



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

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February 3, 2020

Phillip Cross
Taylor Morrison
1420 W Canal Court, Suite 170
Littleton, CO 80120

Re: Second Submission Review – Murphy Creek PA 14 – Major Site Plan & Preliminary Plat
Application Number: **DA-1250-47**
Case Number: **2019-4020-00**

Dear Mr. Cross:

Thank you for your second submission, which we started to process on Monday, January 16, 2020. We reviewed it 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 some issues still remain, you will need to make a technical submission after your Planning and Zoning Commission public hearing, which is scheduled for Wednesday, February 12, 2020. Please provide updated drawings for the Commission hearing to me by Wednesday, February 5 to stay on schedule.

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.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303) 739-7184.

Sincerely,

Heather L. Lamboy, AICP
Planning Supervisor

cc: Matthew Valente, Taylor Morrison 6455 S Yosemite St, Suite 1000 Greenwood Village, CO 80111
Scott Campbell, Neighborhood Liaison
Mark Geyer, ODA
Filed: K:\\$DA\1250-47rev2.rtf



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 29, 2020

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

Attn: Heather Lamboy

Re: Murphy Creek PA 13 – Murphy Creek F17 - 2nd referral, Case # DA-1250-47

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the second referral documentation for **Murphy Creek PA 13 – Murphy Creek F17** and acknowledges the requested changes made to the plat.

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. Additional easements may need to be acquired by separate document for new facilities.

Additionally, please note the existing electric *transmission* facilities east of the project. Should there be any off-site activities of any kind in this area, the property owner/developer/contractor must either go to the website at www.xcelenergy.com/rightofway or email coloradorightofway@xcelenergy.com to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement.

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



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ Please remove all AutoCad SHX text and flatten the document.
- ✓ Provide an approval letter from the Murphy Creek Architectural Review Committee.
- ✓ Please address technical comments from Public Works, Aurora Water, and Traffic Engineering.
- ✓ If you have not already begun the license agreement process, it is advised that you start soon so that there will be no delay with recording. License agreements have to be approved prior to final approval and recording of the Site Plan, and they take approximately 4-6 weeks to complete.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- A. Paula Smolen, 24011 E Hawaii Place, LLSFS CAG Aurora, CO 80018 pmsmolen@yahoo.com
Comment: We who already live here in Murphy Creek greatly appreciate the applicant for honoring our sub division with what is being proposed. In addition, we appreciate the respect the developer has shown regarding the continuity of our neighborhood. Let's continue working on the product presented without any waivers and changes.

2. Completeness and Clarity of the Application

- A. Please provide an approval letter from the Murphy Creek Architectural Review Committee.
B. Please provide a material/sample exhibit.
C. Please add an amendment box to the cover sheet for noting future amendments to the site plan.

3. Zoning and Land Use Comments

- A. Response to comments stated that the Avigation Easement information was included; however, it was not. Please provide this information with the next submittal.

4. Architectural and Urban Design Issues

- A. Please provide an approval letter from the Murphy Creek Architectural Review Committee.
B. Include material/color information for all proposed paint schemes.

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

A. Sheet C4 of 32 Overall Grading Plan

- There is riprap in two locations being proposed over the sidewalk. Is this the case or will the riprap be buried?

B. Sheet L-1 Landscape Plan

- No more than 33% of a sites total landscape area can be high water use sod areas.

C. Sheet L-2 Landscape Plan

- Please increase the size and the darkness of the squares being provided in the legend indicating the hatches.
- Adjust the proposed landscaping at the entrance due to the change in the outfall structure of the detention ponds.
- Consider placing mulch between the fence and retaining wall of the detention pond as maintenance will be an issue if plant material is planted in native seed.
- Add a street tree.

**D. Sheet L-5 Landscape Plan**

- Street trees are required here. Sight triangles are NOT an issue for street tree placement. Make sure that the first street tree is set back 50' from the face of the stop sign and a tree occurs every 40' thereafter.

E. Sheet L-6 Fencing Plan

- Please turn the landscaping and plant labels off in this plan.

F. Sheet L-7 Planting Schedule

- Update the proposed ornamental tree size.

G. Sheet L-8 Butterfly Garden

- Text mask text where indicated.

H. Sheet L-9 Typical Lot Landscape

- Due to their size, these residential front yard lots must comply with the xeric front yard landscape standards as outlined in table 4.7-3. They require a feature which could be any of the following: a wall 1-2.5' tall, a fence, earth berm or natural boulders.
- Sheet L-11 Landscape Notes, Charts and Details
- Add an additional note: Street tree locations are approximate and will be installed once driveways and utilities have been installed.
- Update the landscape notes where indicated.

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

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

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**7. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)**

- A. The site plan will not be approved by Public Works until the preliminary drainage report is approved.
- B. This will be a public document that must be able to be duplicated. Please remove the copyright statement.
- C. On the plat, a minimum 45-foot reverse curve is required. See Figure 4.07.10.1 of the Roadway Manual.
- D. On the plat, where noted on the plat, the curve radius is a minimum of 15 feet or 20 feet.
- E. Add the following note: The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line and grounding details shall be submitting to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the street lights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.
- F. A typical section for Flatrock Trail was also requested to show the proposed improvements.
- G. 5.5' sidewalks are required for all local streets.
- H. Show/label proposed mail kiosk locations.
- I. Show and label proposed street lights on S Flatrock Trail.
- J. Show/label pond maintenance access. Access is required to the bottom of the pond and the top of the outlet structure.



- K. What are signs noted in the redline? Please label and include a detail.
- L. Cross slope is required to meet COA criteria. Maintain 0.5% at flowline.
- M. Walls over 30" require pedestrian railing. Please provide details of the walls and call out the railing in the plan.
- N. Show and label proposed street lights on S Flatrock Trail. Flatrock Trail is a collector street and the SL-3 light standards will apply.
- O. On the table on Sheet 32, 0.3 is the min. for roadways and 0.4 is the minimum required for sidewalks. A corrected page 83 is available and it eliminates the N/A. Please include the sidewalk figure as well.
- P. Why no lighting in Tract E?
- Q. Make correction to table to note Tract C.
- R. Refer to Table 4.10.4.02.01 for Pedestrian Walkway requirements.

8. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

- A. Previous comment not addressed: Sight triangles are required to be updated to be based on stop sign location & Design speed (they will get bigger).
- B. Plantings at the intersection of S Haleyville Street and S Flatrock Trail are within the sight triangle. Be sure all plantings comply with height restrictions.
- C. Previously commented - Pedestrian bump outs are required if parking is not prohibited for 100' on the approach & 20' on the downstream on each pedestrian crossing (except at intersections).
- D. On Sheet 3, please label these signs (W11-2 with arrow placard).
- E. On Sheet 3, shift ramps as noted.

9. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

- A. Show the location of the Mail Kiosk with access from the street and interior sidewalk on the site plan. A curb ramp will be needed from adjacent street and leading up to the mail kiosk. A detail of these elements shall be included. The illumination level shall not be less than 1 foot candle (11 Lux) at the mail kiosk.

10. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

- A. Access to pond bottoms and outlet structures is to be shown on the grading plan. This is to ensure that proposed access paths meet maximum cross-slope and longitudinal slope, minimum width, and turning radius.
- B. On E Mexico Place, move this valve to the east leg.
- C. Ponds are private and to be owned/maintained by the metro district/HOA.
- D. An air vac is not needed at location noted.
- E. On Sheet 2, reference the City of Aurora case number of the Master Utility Report.
- F. On Sheet 4, how is access being provided into these ponds? See Chapter 6.39 of the City of Aurora Storm Drainage Design & Technical Criteria.
- G. On Sheet 5, a conformance letter is required showing that this plan matches the original utility study for this area.
- H. Setbacks are not required on utility plans.
- I. A valve is needed on the north leg of the noted tee.
- J. Valves are to be placed by property lines. This will need to be reflected on the civil plans.
- K. Where noted, the water/sewer services do not match the typical layout requirement.
- L. What is the meaning of the redlined symbol on Sheet 5?
- M. The layout of the intersection of Street 1 and Street 2 could result in multiple waterline lowerings. Why not keep the sanitary sewer on the west side of the road for this length?
- N. Please show anticipated water meter locations. This is to allow for positions of trees to be adjusted to allow driveways to be installed without going over water meters or through trees.
- O. Include a water conservation table. The table should list the square footages of the water conserving vs. non-water conserving landscape areas as a percentage of the overall landscaped areas.



P. On sheet L-2, a tree may have to be moved to allow a driveway on this lot without it going over the proposed water meter. It is encouraged that all lots are checked for water meter and tree locations.

Q. Tract A & B need to include drainage easements for their entirety.

11. Parks & Open Space (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

A. No additional comments.

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

A. See the red line comments on the plat and site plan.

B. Make sure the boundary description matches the illustration pages on both documents.

C. Please see text edits and update.

D. A License Agreement is needed for the objects encroaching into the easements shown on the site plan. Contact Grace Gray to start the process.

Plat

E. Send in the Closure sheet for the description.

F. Send in the Title Commitment to be dated within 120 calendar days of the plat approval date.

G. Send in the Certificate of Taxes Due for the platted area.

H. Send in the State Monument Records for the aliquot corners used on the plat.

I. The ownership information should be deleted on the tracts to the west, east and south. State “unplatted.”

J. Add Tract line lengths where noted.

K. Tract D should be a utility easement in its entirety.

L. Add an 8’ utility easement in the rear of all lots. Some reference 10’; please change to 8’.

M. Add Township and Range and P.M. on the Harvest Road ROW labels.

N. Add right-of-way widths.

13. Revenue (Jason Fowler, TAPS / 303-739-7393 / jfowler@auroragov.org)

A. Storm Drainage Development fees due 12.88 acres x \$1242/acre = \$15,996.96
Make Check Payable to City of Aurora

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

A. Please see attached letter.