



Planning Division  
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May 11, 2023

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

**Re: Second 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 second submission, which we started to process on Wednesday, April 19, 2023. 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, June 2, 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.

Your estimated Planning and Zoning Commission public hearing date will be Wednesday, July 12, 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](mailto:amuca@auroragov.org).

Sincerely,

Ariana Muca, P.L.A.  
Planner II

cc: Ariana Muca, Case Manager  
Cesarina Dancy, ODA  
Filed: K:\SDA\1250-60rev2.rtf



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Include greencourt dimensions and all adjustment language (Planning).
- Please submit a preliminary digital addressing. SHP or a . DWG file as soon as possible (Addressing).
- Updates for accessible paths and lighting (Fire and Life Safety)
- 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).
- Revise to water easement (Utilities)
- Please connect with PROS on the regional trail alignment (PROSE).
- Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk still has a conflict with Murphy Creek PA 21 and 22. While the comment response says "this has been accommodated with the current layout", there are still water easements overlapping the 10-foot utility easements (Xcel).

### 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. Staff read the response to the comment and does not want to hold up the planning commission date for the application. The Murphy Creek GDP was not submitted in April. Therefore, we will be moving ahead with the review and approval of this site plan based on the current GDP.
- 2B. A Murphy Creek Architecture Review Letter shall be provided ahead of recordation.

##### *Introduction Letter*

- 2C. I see adjustment language, but some adjustments, such as the alley setbacks, are missing from the cover page and introduction letter. Please include the code sections as well.
- 2D. The justification and mitigation for the nonconforming greencourts need to be revisited. Many of the mitigation efforts are requirements. I would be hesitant to call the constraints due to infill as you are using the perimeter greencourt conditions of code while creating a new road network.

##### *Cover Sheet*

- 2E. Add percentages to maximum building coverage, landscape, hardscape, etc., on the data block as requested in the first review.
- 2F. Include the minimum lot size for both SFA and SFD. A difference from the Murphy Creek GDP must be included with the cover sheet and introduction letter. 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 about the adjustment ask. The application is not asking for a new standard or something unique to the UDO but to meet current requirements. This is a repeat comment, as this was not provided.
- 2G. Update the cover page to include all adjustments. Example: 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. This has not been added to the cover sheet.

##### *General notes*

- 2H. Staff would like an overall layer or new page showing which lots are single-family detached and which are single-family attached. A lot table should also be provided.
- 2I. In response to the comment, no small lot table was given as the site does not have small lots (stated by the applicant). The standard single-family detached front lot line is 50' per Table 4.2.-2. The lots shown on the site plan are averaging around 33', thus small lots. Staff will not require a table, but please keep it in mind for future applications.

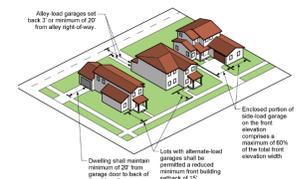


Figure 4.6-3: Alternate-load Garage



2J. Add a legend to site plan sheets.

*Site Plans*

2K. 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. This comment is from the first review. The response to the comment said these dimensions were added, but staff could not see it in the set.

*Elevations*

2L. On the elevations, it appears that there is an amendment bubble. Please get rid of the bubbles and deltas.

2M. Confirm the single-family detached has windows on the garage.

2N. Please provide a general size. In addition, staff needs to ensure this is indeed a 2-car garage.

2O. Appears that material did not print on some of the elevations. Please update for the next submittal. Also, please turn off the internal stairs.

**3. Greencourts**

3A. Greencourts 22-46 are nonconforming and require an adjustment, as seen in the application. As part of code section 4.2.3.C.ix.c.ii, the Green Court development must provide guest parking for motor vehicles at the rate of one-half parking space per Green Court Dwelling. Required guest parking must be located within 200 feet of the front entrance of the dwelling it serves and must be located (a) on a public or private street, or (b) in a parking lot or garage abutting and visible from a public or private street. You are providing guest parking, but it is not meeting conditions a or b. Can street parking be provided on E Coolidge Ct.? Does an adjustment need to be requested.

3B. 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. In response to the comment, parking could not be removed as it was necessary for guest parking. In the introduction letter as mitigation, it was stated that there was above and beyond guest parking. Staff would like to see the car park revisited and the introduction letter revised.

**4. Murphy Creek GDP**

4A. Please note that all porch dimensions need a minimum of 25 sq ft as this is a Murphy Creek GDP requirement.

**5. Landscaping Issues** (Bill Tesauro / [btesauro@auroragov.org](mailto:btesauro@auroragov.org) / Comments in bright red)

*Overall 12-20*

5A. Please label the tree or trees that is redlined on sheets 12, 13, 15, 17.

5B. Please indicate and label all the 25' wide landscape buffers on all the landscape sheets. (Typical).

5C. Please turn off the B 1 symbol on all the landscape sheets. (Typical).

5D. Please correct all the landscape sheets with regard to the incorrect sheets on the key maps. (Typical).

5E. Please remove the proposed sod from the red lined areas per my conversation with Aurora Water.

*Landscape Plan*

*Sheet 23*

5F. Please label all the streets.

5G. Please darken all the lot lines.

5H. Please turn off all the other patterns with the exception of the three-lot patterns.

*Landscape Plan*

*Sheet 24*

5I. Please label all the streets.

5J. Please provide the required landscaping for the corner lots and indicate them on the plans.

5K. Please add the "variation within the front yard landscaping design must vary with homes directly across the street from one another and no more than 3 houses in a row shall repeat the design". (Typical for Sheet 24 and 25)



*Landscape Plan  
Sheet 25*

5L. Please indicate all the proposed utility lines on all three models to verify that the proposed landscaping can be planted, as some houses have front end utilities per the civil plans.

*Landscape Plan  
Sheet 27*

5M. Please break the proposed common areas into each tract on the chart.

5N. Please adjust the SF and percentage in the Water usage table accordingly with regard to the red lines for the removal of the sod area.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**6. Addressing (Phil Turner / 303-739-7271 / [pturner@auroragov.org](mailto:pturner@auroragov.org))**

6A. 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](mailto:CADGIS@auroragov.org)

**7. Civil Engineering (Brianna Medema / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in green)**

7A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

*Sections  
3 of 59*

7B. Repeat comment with clarification. I see the labels below. Where on the roadways (on the plan sheets) will each be used?

*Utility Plan  
9 of 59*

7C. Include either approved plans for existing improvements (EDN) or an RSN for any plans that are in review.

7D. Label slopes in tracts. Max 3:1 slope on site, min 2% slope for all non-paved areas, typical all grading sheets- Label minimum slope in this area.

7E. Less than 0.8% is not recommended for street slopes. 0.5% is absolute minimum.

**8. Traffic Engineering (Dean Kaiser / (303) 739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber)**

8A. This Site Plan will not be approved until the GDP amendment is approved.

*Site Plan  
7 of 59*

8B. Ped xing okay on "left" side due to wider ped walkway on this side.

8C. Intersections to meet at 90 deg angle (+/- 5 degrees). Confirm intersecting angle.

*Site Plan  
8 of 59*

8D. Need road and signage designation in the legend.

8E. Need to add W13-1P plaque designation to legend.

8F. Move curb ramps and ped xing to the "right" side of intersection.

*Site Plan  
12 of 59*

8G. Add dimensions as indicated.



*Site Plan*

17 of 59

8H. Add dimensions as indicated.

**9. Utilities** (Daniel Pershing / 303-739-7646 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)

*Cover Sheet*

1 of 59

9A. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

*Overall Sheet*

5 of 59

9B. This portion of sanitary in phase 3 will need to be constructed prior to or in conjunction with Phase 2.

9C. There is only one point of connection for the waterline if phase 2 follows phase 1.

9D. Please revise phasing plan to provide an outfall for each phase and a looped waterline (2 points of connection) for each phase.

*Utility Plan*

9 of 59

9E. Storm flows downstream of this inlet become co-mingled and piping must be labeled Private.

9F. Label Private.

9G. Please relocate callout to show maintenance path alignment.

9H. Dimension/ensure minimum 2 ft separation from hardscape.

*Utility Plan*

11 of 56

9I. Adjust alignment of W.L. to center of easement or adjust easement alignment.

9J. Please include a water sampling station in this area, next to the hydrant.

*Plat*

7 of 7

9K. Revise to water easement

**10. Aurora Water Revenue** (Diana Porter / [dsporter@auroragov.org](mailto:dsporter@auroragov.org))

10A. Storm Drain Development fees due 30.6469 acres x \$1,242.00 per acre = \$38,063.45.

10B. 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.

**11. Fire / Life Safety** (Rich Tenorio/ 303-739-7628 / [rtenorio@auroragov.org](mailto:rtenorio@auroragov.org) / Comments in blue)

*Cover Sheet*

1 of 59

11A. Add a line for Accessible Parking Spaces (show Required and Provided)

*Notes*

2 of 59

11B. Add the following NOTE: Site Plan Requirement for Residential Accessibility

11C. Please provide a completed Implementation Plan, use the example table template below.

*Overall Plan*

4 of 59

11D. Relocate this fire hydrant to this location here.

11E. This fire hydrant can be eliminated from mid-block.

11F. Provide information regarding this second point of emergency access and the completion of this looped water line.

11G. Temporary dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved fire apparatus turn-around. Will this road require a turn-around for fire apparatus?



*Site Plan*

5 of 59

11H. Provide curb stops at all accessible parking spaces as shown in the graphic.

*Landscape Plan*

17 of 59

11I. Provide the graphic for Fire Hydrant Pocket Easement, typical for all Landscape Sheets.

*Landscape Plan*

55 of 59

11J. Add the Illumination Note to the Photometric Plan.

11K. Identify all accessible units and show the accessible route from those units to the public way. Typical for all photometric sheets.

11L. The Photometric Plan must show and label the location of the internal site accessible route. Provide a minimum of 1 foot-candle of lighting within the accessible route.

**12. Real Property (Roger Nelson/ (720) 587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)**

12A. See redline comments on Subdivision Plat and Site Plan.

12B. Provide certificate of taxes due showing all taxes have been paid through plat acceptance date.

12C. Provide updated title commitment dated within 30 days of plat acceptance date.

*Plat*

1 of 7

12D. Add street names to map.

12E. 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.

12F. Update general note 11 - Tracts K & P are Drainage Easements?

*Plat 2*

12G. Include Point of Beginning.

*Notes*

Page 2 of 59

12H. (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.

*Sections*

Page 3 of 59

12I. Plat calls for S.E. / W.E.?

*Site Plan*

Page 4 of 59

12J. Private Drive, Access, utility & Fire Lane easements? (Typical).

12K. Show & label existing 16' U.E.

12L. Plat does not call these Tracts out as D.E.'s.

12M. Reception Number.

12N. Offsite drainage easement?



- 12O. Label Reception No. for existing ROW and label ROW width.
- 12P. Show & Label existing 10' U.E.'s
- 12Q. Label Reception No. for existing ROW and label ROW width.

*Site Plan*

*Page 5 of 59*

- 12R. Label Subdivision Name, Lot, Block & Rec. No.?

*Site Plan*

*Page 6 of 59*

- 12S. Show and label existing 10' U.E.'s
- 12T. Offsite D.E.?
- 12U. Label Reception No. for existing ROW and label ROW width.
- 12V. Label easements (Typical).
- 12W. Label private where indicated.
- 12X. Show and label existing 10' U.E.'s.
- 12Y. Label Reception No. for existing ROW.
- 12Z. Match plat dimensions (Typical).

*Site Plan*

*Page 7 of 59*

- 12AA. Label easements (Typical).

*Site Plan*

*Page 8 of 59*

- 12BB. Match plat dimensions (Typical).

**13. PROS (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / Comments in purple)**

Key Issues

- 13A. Please connect with PROS on the regional trail alignment.
- 13B. Note that golf fees and park development fees will be due at the time of building permit.
- 13C. An adjacent property owner waiver is required with the sale of homes within 1000 feet of the golf course.

**14. Forestry (Rebecca Lamphear / 303-739-7139 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)**

- 14A. There are no trees on this project site. No tree mitigation will be required.

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

- 15A. 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.



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

16A. See below for comments.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3284  
donna.l.george@xcelenergy.com

May 1, 2023

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

Attn: Ariana Muca

**RE: Murphy Creek PA 21 and 22 – 2<sup>nd</sup> referral, Case # DA-1250-60**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk still has a **conflict** with **Murphy Creek PA 21 and 22**. While the comment response says "this has been accommodated with the current layout", there are still water easements overlapping the 10-foot utility easements. Again, there must be full use of the 10-feet for PSCo dry utilities.

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

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

17A. Murphy Creek Area 21 and 22 do not front the State Highway and for that reason we have no comments. We have had meetings with this developer and have discussed access to State Highway 30. No applications have been received yet. Thank you for the opportunity to review this referral.

**18.Aurora Public Schools (Josh Hensley/ jdhensley@aurorak12.org / (303) 365-7812)**

18A. 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



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

19A. No further comment.