



Planning Division
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Blue = Aztec Responses
Green = HDG Responses
Red = ILC Engineering Responses

September 22, 2021

Thomas Gissen
Meritage Homes
8400 Crescent Pkwy Ste 200
Greenwood Village, CO 80111

Re: Second Submission Review – Murphy Creek PA 13, 14 And 9C - GDP Amendment, Site Plan with Adjustment and Plat

Application Number: **DA-1250-51**

Case Numbers: **1995-2002-10; 2021-4019-00; 2021-3039-00**

Dear Mr. Gissen:

Thank you for your second submission, which we started to process on Tuesday, September 7, 2021. 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, October 13, 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 and Zoning Commission public hearing date is tentatively set for Wednesday, November 10, 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) 739-7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, PLA
Planner I

cc: Karen Henry - Henry Design Group Inc 1501 Wazee Street, #1-c Denver, CO 80202
Ariana Muca, Case Manager
Scott Campbell, Neighborhood Services
Cesarina Dancy, ODA
Filed: K:\SDA\1250-51rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Edit landscaping planting to fit within the site triangle requirements (Landscape).
- The applicant met with Planning on August 19, 2021. Planning spoke on the expectation of the architecture elevations facing open space and drainage. The expectation on August 19, 2021 and today is that architecture elevations facing open space and drainage will follow the UDO (Planning).
- There are some License Agreement issues that will need to be resolved before Public Commission Hearing (Real Property).
- The site plan will not be approved by public works until the preliminary drainage letter/report is approved (Public Works).
- See attached Xcel comment.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No community comments were received during this review period.

Response: Comment acknowledged.

2. Completeness and Clarity of the Application

2A. Recommended to put a dark outline on site on the Vicinity Map for clarity.

Response: Changed as requested.

2B. In the data table please add the max lot size.

Response: Maximum lot size has been added.

2C. In the data table please be more specific on signage. See notes on sheet.

Response: Changed as requested.

2D. Concrete walk hatch is very dark and can make it hard to read the site plan. Recommendation to soften the hatch to a 252.

Response: Changed as requested.

2E. Please add signage detail and the correct zoning designation to Data Block. To be determined will not be accepted. At the very least a maximum needs to be established.

Response: The signage detail (entry monument detail) is shown on the detail sheets. Square footage of actual sign area has been added to chart.

2F. Sheets 1-9 of sheet labeling such as grading and utility plan. Please continue it throughout the set.

Response: Changed as requested.

3. Architectural and Urban Design Issues

3A. Please note which architectural elevations will be facing open space and drainage. In addition, these small lots will need to note additional architectural features that will be added to these lots, for example, additional masonry or porches. Planning disagrees with the assumption that this application is exempt for the code standards regarding architectural elevations facing open space and drainage.

Response: Linework has been provided on the fencing plan (sheet 20) indicating which elevations on the homes will have enhanced architectural elevations. The enhancements may include the following or a combination of the following as appropriate. Enhanced elevations are not proposed for the lots facing the PSCO right-of-way as this has not been provided within other filings within Murphy Creek. These are provided in addition to the six architectural design elements as required by the Murphy Creek GDP:

1. Full masonry wainscot side or rear (whichever side is adjacent to Open Space)
2. Total building façade to be 15% to meet Aurora standards
3. Dissimilar material in Gables where applicable
4. Window grids & shutters
5. Decorative shadow box for 1' plane break



Note: Small lots per the Murphy Creek GDP are different than the Small Lots as defined in the UDO.

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

Sheet 9 of 39

4A. Make sure the four inner shrubs are the ADF to be outside the sight distance triangle.

Response: Shrubs have been replaced with lower species.

4B. There appears to be a missing plant label.

Response: Label has been added.

Sheet 12 of 39

4C. Label the identified tract.

Response: Label has been added.

4D. The GPS plants will get too tall within the sight distance triangle.

Response: Shrubs have been replaced with lower species.

Sheet 14 of 39

4E. Adjust the three plant species identified as they will get too tall within the sight distance triangle.

Response: Shrubs have been replaced with lower species.

4F. Label the tracts.

Response: Label has been added.

4G. Dimension and label the buffer.

Response: Label and dimension has been added.

Sheet 16,17, and 18 of 39

4H. Add the proposed boulder symbology to the legend.

Response: Boulder has been added.

4I. Make the changes to the front yard tables per the comments provided.

Response: Changed as requested.

Sheet 20 of 39

4J. In accordance with the FDP, 45% of residential site plans shall be landscaped areas. Landscape areas include private landscape areas, playgrounds, recreation areas and plazas. It can include interior circulation used exclusively by pedestrians. Public rights of way are not included. Provide a table and graphic depicting the 45% landscaped areas.

Response: Assuming that the comment is referring to the GDP, here are our preliminary calculations (a graphic has not been provided, since the footprints of the homes are not available until the plot plan stage):

Lot Landscape Area: Minimum of 45% (provided in setback area)

Total Lot Area (approximate): 788,000 sf

Minimum Landscape area on lots: 354,600 sf = 8.14 ac

Common Landscape Area (in Tracts): 403,392 sf (does not include detention ponds or drainage channel)

Total Tract Landscape Area: 403,392 sf = 9.26 ac

Total Landscape area: 17.40 ac (= 45% of total site, 38.6 ac)

Further Calculations will be conducted after this submittal to determine exact landscape areas.

4K. Update the street tree requirements table per the comments provided.

Response: Changed as requested.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

5A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

Response: Noted.

Site Plan



Sheet 5 of 39

5B. Tract A is not a drainage easement in its entirety. The drainage easement needs to encompass the extents of the detention pond.

Response: A drainage easement line has been added to Tract A.

5C. Islands at the entry are not preferred, a license agreement is required for island.

Response: The entry island has been removed.

Site Plan

Sheet 6 of 39

5D. Tract K is not a drainage easement in its entirety. The drainage easement needs to encompass the extents of the pond.

Response: The drainage easement has been added. It includes storm pipe as well as the detention pond.

5E. Ramp required at mail kiosk locations.

Response: A ramp has been added near this kiosk.

Grading and Utility Plan

Sheet 7 of 39

5F. Verify with Aurora Water that this maintenance access is close enough to the outfall structure.

Response: Maintenance path has been updated to be closer to the outlet structure.

Grading and Utility Plan

Sheet 8 of 39

5G. Label the actual drainage easement.

Response: Labeled

5H. Include the 100-year water surface elevation in the channel.

Response: This has been added

5I. Label slopes.

Response: Slope labels have been added.

5J. This slope is too steep for the maintenance access.

Response: Noted. The maintenance path is being designed by others and is unapproved at this time. Our proposed contours have been removed from this area.

Plat

5K. Tracts A, I and K are not drainage easements in their entirety. Remove that reference.

Response: Reference has been removed.

5L. Label drainage easement – two areas. See plat plan.

Response: Drainage easements have been labeled.

6. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

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6A. Replace note 2 with below: “The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development.”

Response: Note has been updated.

6B. The intersection of Jewell Avenue and Harvest Road has been identified in the Murphy Creek South PIPA as a potential candidate for a future traffic signal if and when signal warrants are met. As an adjacent land owner/developer, you must participate in the cost of the traffic signal installation. Add the following note to the Site Plan:

Response: We are investigating this request further, since this is the first time the comment has been made.

6C. (Applicant/owner name, address, phone) shall be responsible for payment of 50% of the traffic signalization costs for the intersection of Jewell Avenue and Harvest Road, if and when traffic signal warrants are satisfied.



Traffic signal warrants to consider shall be as described in the most recently adopted version of Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warrant purposes, the minor street approach traffic shall typically be comprised of all through and left-turn movement and 50% of right turn movements unless otherwise determined by the traffic engineer. Pursuant to 147-37.5 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant / owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code. The percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirement.

Response: Does not apply until traffic signalization requirement has been determined.

Site Plan

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6D. Verify all sight triangles meet COA TE-13 Specifications. Remove hatching from sight triangles.

Response: Sight triangles have been updated. Hatching has been revised to be more clear but left in place to make the sight triangles visible. They can be difficult to see on the Site Plan sheets and we feel the hatch is helpful.

6E. Sight triangles are not consistent with COA TE-13, update.

Response: Sight triangles have been updated.

Site Plan

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6F. Align trail closer to ped ramp.

Response: We don't want the trail closer to the ramp. It would cause the ramp to have a non-standard configuration that wouldn't conform to any Aurora ramp details. It would also be challenging to have 3 sidewalks come out from a ramp from a space standpoint.

6G. Delete curb ramp.

Response: Ramp has been removed.

6H. Add receiving ped ramp.

Response: Ramp was accidentally covered by a sign label, it has been updated to be clear.

6I. Line up trail with property line.

Response: The ramp has been shifted so that the trail would meet the ramp outside of the lot, while also being aligned with the far corner of the adjacent ramp across the street.

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6J. Verify all sight triangles and landscaping meet COA TE-13 and COA Roadway Specifications, Section 4.04.2.10. All landscaping sheets.

Response: Sight triangles and landscaping have been revised.

6K. These plants do not meet COA height requirements. Please verify all plants meet COA at all intersections.

Response: Landscaping has been revised.

6L. These plants do not meet COA height requirements. Please verify all plants meet COA at all intersections.

Response: Landscaping has been revised.

6M. This sight triangle is shown to be impeded by lots. Verify sight triangle and structure placement.

Response: A lot fit has been conducted to verify that structures can be placed outside of sight triangles. Since these lots are very deep, no conflict has been detected.

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6N. These plants do not meet COA height requirements. Please verify all plants meet COA at all intersections.

Response: Landscaping has been revised.

6O. Provide Site Triangle.

Response: Sight Triangle has been added.

7. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

Cover Sheet



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7A. No further comments.

Response: Comment acknowledged

8. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

Grading and Utilities

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8A. Show water service for this lot – 14.

Response: Lot 14 has a water service.

8B. With this updated use please provide a Letter verifying that Demands and Loadings from this use do not require system improvements. Calculations and sizings for both uses should be shown to justify no need for improvements. Email ddpershi@auroragov.org for questions/coordination

Response: A letter has been provided as requested.

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

9A. No further comments.

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

10A. There are some easement issues and some License Agreement issues. See the comments on the document(s). Contact Andy Niquette releasement@auroragov.org for the easement concerns and 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. Send in the separate documents still needed.

Response: Comment acknowledged, license agreements will be processed. An easement release has been attached to this comment letter.

Overall Plan

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10B. This easement will need to be released prior to the permits for Lots 3&4, Block 7. Contact Andy Niquette at releasement@auroragov.org to start this easement release process.

Response: Process has been started

10C. Add name.

Response: Name has been added.

Site Plan

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10D. Add distance here – several instances.

Response: Distances have been added.

Site Plan

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10E. 27.07'

Response: Added.

10F. 35.54'

Response: Added.

10G. This easement will need to be released prior to the permits for Lots 3&4, Block 7. Contact Andy Niquette at releasement@auroragov.org to start this easement release process.

Response: Process has been started.

Grading and Utility Plan

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10H. Add name see site plan.

Response: Name has been added to plan.



Grading and Utility Plan

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10I. Add name see site plan.

Response: Name has been added.

10J. This easement will need to be released prior to the permits for Lots 3&4, Block 7. Contact Andy Niquette at releaseeasement@auroragov.org to start this easement release process.

Response: Process has been started.

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10K. Add this screen fence to a License Agreement for the encroachment into the rear Utility easements. Contact Grace Gray at ggray@auroragov.org to begin the process (typ.).

Response: Comment acknowledged, license agreements will be processed.

10L. This easement will need to be released prior to the permits for Lots 3&4, Block 7. Contact Andy Niquette at releaseeasement@auroragov.org to start this easement release process.

Response: An easement release has been attached to this comment letter.

Plat

1 of 4

10M. Send in the closure sheet for the description. Send in the State Monument Records for the aliquot corners used in the plat. 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. **Aztec: the closure report is attached as a separate file in this email.**

10N. Add the full stamping on the cap and depth - match State Monument record. **Aztec: added.**

10O. Add the Contract Purchaser and Notary Block. **Aztec: added.**

10P. Since all these are privately owned and maintained - combine them together. **Aztec: added. With the exception of Tract J, this is a Mile High Flood District drainage way and is a separate plan being worked on concurrently through City of Aurora by CVL consultants.**

10Q. Add street names. **Aztec: added.**

10R. Please see sheet for several text edits. **Aztec: added/updated.**

10S. Add the Sidewalk easement note. **Aztec: added.**

2 of 4

10T. Add name. **Aztec: added.**

10U. This easement will need to be released prior to the permits for Lots 3&4, Block 7. Contact Andy Niquette at releaseeasement@auroragov.org to start this easement release process. **Aztec: a Legal & Exhibit has been written for the drainage easement (rec no. d7005103) for it's vacation, and is attached as a separate document in this email.**

3 of 4

10V. Add rebar length in legend. **Aztec: added.**

10W. Easement? Label. **Aztec: added.**

10X. Add Monument pin and B&D to centerline S. Flatrock Trail. **Aztec: added.**

10Y. Unplatted note. **Aztec: added.**

10Z. Add name note. **Aztec: added.**

10AA. Match totals. **Aztec: added.**

10BB. This easement will need to be released prior to the permits for Lots 3&4, Block 7. Contact Andy Niquette at releaseeasement@auroragov.org to start this easement release process. **Aztec: a Legal & Exhibit has been written for the drainage easement (rec no. d7005103) for it's vacation, and is attached as a separate document in this email.**

3 of 4

10CC. Unplatted in several spots on plan. **Aztec: added.**

10DD. Label easement on several spots on plan. **Aztec: added.**

10EE. Match totals. **Aztec: added.**

10FF. N.R. note on plat. **Aztec: added/updated**

10GG. Add easement curve data - may require a detail. **Aztec: added/updated. The easements are parallel with the**



outer boundary and terminate at the curve, the area is cleaned up, so no detail is believed to be necessary

- 10HH. Add rebar length to legend. **Aztec: added.**
- 10II. Add Monument pin and B&D to centerline S. Flatrock Trail. **Aztec: added.**
- 10JJ. Add name to plat. **Aztec: added.**
- 10KK. Add Monument pin and B&D to centerline S. Flatrock Trail. **Aztec: added.**

11.PROS ([Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple](#))

- 11A. *Repeat Comment:* Golf Fee: Each dwelling unit within the Murphy Creek South subdivision shall be assessed golf development fees in accordance with past golf course agreements as follows: single-family dwelling unit - \$600/DU

Response: Comment acknowledged.

- 11B. *Repeat Comment:* 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 acknowledged.

- 11C. *Repeat Comment:* 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 acknowledged.

12.Xcel Energy ([Donna George / 303-571-3306 / donna.l.george@xcelenergy.com](#))

- 12A. See below for comments.

Response: Comments acknowledged, the note will be added to the final plat before recording.



Right of Way & Permits

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

September 20, 2021

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

Attn: Ariana Muca

Re: Murphy Creek PA 13 14 9C - 2nd referral, Case # DA-1250-51

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the second referral documentation for **Murphy Creek PA 13 14 9C**, acknowledges the requested 10-foot-wide utility easement added abutting South Flatrock Trail.

PSCo also requests that the following language or plat note is added to the preliminary and final plats for the subdivision:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

The property owner/developer/contractor is reminded:

- to complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect
- to connect with a Right-of-Way Agent for any necessary additional easements (i.e. transformers, switch cabinets)
- for any activities within the area of the high-tension electric transmission lines and easement, contact either www.xcelenergy.com/rightofway (website) or coloradorightofway@xcelenergy.com (email)

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