lane Signs and Notes
- 12Q. GENERAL FIRE LANE SIGNS:



- 12R. DEAD END FIRE LANE SIGNS SHALL BE LOCATED ON BOTH SIDES OF THE ENTRANCE.
- 12S. END OF FIRE LANE SIGNS SHALL BE LOCATED AT THE END OF THE DEDICATED FIRE LANE EASEMENT.
- 12T. FIRE LANE SIGNS SHALL BE ANGLED BETWEEN 30 DEGREES AND 45 DEGREES TO FACE ONCOMING TRAFFIC.
- 12U. SIGNS SHALL BE SPACED AT APPROXIMATE 50 FEET ON ALTERNATING SIDES OF THE FIRE LANE.
- 12V. SIGNS SHALL BE INSTALLED 2 (2) FEET BEHIND CURB OR SIDEWALK.
- 12W. FIRE LANE SIGNS DETAIL SHALL SHOW L, R, B (OR SIMILAR IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON THE PLANS.
- 12X. THE LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE.

13. Real Property (Roger Nelson/ (720) 587-2657 / ronelson@auroragov.org / Comments in magenta)

- 13A. See redline comments on the subdivision plat and site plan.
 - 13B. Provide the most recent AES Board monument records.
 - 13C. Provide certificate of taxes due.
- Plat*
1 of 7
- 13D. Add subdivision on all sheets.
 - 13E. 1.6.H. Basis of Bearing Statements. 2. Composition. The basis of the bearing statement shall state the method used to derive the bearing (i.e., assumed, astronomic, geodetic, grid, reference to recorded or deposited survey, etc.) and the bearing between fully described monuments (i.e., monument material, diameter, length (if set), cap size and material, cap markings/stampings, etc.) at each end of a single line. When the monuments at each end of the reference line are fully described on the plat, they need only be referenced in the “Basis of Bearings” statement. A land survey plat shall show the graphic and mathematical relationship between the basis of bearing and the survey.
 - 13F. Text updates please see set.
 - 13G. Expand vicinity map N & S to cover 1/2 mile from site (Typical) (See COA 2022 Subdivision Plat Checklist Item #3).
 - 13H. Show and label all publicly dedicated roads (See COA 2022 Subdivision Plat Checklist Item #3). (Typical).
 - 13I. Remove this redundant paragraph as indicated on pdf.
 - 13J. Add to note 10 -Tracts A through I inclusive are private drives and dedicated to the City of Aurora as access, utility and fire lane easements? (See COA 2022 Subdivision Plat Checklist Item 16.a.).
 - 13K. Under Surveyors certificate: The owners or occupants of the lands herein described shall have no right or cause of action, either in law or in equity, for damages or injury to any person or property arising out of or resulting directly or indirectly, from the overflight of aircraft, or for damages or injury to any person or property resulting from any noise, nuisance, vibrations of any kind or description resulting, directly or indirectly, from aircraft overflights provided, that nothing contained in the foregoing easement shall divest the owners or occupants, their heirs, successors administrators or assigns, of any right or cause of action for damages to any person or property resulting from the negligent operation of aircraft overflights over the described premises at any altitude above ground level.
 - 13L. Remove: (See COA 2022 Subdivision Plat Checklist Item #10) under clerk and recorder’s certificate.
- Plat 2 -7*
- 13M. Label 16' Utility Easement?
 - 13N. Label 10' Utility Easement?
 - 13O. Update numbers per pdf redlines.
 - 13P. In legend give rebar size.
 - 13Q. See COA 2022 Subdivision Plat Checklist Item #12.I. Documenting New and Existing Monuments. If a monument is set, as a result of a land survey, that represents the same corner or control corner of an existing monument, the professional land surveyor setting the new monument shall, on the resulting land survey plat, make note of the reason the professional land surveyor did not accept the existing monument. (see A.E.S. Rule 1.6.E.4.a.).



- 13R. See COA 2022 Subdivision Plat Checklist Item #13.d. Subdivision Boundary Monumentation (general): Minimum standards for monuments must conform to the Colorado Revised Statutes 2020, Monumentation of Subdivisions (38-51-105). (1) Monuments must be set on the subdivision external boundary at each angle or curve change. Show linear and angular dimensions between the monuments on the graphic. Show (Section or ¼ Section) Corner Section 38-51-106(1)(f), CRS, requires professional land surveyors to provide “a description of all monuments, both found or set, that mark the boundaries of the property and of all control monuments used in conducting a survey.”
- 13S. Site Plan shows DE?
- 13T. Site Plan shows parking. Will an easement be required?
- 13U. Site plan shows paved area. Will an easement be required?
- 13V. Does there need to be a sidewalk easement? (Typical).
- 13W. Review set for labeling requirements.

Cover Sheet

Page 1 of 56

- 13X. Provide most recent AES Board monument records. Provide certificate of taxes due.
- 13Y. Add subdivision – typical of all sheets.
- 13Z. 1.6.H. Basis of Bearing Statements. 2. Composition. The basis of bearing statement shall state the method used to derive the bearing (i.e., assumed, astronomic, geodetic, grid, reference to recorded or deposited survey, etc.) and the bearing between fully described monuments (i.e., monument material, diameter, length (if set), cap size and material, cap markings/stampings, etc.) at each end of a single line. When the monuments at each end of the reference line are fully described on the plat, they need only be referenced in the “Basis of Bearings” statement. A land survey plat shall show the graphic and mathematical relationship between the basis of bearing and the survey.
- 13AA. See site plan for text updates.
- 13BB. Expand vicinity map N & S to cover 1/2 mile from site (Typical) (See COA 2022 Subdivision Plat Checklist Item #3).
- 13CC. Show and label all publicly dedicated roads (See COA 2022 Subdivision Plat Checklist Item #3). (Typical).
- 13DD. Remove this redundant paragraph in legal description.
- 13EE. Tracts A through I inclusive are private drives and dedicated to the City of Aurora as access, utility and fire lane easements? (See COA 2022 Subdivision Plat Checklist Item 16.a.).
- 13FF. The owners or occupants of the lands herein described shall have no right or cause of action, either in law or in equity, for damages or injury to any person or property arising out of or resulting directly or indirectly, from the overflight of aircraft, or for damages or injury to any person or property resulting from any noise, nuisance, vibrations of any kind or description resulting, directly or indirectly, from aircraft overflights provided, that nothing contained in the foregoing easement shall divest the owners or occupants, their heirs, successors administrators or assigns, of any right or cause of action for damages to any person or property resulting from the negligent operation of aircraft overflights over the described premises at any altitude above ground level.
- 13GG. Remove: (See COA 2022 Subdivision Plat Checklist Item #10).

Notes

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- 13HH. (Match COA 2022 Site Plan Checklist exactly). All crossings or encroachments into easements and rights-of-way owned by the City of Aurora (“City”) identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City’s use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.
- 13II. See site plan for text updates.



- 13JJ. See COA 2022 Subdivision Plat Checklist Item #12.i. Documenting New and Existing Monuments. If a monument is set, as a result of a land survey, that represents the same corner or control corner of an existing monument, the professional land surveyor setting the new monument shall, on the resulting land survey plat, make note of the reason the professional land surveyor did not accept the existing monument. (see A.E.S. Rule 1.6.E.4.a.).
- 13KK. See COA 2022 Subdivision Plat Checklist Item #13.d. Subdivision Boundary Monumentation (general): Minimum standards for monuments must conform to the Colorado Revised Statutes 2020, Monumentation of Subdivisions (38-51-105). (1) Monuments must be set on the subdivision external boundary at each angle or curve change. Show linear and angular dimensions between the monuments on the graphic. Show (Section or ¼ Section) Corner Section 38-51-106(1)(f), CRS, requires professional land surveyors to provide “a description of all monuments, both found or set, that mark the boundaries of the property and of all control monuments used in conducting a survey.”

Sections

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- 13LL. Plat calls for S.E. / W.E.?
- 13MM. See comments on Sheet 2 of 7 (Typical all sheets).
- 13NN. Site Plan shows DE?
- 13OO. Site Plan shows parking. Will an easement be required?
- 13PP. Site plan shows paved area. Will an easement be required?
- 13QQ. Does there need to be a sidewalk easement? (Typical).

Site Plan

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- 13RR. Label Subdivision Name, Lot, Block & Rec. No.?
- 13SS. Show & label existing 16' UE.
- 13TT. Label private as indicated.
- 13UU. Plat does not call these out as DEs.
- 13VV. Site Plan shows parking. Will an easement be required?
- 13WW. See site plan text updates.
- 13XX. Private Drive, Access, utility & Fire Lane easements? (Typical).
- 13YY. Label Reception No. for existing R.O.W. and label R.O.W. width.
- 13ZZ. Will you need an offsite drainage easement?
- 13AAA. Show & Label existing 10' UEs.
- 13BBB. Label B&D N02°24'08"W 114.33"?
- 13CCC. Site Plan shows parking. Will an easement be required?
- 13DDD. Add Reception No.
- 13EEE. Does there need to be a sidewalk easement? (Typical)

Site Plan

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- 13FFF. Label Subdivision Name, Lot, Block & Rec. No.?
- 13GGG. Show and label existing 10' UEs.
- 13HHH. Offsite DE?
- 13III. Private? (Typical).
- 13JJJ. Label easements (Typical).
- 13KKK. SUBDIVISION (Typical all sheets).
- 13LLL. Add street center line monument.
- 13MMM. Add tic mark at PC.
- 13NNN. Label Arc Length.
- 13OOO. Does there need to be a sidewalk easement? (Typical).
- 13PPP. Site Plan shows parking. Will an easement be required?



Site Plan

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- 13QQQ. Label Subdivision Name, Lot, Block & Rec. No.?
13RRR. Label easements (Typical).
13SSS. SUBIDIVISION (Typical all sheets).
13TTT. Label Arc Length.
13UUU. Label private -see site plan set.
13VVV. Add street center line monument for PC.
13WWW. Private Drive E, I and J.
13XXX. Site Plan shows parking. Will an easement be required?
13YYY. Does there need to be a sidewalk easement? (Typical)
13ZZZ. Site Plan shows parking. Will an easement be required?

Site Plan

Page 7 of 56

- 13AAAA. Match plat dimensions (Typical).
13BBBB. SUBIDIVISION (Typical all sheets).
13CCCC. Add street center line monument.
13DDDD. Label Radius where indicate.
13EEEE. Add street center line monument for PC.
13FFFF. Label drives.

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

Key Issues

- 14A. The Murphy Creek G.D.P. Amendment has not been finalized and there are still several issues which directly affect this site including the regional trail alignment. Please continue to work with PROS to refine regional trail alignment to ensure consistency between the GDP and site plan.
14B. The Regional Trail must be submitted with this site plan in the areas which directly abut this site and run 'through' it as a sidewalk condition. This includes the portions which must abut the channel per previous agreement.

Site Plan

Page 4

- 14C. For all roadway connections into this development, note that this is a responsibility of the developer and abuts golf course property on either side. Each connection also has a golf cart path which crosses through the right of way which must be maintained. Note that these must be designed to include signage, striping and some kind of raised crossing per Traffic allowance.

Site Plan

Page 8

- 14D. There is an existing cart path that is on the golf course side that must be retained. Per previous conversations between the city and the hired consultant working on the drainage improvements, this was to be widened to meet Aurora Water standards of 12' in lieu of providing an additional maintenance path on the private development side. Note that this widening may include having the path up to or over the property line slightly. Please include the conceptual design from Olsson for context and label as Cart Path/Drainage Maintenance Access.

Site Plan

Page 11

- 14E. Label all special landscape buffer widths on the landscape plans.

Site Plan

Page 15

- 14F. This is the only central EW connection that is planned through the golf course to Old Tom Morris road. Therefore, per previous conversation on the regional trail alignment, this shall be retained as the regional trail connector location along the sidewalk.



Site Plan

Page 16

- 14G. Either side of the sidewalk should act as the 10' regional trail connector going through to the east side of the development.

Site Plan

Page 17

- 14H. This sheet should expand to show the regional trail on the east side here before it cuts through the development via the sidewalk to Old Tom Morris Road.

Site Plan

Page 18

- 14I. This connection should go through to the regional trail if possible. Right now, this is a dead end-ending in a detention maintenance path which goes to the bottom of the pond.
- 14J. Per previous agreement, the regional trail will run along the creek for a portion of the development before connecting back into Old Tom Morris Road. Although anticipated to be on PROS property at this point, it is the responsibility of the developer to construct this portion and should be shown within the plan set. Please also work with Real Property to get an Access Agreement to allow the work to occur on city property.
- 14K. Note if a curb cut is occurring here.
- 14L. Call out buffer width.
- 14M. Ensure 10' regional trail maintains a 30' setback from private lot lines.
- 14N. This is the main EW corridor through the development and should provide a connection for the regional trail connector. Please provide signage adjacent to the connection to the full regional trail to identify as the Murphy Creek Regional Trail.

Site Plan

Page 20

- 14O. Call out playground surface.
- 14P. Call out materials.
- 14Q. Playground shade has been a huge recent public request. PROS recommends adding a few trees near the playground as well as shade sails over some playground features if possible.

15. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

- 15A. Need protection of the golf course trees for this site.
- 15B. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at:
<https://auroraver2.hosted.civicleve.com/cms/One.aspx?portalId=16242704&pageId=16529352>

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

- 16A. 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.



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

17A. See below for 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 9, 2023

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

Attn: Ariana Muca

RE: Murphy Creek PA 21 and 22, Case # DA-1250-60

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a conflict** with **Murphy Creek PA 21 and 22**. Please note that water easements must not overlap the 10-foot utility easements that are presumably for natural gas and electric distribution facilities. There must be full use of the 10-feet for these PSCo utilities.

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 document, the Designer must contact a Right-of-Way and Permits 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

18.CDOT (Steve Loeffler / 303-7579891 / steven.loeffler@state.co.us)

18A. This development does not front State Highway 30, but the site plan is showing accesses for the larger surrounding development to Highway 30. Those accesses should be discussed and worked out with CDOT prior to access permit application.



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

19A. See below

Hi there, Ariana.

The school land obligation for Murphy Creek PA 21 and PA 22 was fulfilled with the 2002 school dedication agreement. Since this development application is not increasing the number of residential units that were approved in the Murphy Creek GDP, there would be no additional school obligation for the proposal.

Thanks,
--

Josh Hensley
Planning Coordinator
Aurora Public Schools
(303) 365-7812

20.Mile High Flood District (Derek Clark / 303-455-6277)

20A. See below for comment.



2480 W. 26th Ave Suite 156-B | Denver, CO 80211
TEL 303 455 6277 | FAX 303 455 7880

**MAINTENANCE ELIGIBILITY PROGRAM (MEP)****MHFD Referral Review Comments**

For Internal MHFD Use Only.	
MEP ID:	106325
Submittal ID:	10010241
Partner ID:	1677263
MEP Phase:	Referral

Date: January 9, 2023
To: Adriana Muca
Via Aurora Website
RE: MHFD Referral Review Comments

Project Name:	MURPHY CREEK PA 21 & 22
Location:	Aurora
Drainageway:	Murphy Creek, Gun Club Creek

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:

- Impacts to Gun Club Creek and Murphy Creek
- Outfall and Emergency Spillway from Full Spectrum Detention Pond

We have the following comments to offer:

- 1) Please help us understand how the proposed drainage easements for Tract K and Tract P are being conveyed. The drainage easements seem to be referenced within the site plans but are not expressly dedicated within the proposed plat.

MHFD requires responses to the review comments, please include these responses with any future submittal.

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

Sincerely,

Derek Clark, PE
 Project Manager
 Mile High Flood District