

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



November 23, 2020

Glenn Nier
Meritage Homes
8400 Crescent Pkwy, Ste 200
Greenwood Village, CO 80111

Re: Initial Submission Review – Murphy Creek PA 16 & 20 – Site Plan w/ Adjustments, Plat
Application Number: **DA-1250-48**
Case Numbers: **2020-4020-00**

Dear Mr. Nier:

Thank you for your initial submission, which we started to process on Monday, September 21, 2020. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, December 4, 2020.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Your estimated Planning Commission hearing date is still set for Wednesday, January 13, 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) 739-7184 or hlamboy@auroragov.org.

Sincerely,

Heather Lamboy, Planning Supervisor
City of Aurora Planning Department

cc: Karen Henry, Henry Design Group
Scott Campbell, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\SDA\1250-48rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please update the plan set to include the street names (detailed below)
- Full movement access is not permitted at the Jewell/S Coolidge St intersection
- Please illustrate the median cuts for the emergency accesses off Jewell Road.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No comments were received from the public.

2. Completeness and Clarity of the Application

- 2A. No adjacent property owner information was uploaded to the case file. Please upload this information so we can refer the case out for their review.
- 2B. Please get an updated list of neighborhood associations and request that Scott Campbell upload these into the AMANDA system for referral purposes.
- 2C. The owner authorization letter does not have the owner's signature. Please update and include it with the next submittal.
- 2D. It is recommended that you obtain architectural approval from the Murphy Creek Design Review Committee. Maggie Rash is the contact, and her email address is Maggie.rash@comcast.net.
- 2E. Please provide house models and elevations. Please provide at least 4 to be consistent with Code.
- 2F. Please provide a material/sample exhibit.
- 2G. Please work with the Mile High Flood District to address their comments.

3. Zoning and Land Use Comments

3A. Be sure to update the street names per the Addressing comments below.

4. Architectural and Urban Design Issues

4A. Please remember that there are very specific standards related to architecture for Single Family Detached residential homes. Please refer to Section 2.2.1 of the Murphy Creek Development Standards. Included are minimum floor area, porch design, masonry requirements, roof shapes/materials, and more.

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

Sheet L-1 Landscape Plan

- 5A. Tone back the existing and proposed contours, darken the lot numbers, make sure the street names are text masked. Make sure the existing contours show up as dashed lines. They are dashed in the legend, but not on the plan. Darken/thicken the individual lot lines.
- 5B. Provide a separate insert that shows the tracts. Turn off the landscaping, grading etc. Bare bones. Tracts are difficult to see or find.
- 5C. Provide a separate insert that clearly shows the fencing locations. it is not clearly visible in alot of the locations where the PVC Screen Fence is proposed.
- 5D. Add "Not for Construction" to all sheets.
- 5E. What do all the larger circled numbers mean? Are they needed on the landscape plan?
- 5F. Add existing trees to remain to the legend.

Sheet L-2 Landscape Plan

5G. Include the overflow and maintenance path for the pond grayed back. Adjust landscaping accordingly.



Sheet L-4 Landscape Plan

- 5H. Sod is not permitted in curbside landscape areas that are less than 10' wide. Maintenance will be problematic trying to mow such small strips and so many of them.
- 5I. Include the overflow and maintenance path for the pond grayed back. Adjust landscaping accordingly.
- 5J. Because there is nothing to match a sheet, please delete the matchline symbology.

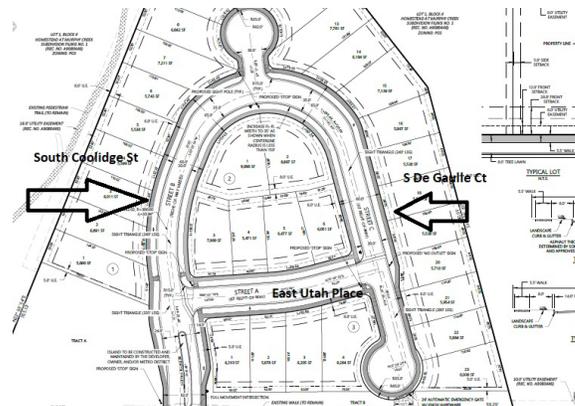
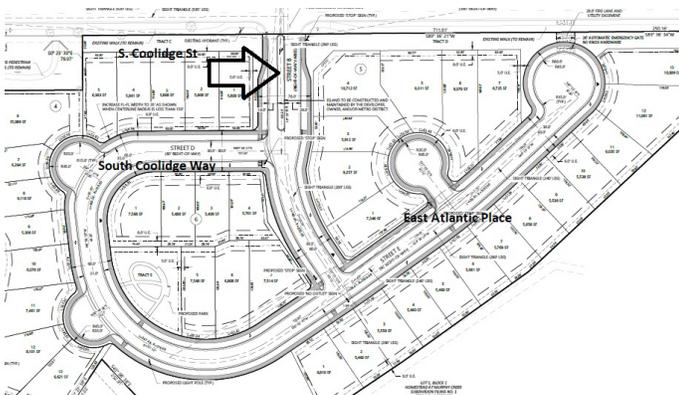
Sheet L-5 Landscape Plan

- 5K. All of the common areas or tracts, needed to be listed separately and their requirements listed as such. That is Tract A, B, C etc.
- 5L. Update the note to remove the reference to the previous landscape code.
- 5M. Provide a table demonstrating compliance with the 1 shrub per 40 sf of curbside landscape. This should be done by street. No more than 40% of the shrub total may be ornamental grasses.
- 5N. Provide information for the front yard landscape requirement. Are there various lot sizes? if so, the site may need to be broken down into A, B, C lots etc. Sod is not permitted in the front yards unless it is 400 contiguous sf. Provide a table that accounts for the number of shrubs/grasses etc. that are to be provided. An example may be provided upon request.

6. Addressing ([Phil Turner / 303-739-7357 / pturner@auroragov.org](mailto:Phil.Turner@auroragov.org))

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

The following are the street names that are assigned for this project:



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 7A. The Site Plan will not be approved until the Preliminary Drainage Report/Letter is approved by Public Works.
- 7B. Add a note indicating if the storm sewer system is public or private and who will be maintaining it.
- 7C. A license agreement is required for the median islands.
- 7D. Transitions are required for pavement widening, please dimension the transition.
- 7E. Update curb ramps to meet current standards.
- 7F. Label proposed cross pans.



- 7G. A 45' minimum radius is required for the cul-de-sac.
- 7H. A cross pan at the intersection of Street C and Street A requires approval by the City Engineer.
- 7I. On Sheet 4, add a note that proposed street lights are conceptual. Final street light locations will be determined by photometric analysis submitted with the lighting plans in the civil plan submittal. Typical
- 7J. Transitions required for pavement widening. Dimension transition.
- 7K. Show and label proposed retaining walls. Indicate material type and max height or height range.
- 7L. Label the floodplain.
- 7M. Dimension the sidewalk on Jewell.
- 7N. 150' radius required on Type 2 streets or pavement widening required.
- 7O. Min 2% slope in pond bottom.
- 7P. Provide additional slope labels at cul-de-sacs.
- 7Q. Along Street A, 3% slope is required for 95 feet.
- 7R. Provide additional wall information for the northwest corner of the area south of Jewell. Max height or height range, typical section. Walls greater than 30" require railing or barrier. Walls greater than 4' or tiered walls require structural calculations with the first civil plan submittal.
- 7S. Include FIRM panel and effective date. Show/label base flood elevations. Lowest lot corner elevation must be 1' above BFE, lowest finished floor 2' above BFE.
- 7T. What is this line? (Sheet 7)

8. Traffic Engineering (Carlie Campuzano / 303-739-7309 / ccampuza@auroragov.org / Comments in amber)

Traffic Letter

- 8A. The level of service criteria for a full access movement is not met; show as ¾ movement accesses on both sides of Jewell.
- 8B. Include a table of queue lengths.
- 8C. In Table 4, highlight movements that exceed City thresholds and add to legend.
- 8D. LOS for the NB and SB lefts is not acceptable. City does not support a full movement access and a 3/4 movement access should be recommended. 3/4 movements were anticipated in the Master TIS as well as the original GDP.
- 8E. In the "Additional Analysis" section, please include a table of queue lengths.
- 8F. Update the "Additional Analysis" section based on previous comment about 3/4 movement. Include language stating that this intersection may need to be restricted to 3/4 movement at the City's discretion in the future based on levels of service for NB/SB left turns. Also state that 3/4 movements were anticipated in the Master TIS as well as the original GDP.

Site Plan

- 8G. Per comments on the Traffic Letter, full movement accesses will not be permitted. Show movements physically restricted to ¾ access with associated signing.
- 8H. Eliminate the noted crossing on the curve. (Sheet 5)
- 8I. Include/show crosswalk striping, typ all crossings.
- 8J. The crosswalk at the Street B/Street D intersection needs to be moved to the right side of the T intersection.
- 8K. The noted sign on Street E should be facing eastbound traffic.

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

- 9A. Please add the 2015 IRC Occupancy (R-3) and IRC Construction Type (Type V-B) to Site Data Table.
- 9B. In the Site Plan Notes section, please delete notes 4, 19, 23, 24, and 27.
- 9C. On Site Plan note 22, please add "55" where the blank line is.
- 9D. Please label and show the dashed delineation of the entire 23' Fire Lane Easement; Including, the 29' inside radii and mountable curbs. Note the sidewalks and the curbs must also meet the imposed weight of 85,000 lbs for the fire apparatus.
- 9E. Please provide the actual Street Names. ***Typical All Sheets.***
- 9F. Please show the New Median Cuts for Emergency Access. (on all
- 9G. Please label and show the 23' Manual Swinging Gate with Knox Hardware. Note Gate must be 35' minimum from flow line on E Jewell Ave. (on all sheets)



- 9H. Please provide a Gating Detail within the Site Plan and label the Detail 23' Manual Swinging Gate with Knox Lock. Please also include the following Detail Notes:
1. The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. For assistance please call 303-739-7420 and ask for a Life Safety Plans Examiner.
 2. An encroachment into or over a fire lane easement will require the developer to obtain a license agreement through the Real Property Division of the Public Works Department; please call (303) 739-7300.
- 9I. Provide a posting detail for the fire lane signs.
- 9J. Please add the actual street names to this example. Note 4 Signs at each Fire Lane (2) A's & (2) B's with the corresponding Arrows and Street Names.
- 9K. Please show and label the Fire Lane Signs and show the correct arrow configuration on both sides of the Fire Lane.
- 9L. Please label and delineate the fire lane easement on grading sheets.

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

- 10A. This inlet at the noted location is in conflict with the existing sanitary and will need to be relocated (Sheet 8).
- 10B. Please consider updating the sanitary to the redlined alignment (Sheet 8).
- 10C. Please revise to Wye connection.
- 10D. May require license agreements for any private infrastructure in the redlined location (Sheet 9).
- 10E. On Block 4, Lot 13 the service does not appear to be within the lot. Please add dimension to verify there is 5 ft offset from the lot line.

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

- 11A. The proposed detention pond is anticipated to hold up to 5-year flows with those great flowing overtop the golf course back into Murphy Creek. Please coordinate with PROS to ensure that the grading outside of the pond can help to orient flows into the existing swales adjacent to your site.
- 11B. Please note that several encroachments were identified in previous meetings such as retaining walls or potential drainage structures which were proposed to occur on the Golf Course. Please note that any improvements on PROS property will need to be covered by a License Agreement through Real Property.
- 11C. **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.
- 11D. **Golf Fees:** 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
- 11E. **Park Development Fees:** Per the requirements of Annexation Agreement 85-251 recorded for the Murphy Creek subdivision, the applicant shall pay \$300 per dwelling unit for Park Development Fees payable at the time of building permit issuance.



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

Sheet 4

- 12A. Add a line of delineation for the two types of easements.
- 12B. Add the tic marks at the change of directions or P.C.
- 12C. Change to G.E. (typ.).
- 12D. Add curve data and B&D for the lot line where noted.
- 12E. Add distance where noted.
- 12F. Change to delta symbol and add Deg - Min – Sec. where redlined.
- 12G. Label easements where noted.
- 12H. License Agreement is required for the gates in the easement.

Sheet 5

- 12I. Add a line of delineation for the two types of easements.
- 12J. Add tic mark.
- 12K. Add curve data and B&D for the lot line where noted.
- 12L. Add the tic marks at the change of directions or P.C.
- 12M. Change to delta symbol and add Deg - Min – Sec. where redlined.
- 12N. Change to G.E. (typ.).

13.Revenue (Diana Porter / dporter@auroragov.org)

- 13A. Storm drainage development fees due: 19.45 acres x \$1,242.00 per acre = \$24,156.90

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

- 14A. Please see attached letter.

15. Mile High Flood District (Mark Schutte / 303-455-6277 / submittals@udfed.org)

- 15A. Please see attached letter.



Right of Way & Permits

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

October 9, 2020

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

Attn: Heather Lamboy

Re: Murphy Creek PA 16 and 20, Case # DA-1250-48

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Murphy Creek PA 16 and 20** and requests that 10-foot wide utility easements are dedicated along all rights-of-way within all tracts for connectivity throughout the development.

As you are aware, PSCo owns and operates existing natural gas and electric distribution facilities along both sides of East Jewell Avenue. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

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

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

MAINTENANCE ELIGIBILITY PROGRAM (MEP)

MHFD Referral Review Comments

For Internal MHFD Use Only.	
MEP ID:	108302
Submittal ID:	10005241
MEP Phase:	Referral

Date: October 6, 2020
To: Aurora Engineering and Planning
Via email
RE: MHFD Referral Review Comments

Project Name:	Murphy Creek PA 16 and 20 (RSNs 1489380 and 1485115)
Location:	East of Old Tom Morris Rd and Jewell Ave Intersection
Drainageway:	Murphy 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:

- Basin B WQ Pond Spillway and Pipe Outfall (south of Jewell Avenue)

We have the following comments to offer:

- 1) Thank you for providing the setback from Murphy Creek per our discussions.
- 2) The District will review the spillway path to ensure a stable, protected connection is provided between the spillway embankment and the main channel of Murphy Creek.
- 3) The District will need additional detail and calculations for the maintenance eligible improvements in subsequent submittals.

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

Sincerely,



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