

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



October 21, 2021

Catherine Schumacher
City of Aurora Water
15151 E Alameda Ave Ste 3600
Aurora, CO 80012

Re: Initial Submission Review – Murphy Creek Interconnection and Delivery Vault Site Plan
Application Number: **DA-1250-52**
Case Numbers: **2021-6042-00**

Dear Catherine:

Thank you for your initial submission, which we started to process on Thursday, September 30, 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 Monday, November 8, 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.

There has been a change in your application from an Administrative Decision date to a Planning and Zoning Commissioner Hearing. Your estimated Planning and Zoning Commissioner Hearing is tentatively set for Wednesday, January 12, 2022. 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 decision 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: Tim Engemoen - Black and Veatch 4600 S Syracuse St Suite 800 Denver CO 80237
Ariana Muca, Case Manager
Scott Campbell, Neighborhood Services
Cesarina Dancy, ODA
Filed: K:\\$DA\1250-52rev1



First Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- See attached for Arapahoe County and Mile High Flood District comments.
- Include cross street sections into overall site plan package (Planning and Public Works).
- Structural towers have another review process (Life Safety)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No citizen comments at this time.

2. Completeness and Clarity of the Application

- 2A. Include the cross-street sections into the overall site plan document and add key map into the overall as well. Please do not separate the street sections from the Site Plan. Please add a north arrow to key map.
- 2B. While speaking on the vault in previous conversations we discussed how it was only 6 inches above ground. There discussion on the antenna, control panel and bollards described the above as much smaller in scale. The antenna is roughly the height of a light pole. This area by code requires applicants to go to Planning and Zoning Commission for above ground site changes. This application will need to be changed from an Administrative Decision to a Planning Commission Application.
- 2C. Remove the fourth note under required site plan notes.
- 2D. Please include the height of the antenna into the data table.
- 2E. Recommendation to have a smaller font for title and center.

3. Landscaping Issues (Chad Giron/ 303-739-7185 / cgiron@auroragov.org / Comments in bright red)

Civil Site Plan

3 of 5

- 3A. Add language that states the property owner shall be responsible for the installation and maintenance of the required Curbside Landscape and Street Frontage Landscape Buffer along E. Jewell Ave. when the site is developed.

Civil Enlarged Site Plan

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- 3B. Add a note that states the property owner shall be responsible for the installation and maintenance of the required Curbside Landscape and Street Frontage Landscape Buffer along E. Jewell Ave. when the site is developed.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 4A. The SWMP report is not part of the site plan process and not reviewed with the site plan. Separate civil plan submittal will be required and the SWMP report included with that submittal. Please refer to the pre-application notes for instructions on the civil process.
- 4B. The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.
- 4C. Include the cross sections into the site plan document.

Cover Sheet

1 of 5

- 4D. Add the following note: "In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer."



Site plan

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4E. Show/label limits of the floodplain. Include FIRM panel and effective date.

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

5A. No further comments.

6. Utilities (Anthony Tran/ 303-326-8867/ atran@auroragov.org / Comments in red)

6A. Show the existing utilities on the cross-street sections.

Civil site plan

3 of 5

6B. Ensure proposed layout accommodates master drainage and alignment of Tributary 4000W and proposed TCE/PE will be dedicated by land owner.

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

Cover Sheet

1 of 5

7A. Check with Planning to determine if Note 4 should be removed.

Civil Site Plan

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7B. Communication towers typically requires the following information to be reviewed and approved: Structural and electrical drawings to be submitted and reviewed, which would require a (ground mount antennae permit) building division permit. The submitted plans would include details such as fastening, wind loads, etc. Please provide additional information that speaks to the details of this tower, to include height, power source, purpose, etc.

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

8A. Add the standard Site Plan note on the first page of the site plan.

Cover Sheet

1 of 5

8B. 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.

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

Civil Site Plan

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- 9A. Show and label property lines.
- 9B. Label adjacent property as golf course. Is any work proposed on the golf course at this time or all private?
- 9C. Label depth of all lines.
- 9D. On private property or golf course? Note that if this is on the golf course property, restoration with the applicable seed mix is required.

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

10A. No comments.



11.Arapahoe County (Emily Gonzalez/ 720-874-6500)

11A. See below for comments.



PUBLIC WORKS & DEVELOPMENT

6924 South Lima Street
Centennial, CO 80112-3853

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BRYAN D. WEIMER, PWLF Director

Engineering Services Division Referral Comments

City of Aurora Planning & Development Services
15151 E Alameda Parkway, Ste 2300
Aurora, CO 80012
Attn: Engineering Case Manager

RE: MURPHY CREEK INTERCONNECTION AND DELIVERY VAULT - SITE PLAN
RSN DA-1250-52 (1577491)

Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the outside referral for the proposed project located in the City of Aurora. The purpose of this letter is to inform you that we have the following comments regarding the referral at this time based on the information submitted:

1. Any utility work in the Arapahoe County Right-of-Way will require a Street Cut/ROW Use Permit from Arapahoe County. More information can be found on the Arapahoe County Website: <https://www.arapahoegov.com/561/Permitting-and-Inspections>

Please know that other Divisions in the Public Works Department may submit comments as well.

Thank you,

Emily Gonzalez, P.E.
Arapahoe County Public Works & Development
Engineering Services Division
CC Arapahoe County Case No, O21-229

12.Mile High Flood District (Mark Schutte / 303-455-6277)

12A. See below for comment.



2480 W. 26th Ave Suite 156-B | Denver, CO 80211
TEL 303 455 6277 | FAX 303 455 7880



MAINTENANCE ELIGIBILITY PROGRAM (MEP)

MHFD Referral Review Comments

For Internal MHFD Use Only.	
MEP ID:	106325
Submittal ID:	10007325
MEP Phase:	Referral

Date: October 13, 2021
To: Ariana Muca
Via email
RE: MHFD Referral Review Comments

Project Name:	Murphy Creek Interconnection and Delivery Vault (RSN 1577491)
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:

- Not applicable

We have no MEP related comments on the referenced project as it is not eligible for maintenance. However, we do have the following courtesy comments related to this project:

1. There are planned improvements to Murphy Creek and an associated project related to the irrigation pond south of this facility. Please ensure that you coordinate with these projects, through Aurora Water, before finalizing your design.

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

Sincerely,

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