

Planning Division
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Aurora, Colorado 80012
303.739.7250



November 23, 2020

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

Responses provided: December 4, 2020

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:\\$DA\1250-48rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please update the plan set to include the street names (detailed below)
Response. The Plan Set has been updated to include the street names provided.
- Full movement access is not permitted at the Jewell/S Coolidge St intersection
Response: In coordination with City Staff, full-movement access allowed upon opening day. However City has the discretion to restrict the northbound and southbound approach movements along S Coolidge Street to 3/4-movement in the future should the following traffic behaviors become concerns: intersection LOS, motorist safety, or widening of E Jewell Avenue. Discussion of potential 3/4-movement restriction, and reference to the previously approved GDP and Master TIS, included in the revised traffic letter.
- Please illustrate the median cuts for the emergency accesses off Jewell Road.
Response: The median cuts in Jewell Avenue are being coordinated with CVL to ensure the construction plans prepared by CVL and the Site Plan for Filings 17&18 reflect the median cuts correctly.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No comments were received from the public.

Response: A virtual neighborhood meeting occurred on 11/17/20 for Filing 7, PA 16&20 and future PA 13, 14 and 9C. A summary of the items discussed relating to PA 16 & 20 follows.

- Pedestrian and vehicular connectivity. Connectivity is provided by internal detached sidewalks connecting to the 8-foot wide sidewalk on the south side of E. Jewell Avenue and the 10-foot wide sidewalk on the north side. The sidewalks lead to the regional trail along Murphy Creek.
- Ability to do 3-car garages. Three car garages may be provided on lots 60-feet wide or larger.
- RTD Expansion. No expansion of service anticipated at this time.
- Use of Murphy Creek facilities. PA-16 lies within the boundaries of District 3. The district fees and taxes paid to the District by residents entitle the residents to use the Murphy Creek facilities. PA-20 is located within District 4. At this time, residents of PA-20 can use facilities owned by the City and use of the Murphy Creek facilities has yet to be determined.
- Type of fencing along golf course. Fencing along the golf course will match the fencing used throughout Murphy Creek along the golf course and as required by the GDP
- Waivers/Adjustments. The requested adjustments include a reduced lot size from 6,000 SF to 5,600 SF including the adjacent tree lawn; and a minimum lot width at the street of 50-feet instead of 55 feet. All other standards of the GDP
- Is there an updated traffic study. Yes and the traffic study is being updated per the review comments.
- Will there be streetlights on S. Flatrock Trail and E. Jewell Avenue? Yes, in accordance with City standards.
- Anticipated timing of hearings. To be determined likely mid to late January.
- Review by the Murphy Creek Architectural Review Committee. An approval letter is in the file from the Master Developer. Meritage Homes has committed to work with the DRC for the review of the plans.
- Why so many dwelling units. It should be noted that all parcels discussed are proposed at densities less than permitted by the GDP.
- Will the homes have basements? Yes
- Will these homes be in the Master HOA? Inclusion in the Master HOA has not been determined to date. It is acknowledged the two parcels are in different Metro Districts. There will be the need for maintenance of common landscape areas, detention and fencing,

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.

Response: There are no adjacent homeowners. The site is surrounded by the golf course and Jewell Avenue which are both owned by the City of Aurora.

- 2B. Please get an updated list of neighborhood associations and request that Scott Campbell upload these into the AMANDA system for referral purposes.

Response: Scott Campbell has provided an updated list and will coordinate getting the list updated into the Amanda system.

- 2C. The owner authorization letter does not have the owner's signature. Please update and include it with the next submittal.

Response: The signed owner's authorization letter is included in the resubmittal.

- 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.

Response: An architectural review approval letter was included with the original submittal from the Master Declarant under the provisions of the Master Declaration of Covenants, Conditions and Restrictions for Murphy Creek. However, in accordance with both the City's request and the HOA's request, Meritage Homes will coordinate with the Murphy Creek Master Association Design Review Committee in advance of building permit applications review by the City of Aurora. At that time, the building plans will be further defined for review and approval. As stated throughout the process, Meritage Homes is very aware of the Murphy Creek Design Standards and will meet the standards.

- 2E. Please provide house models and elevations. Please provide at least 4 to be consistent with Code.

Response: The original application was submitted as a Preliminary Plat creating lots and blocks and not a Site Plan as such elevations were not provided. However, we are providing images of the homes proposed. We understand the process may have changed and elevations are required. The short turn around between the receipt of comments and resubmittal has limited what detail could be provided at this time. The elevations included in the resubmittal are from Meritage Homes' East Creek residential community in Aurora. They will be tweaked as necessary to comply with the Murphy Creek GDP.

- 2F. Please provide a material/sample exhibit.

Response: A material/sample exhibit will be provided in advance of the Planning Commission hearing.

- 2G. Please work with the Mile High Flood District to address their comments.

Response: Mile High has requested that the items be addressed at time of Civil Construction Plans.

3. Zoning and Land Use Comments

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

Response: The Plan Set has been updated to include the street names provided.

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.

Response: As stated above, all Murphy Creek Development Standards will be met.

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.

Response: The line work has been revised as requested.

- 5B. Provide a separate insert that shows the tracts. Turn off the landscaping, grading etc. Bare bones. Tracts are difficult to see or find.

Response: An additional sheet (L-6) was provided to highlight the Tracts.



- 5C. Provide a separate insert that clearly shows the fencing locations. it is not clearly visible in a lot of the locations where the PVC Screen Fence is proposed.

Response: A fencing plan (L-5) has been included in the plan set.

- 5D. Add "Not for Construction" to all sheets.

5E. Response: Not for construction has been added to all sheets.

- 5F. What do all the larger circled numbers mean? Are they needed on the landscape plan?

Response: The large circle are the Block numbers as reflected on the Plat.

- 5G. Add existing trees to remain to the legend.

Response: Existing trees to remain were added to the legend.

Sheet L-2 Landscape Plan

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

Response: The overflow and maintenance path to the pond has been grayed back.

Sheet L-4 Landscape Plan

- 5I. 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.

Response: landscaping in the curbside landscape areas has been revised to eliminate sod in areas less than 10-feet wide.

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

Response: The overflow and maintenance path to the pond has been grayed back

- 5K. Because there is nothing to match a sheet, please delete the matchline symbology.

Response: The matchline symbol has been eliminated.

Sheet L-5 Landscape Plan

- 5L. 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.

Response: The plant requirement charts have been revised with separate tracts.

- 5M. Update the note to remove the reference to the previous landscape code.

Response: The note has been removed.

- 5N. 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.

Response: The curbside landscape requirements have been added to the landscape requirement chart on Sheet L-7.

- 5O. 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.

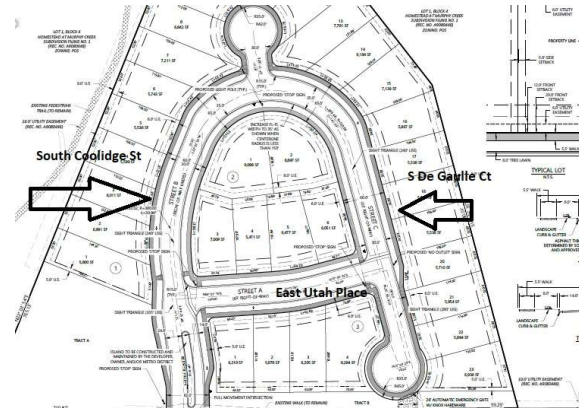
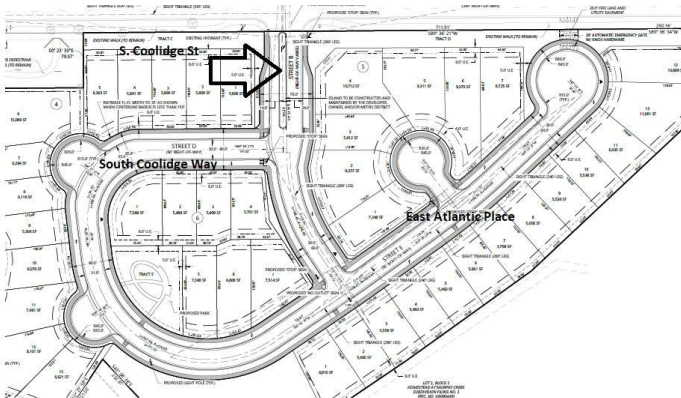
Response: A front yard landscape chart has been provided in accordance with the Murphy Creek GDP and UDO.

6.Addressing (Phil Turner / 303-739-7357 / pturner@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:

Response: Noted, a digital file will be provided prior to our final submittal.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

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

Response: Understood

- 7B. Add a note indicating if the storm sewer system is public or private and who will be maintaining it.

Response: Storm sewer will be public since it is in public ROW and accepting flows from multiple properties. A note has been added to the plan for clarity.

- 7C. A license agreement is required for the median islands.

Response: The license agreement will be provided at the time of Civil CDs

- 7D. Transitions are required for pavement widening, please dimension the transition.

Response: Noted, transition info has been added to the plan.

- 7E. Update curb ramps to meet current standards.

Response: Updated

- 7F. Label proposed cross pans.

Response: Labeled

- 7G. A 45' minimum radius is required for the cul-de-sac.

Response: Revised

- 7H. A cross pan at the intersection of Street C and Street A requires approval by the City Engineer.

Response: Understood. Since storm sewer is not required at this location based on street capacity calculations, we believe a cross pan is the most practical solution to dealing with the runoff is the low point of S. De Gault Ct.

- 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

Response: Street lights have been shown on the plan per COA specifications and we are seeking approval of the street lights without a photometric plan.

- 7J. Transitions required for pavement widening. Dimension transition.

Response: Noted, transition info has been added to the plan.

- 7K. Show and label proposed retaining walls. Indicate material type and max height or height range.

Response: Noted, a generic detail has been provided for the tiered retaining walls. Full design info will be provided with the CD's.

- 7L. Label the floodplain.

Response: Labeled

- 7M. Dimension the sidewalk on Jewell.

Response: Revised

- 7N. 150' radius required on Type 2 streets or pavement widening required.

Response: The current radius is 1,000 which exceeds the 150' min radius required.

- 7O. Min 2% slope in pond bottom.

**Response: Understood**

- 7P. Provide additional slope labels at cul-de-sacs.

Response: Added

- 7Q. Along Street A, 3% slope is required for 95 feet.

Response: The street design for E. Utah Pl. has been revised accordingly.

- 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.

Response: Noted, a generic detail has been provided for the tiered retaining walls. Full design info will be provided with the CD's.

- 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.

Response: The requested information has been added to the plans.

- 7T. What is this line? (Sheet 7)

Response: The 75' buffer from the Murphy Creek centerline, which was requested by MHFD.**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 $\frac{3}{4}$ movement accesses on both sides of Jewell.

Response: In coordination with City Staff, restriction to $\frac{3}{4}$ -movement will be discussed and analyzed for the long-term scenario.

- 8B. Include a table of queue lengths.

Response: Queue length table added to the revised traffic letter.

- 8C. In Table 4, highlight movements that exceed City thresholds and add to legend.

Response: Turn movements that exceed the City's threshold of LOS D will be highlighted and added to the table's legend.

- 8D. LOS for the NB and SB lefts is not acceptable. City does not support a full movement access and a $\frac{3}{4}$ movement access should be recommended. $\frac{3}{4}$ movements were anticipated in the Master TIS as well as the original GDP.

Response: In coordination with City Staff, restriction to $\frac{3}{4}$ -movement will be discussed and analyzed for the long-term scenario.

- 8E. In the "Additional Analysis" section, please include a table of queue lengths.

Response: Queue length table added.

- 8F. Update the "Additional Analysis" section based on previous comment about $\frac{3}{4}$ movement. Include language stating that this intersection may need to be restricted to $\frac{3}{4}$ movement at the City's discretion in the future based on levels of service for NB/SB left turns. Also state that $\frac{3}{4}$ movements were anticipated in the Master TIS as well as the original GDP.

Response: Comment acknowledged. Discussion of future access restriction to $\frac{3}{4}$ -movement added to the revised traffic letter. Reference to the previously approved GDP and Master TIS also included.*Site Plan*

- 8G. Per comments on the Traffic Letter, full movement accesses will not be permitted. Show movements physically restricted to $\frac{3}{4}$ access with associated signing.

Response: Per additional coordination with the City, the full movement access is acceptable for the proposed site plan with additional notes to be added to restrict the intersection to a $\frac{3}{4}$ movement if operational issues occur in the future.

- 8H. Eliminate the noted crossing on the curve. (Sheet 5)

Response: The crossing has been eliminated.

- 8I. Include/show crosswalk striping, typ all crossings.

Response: Crosswalk striping has been added.

- 8J. The crosswalk at the Street B/Street D intersection needs to be moved to the right side of the T intersection.

Response: The crossing location has been moved, as requested.



9K. The noted sign on Street E should be facing eastbound traffic.

Response: The sign direction has been revised.

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.

Response: Added

9B. Please add the 2015 IRC Occupancy (R-3) and IRC Construction Type (Type V-B) to Site Data Table.

Response: Added

9C. In the Site Plan Notes section, please delete notes 4, 19, 23, 24, and 27

Response: Notes removed

9D. On Site Plan note 22, please add "55" where the blank line is.

Response: Added

9E. 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.

Response: The requested information has been added and turning exhibits have been prepared to demonstrate the fire truck path of travel for the emergency access shown.

9F. Please provide the actual Street Names. **Typical All Sheets.**

Response: Added

9G. Please show the New Median Cuts for Emergency Access. (on all

Response: Added

9H. 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)

Response: Revised

9I. 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

Response: Added

9J. Provide a posting detail for the fire lane signs.

Response: Fire lane signs have been provided and a note referencing COA detail TE-11.0 has been added.

9K. 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.

Response: Added

9L. Please show and label the Fire Lane Signs and show the correct arrow configuration on both sides of the Fire Lane.

Response: Added

9M. Please label and delineate the fire lane easement on grading sheets.

Response: Added

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).

Response: The proposed inlet has been moved to avoid the conflict with the existing sanitary sewer.

10B. Please consider updating the sanitary to the redlined alignment (Sheet 8).

Response: Updated as requested



10C. Please revise to Wye connection.

Response: Revised

10D. May require license agreements for any private infrastructure in the redlined location (Sheet 9).

Response: the proposed sanitary sewer main in this location is proposed as a public main.

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.

Response: Location revised

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.

Response: The ponds have been re-designed with the current submittal to pass the 100-year flows through the outlet structures and outfall pipes. The proposed overflow weir will function purely as an emergency overflow in the proposed design.

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.

Response: Understood. We will continue to work with PROS moving forward to identify and permit any encroachments that are required with this project.

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.

Response: Comment acknowledged.

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.

Response: Comment acknowledged.

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.

Response: Comment acknowledged.

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.

Response: Added

12B. Add the tic marks at the change of directions or P.C.

Response: Added

12C. Change to G.E. (typ.).

Response: Revised

12D. Add curve data and B&D for the lot line where noted.

Response: Revised

12E. Add distance where noted.

Response: Revised

12F. Change to delta symbol and add Deg - Min – Sec. where redlined.



Response: Revised

12G. Label easements where noted.

Response: Added

12H. License Agreement is required for the gates in the easement.

Response: Noted, the emergency access gates are within the right-of-way.

Sheet 5

12I. Add a line of delineation for the two types of easements.

Response: Added

12J. Add tic mark.

Response: Added

12K. Add curve data and B&D for the lot line where noted.

Response: Added

12L. Add the tic marks at the change of directions or P.C.

Response: Added

12M. Change to delta symbol and add Deg - Min – Sec. where redlined.

Response: Revised

12N. Change to G.E. (typ.).

Response: Revised

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

Response: Comment acknowledged.

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

14A. Please see attached letter.

Response: We will continue to work with Xcel Energy to address their concerns as this project progresses.

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

15A. Please see attached letter.

Response: We will continue to work with the MHFD to finalize the design of the spillway path and pond outfalls as additional detail is developed for the project.

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