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December 12, 2019

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

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

*Response = PCS Group*  
*Response = Atwell*  
*Response = Taylor Morrison*

Dear Mr. Cross:

Thank you for your initial submission, which we started to process on Monday, October 28, 2019. 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 several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Monday, December 30, 2019.

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 date is still set for Wednesday, January 22, 2020. 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 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\1250-47rev1.rtf



## Initial Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ Please update elevations based on changes to the design. Also please provide a material sample exhibit with the next submission. Note materials/color schemes on the elevation drawings.
- ✓ Provide an approval letter from the Murphy Creek Architectural Review Committee.
- ✓ Please note the location of monument signs and columns. A license agreement may be needed for the construction of anything within an easement.
- ✓ Please include data block as requested by Fire/Life Safety.
- ✓ Please ensure to align access points to have a continuous local trail connecting the open space and trail adjacent to Harvest back to the open space to the west of the site.
- ✓ Please provide a water conservation table.

### PLANNING DEPARTMENT COMMENTS

#### **1. Community Questions, Comments and Concerns**

- A. No community questions or concerns were received during this review period. Margie Sobey, the contact for MCGC Neighbors, commented that the Association would provide comments after the neighborhood meeting.

*We have been in close communication with Ms. Sobey and the MCGC regarding the application status for this project. We have not heard any additional feedback following the neighborhood meeting. We feel that the overall reception from the community was very positive, and we look forward to continuing open communication as the project progresses.*

#### **2. Completeness and Clarity of the Application**

- A. Please provide an approval letter from the Murphy Creek Architectural Review Committee.  
*We are in the process of preparing a formal submittal to the Murphy Creek Master HOA based on their requirements for architectural review. We intent to submit shortly following this City submittal and will provide an approval letter as soon as it is obtained.*
- B. Please add an amendment box to the cover sheet for noting future amendments to the site plan. **Revision block is in Title Block**
- C. No phasing is proposed, correct? If the project is to be built in one phase, please remove phasing notes.
- D. Please delete “this note is only required where applicable” on notes 16 and 17. **Notes edited**
- E. All of note 17 is not applicable in this case, please remove. **Removed**
- F. Please renumber notes 18-20. **Notes renumbered**
- G. The trail alignment does not match on the landscape drawing as noted on the previous pages. Please correct. **This has been updated to match landscape Response**
- H. At the neighborhood meeting you indicated that there would be one monument sign at the southernmost entry into the neighborhood. Please note location of monument sign on the overall site plan and sheets L-1 and L-5. Also please indicate location of decorative columns. **Response**
- I. There is only one trail noted in the green amenity space on the southernmost part in the Landscape Plan. On the other hand, there are two trails illustrated on the site plan civil drawings. Which one is correct?  
**This has been updated to match. Response**

#### **3. Zoning and Land Use Comments**

##### **A. Buckley AID:**

Because this property is located within the Airport Influence District of Buckley Air Force Base (BAFB), the applicant must assure that an avigation easement has been conveyed to the City of Aurora for this parcel and that this easement has been recorded with the Adams County Clerk and Recorder along with the first plat in accordance with Section 146-817 of the Aurora Zoning Code.

*An avigation easement document has been prepared, signed, and notarized by the current property owner and is provided with this submittal. A copy of the current ALTA survey tied to the legal*



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

*description in the easement document is provided with this submittal for reference.*

To streamline this process, the City of Aurora will record the avigation easement for the applicant. The applicant is responsible for the following:

- Completing the easement form
- Obtaining the property owner's signature
- Notarizing the document
- Including a legal description of the property
- Including a survey of the property



The completed easement form can be dropped off or e-mailed to Porter Ingram at [pingrum@auroragov.org](mailto:pingrum@auroragov.org). It may also be e-mailed to the case manager. The easement form is available on the city website at [www.auroragov.org](http://www.auroragov.org), Business Services, Development Center, Development Process, Forms & Applications.

Development in the AID shall comply with height restrictions in the underlying zone district, which do not intrude into 14 CFR 77 surfaces for military airports. Vendors of real property located within the Airport Influence District are required to provide notice to prospective purchasers in accordance with Section 146-811. The notice will state that the property may be subject to some of the annoyances or inconveniences associated with proximity to an airport including noise, vibration, and odors. Please contact Porter Ingram at 303-739-7227 with any additional questions regarding the AID.

#### **4. Architectural and Urban Design Issues**

- A. Please update elevations based on changes made with the refinement of the design. Include material/color information for all proposed paint schemes. *Updated elevations are included with this submittal, which have been designed in compliance with the Murphy Creek GDP. A PDF template of our paint color scheme options and corresponding building materials/colors has been included with this submittal as well.*
- B. Please provide elevation drawings of the “flipped” building footprint. This will assist in compliance with the “distinct” floorplan requirement. *Front elevations of the mirrored or “flipped” footprints have been included with this submittal for reference. In addition, to further improve the streetscape diversity, we have developed a fourth elevation style which is included with this submittal.*
- C. You may consider adding additional colors to your palette to better differentiate the designs. The Murphy Creek standards generally call for earth tones. I have included a color palette as an attachment from the Colfax Corridor approved color scheme for reference and ideas on a city-approved earthtone palette. *We greatly appreciate the additional information regarding color palate options. However, we intend to move forward with our pre-selected color scheme options, which have been included with this submittal. In order to maximize streetscape diversity, differentiate the home designs, and give our homebuyers the most flexibility and choice possible, we are providing 4 unique paint schemes for each elevation style.*

#### **5. Signage Issues**

- A. Please note the location of the monument signs and decorative columns on the overall site plan as well as the landscape plan sheets L-1 and L-5, and others as applicable. Please be aware that if these are constructed in a utility or other easement, a license agreement will be required. License agreements typically take 6-8 weeks to process; please begin that process as soon as possible if it is needed. *The columns and entry monument have been labeled*

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

##### **A. Sheet L-1**

- 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. *Response*

##### **B. Sheet L-2**

- Include fencing on this sheet. Three different line types. Add to the legend. *Response*
- Add street names. If a street does not have a name, label it as A, B, C etc. *Street names have been added*
- Text mask all text on the sheets. *Response*
- Label the monument sign. *The monument has been labeled*
- Curbside landscape (tree lawn) areas that are 6' or less in width shall be landscaped with shrubs at a minimum. Ornamental grasses are permitted up to 40%. Quantities shall be calculated as 1 shrub per 40 sf. of curbside landscape. The remaining area may be mulch or native seed. Sod is not permitted in curbside landscape areas that are 6' in width or narrower. *Response*
- Adjust the minimum number of species of street trees per the comments for each street. *Response*
- The grading and lot lines read too similar. Darken the lot lines and use the property line type for those. A



long dash and two short dashes. *The line type and weights have been adjusted.*

- Label the walks - all sheets.

*Response*



- If this curbside landscape (tree lawn) is less than 10' wide – S. Flatrock Trail Road, it cannot be sod, even xeric. Reveille turf while xeric is over watered because people do not like to see it go dormant (brown) during the height of summer and so it isn't xeric. Sod xeric or not is only permitted in the curbside landscape if it is 10' in width or wider. Unless specified in the FDP as permitted, then the curbside landscape must be a combination of shrubs and native seed. Refer to the new Unified Development Code. *Response*

- Enlarge the text/font all sheets.

- If edger is being used, darken it and possibly show it as a dashed line so that it stands out and add to the legend. *The edger's have been adjusted*

**C. Sheet L-3**

- Add a note to see enlargement Sheet L-8. *Note has been added*

**D. Sheet L-7**

- Need to specify seed mixes for both conditions. *A seed mix has been added to the legend*

- Font is too small. The font should be at a minimum the same size as the font used for the title "PLANT SCHEDULE OVERALL" *The schedule has been adjusted*

- Ornamentals shall be a minimum of 2". *Response*

- Boxwood do not perform well here. Please select another species. *Response*

**E. Sheet L-8**

- Label and dimension. Concrete sidewalk? *Response*

- Label what appear to walls. *Response*

**F. Sheet L-9**

- While it is fine for this graphic, there are more than two interior lots. Create one plant schedule for the interior lots that has multiple tree selections both ornamental and deciduous and shrubs. Otherwise all the interior lots could be identical in the plant installations. Keep the graphics as an example of what could be done. *Response*

**G. Sheet L-11**

- Change to Section 146-4.7.7 Landscape, Water Conservation, Stormwater Management *Response*

- Change to Section 146-4.7.9 Fence and Wall Regulations *Response*

- Provide a table that demonstrates compliance with the curbside landscape requirement for the shrubs. The square footage of the curbside landscape shall be calculated and whatever area is leftover after the shrubs are shown can be planted with native seed and/or mulch. It depends on the width of the curbside landscape area. Native seed is only permitted in areas that are 6' or wider. *Response*

- See comment on Sheet L-2, but the streets need to be listed separately as A, B, C etc. with the east and west, north and south sides listed to accurately account for the street trees. *Response*

- The common open space areas/tracts need to be broken out separately and they all need to meet the open space landscape requirement independently of one another. There appear to be four tracts. The additional two tracts are detention ponds and have been accounted for in the table. See graphic illustration this sheet.

*Response*

**7. Addressing (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@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. *This will be provided.*



## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

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

- A. Advisory note: Benchmark included on civil plans must be COA benchmark. *Noted, this will be corrected for CDs.*
- B. 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 City Engineer. *Note added.*
- C. If phasing is proposed, please show intended phase lines on the site plan and civil plans. If no phasing is shown, all public improvements will be required prior to the issuance of the first Certificate of Occupancy. *No phasing is proposed.*
- D. 250' radius is required for Local Type 1 streets. *The alignments have been modified to maintain a minimum centerline radius of 250'.*
- E. Show and label proposed street lights, including required lights on S Flatrock Trail.
- F. Label curb ramps where noted. *Labels added.*
- G. Per the pre-application notes, the internal roads are required to have 5.5' sidewalks to meet current COA standards. *Response All proposed street sections have been designed in conformance with the Murphy Creek GDP, which is the governing design document for this parcel, and provides very specific design criteria for street sections. This will ensure the proposed development fits in with the surrounding design, which has been a highly reiterated and valued sentiment from all neighbors and neighborhood groups throughout our community outreach process.*
- H. Label curb return radius, typical all intersections. *Labels added*
- I. Show and label the retaining walls. Indicate the material type. *Labels have been added. The retaining walls are anticipated to be constructed from a typical stacked-stone system with earth-tone colors.*
- J. There aren't any alleys on the site. *Note deleted*
- K. Please refer to Section 4.02.7.08 of the Roadway Manual for additional requirements for terraced retaining walls. Structural calculations shall be submitted with the first civil plan submittal. A railing or barrier is required on all walls over 30". *Response [Atwell confirm: Structural plans are not required for walls less than 30"? We plan to have a wall contractor prepare shop drawings for construction].*
- L. Should the pipe extend past the retaining walls on Sheet 4? *Pipe has been extended as necessary.*
- M. Please provide additional contour labels. *Added*
- N. Label the slope, remember the 3% maximum for 100 feet from a collector street. *Slopes have been added.*
- O. For each detention pond: Show/label 100-year water surface elevation, show/label pond maintenance access to the bottom of the pond as well as the top of the outlet structure, indicate direction of emergency overflow, label side slopes, show/label drainage easement. *These have been added.*
- P. Show and label the existing storm sewer. *Added.*
- Q. Lot corner elevations are not required on a site plan. Please remove. *Removed*
- R. A license agreement is required for all structures within the drainage easement for the detention ponds. *Noted. The License Agreement is being submitted.*
- S. Add a note that the street light locations are conceptual and the final street light locations will be determined with the lighting plan submitted with the civil plans. *Added*
- T. Street lights are also required on South Flatrock Trail as part of the photometric layout. *These have been added*
- U. Please refer to the draft lighting standards for street light requirements. The minimum required average luminance for roadways is 0.3, for sidewalks is 0.4 *Noted.*
- V. A minimum 15' lot corner radius is required. *These have been added where appropriate.*

### **9. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)

- A. Consider widening the noted ramp on Sheet 3 to allow some overlap of ADA crossing. *This has been*



*widened.*

- B. The noted area on Sheet 3 is a suitable location for a pedestrian bumpout. If not provided, it is required to have signs prohibiting parking for 100' on approach and 20' downstream on each side. **Response [provide signage, no bumpouts].**
- C. Remove the noted ramp location on Sheet 3. **This has been deleted.**
- D. Sight triangles appear to be too short. Verify they are based on 35mph Design Speed and are placed based on stop sign location. **Sight triangles have been updated to 35 mph design speed.**
- E. On Sheet L-2 and L-5, add a label for dimension from stop sign face to the first tree. Per COA Standard TE-13.3, the distance shall be at least 50 feet. **Response**
- F. On Sheet L-5, Relocate these 3 trees to be outside of visibility of approach to stop sign. Based on the curvature of the roadway, use COA STD TE-13.3 and 115' approach distance. Ensure this label and dimension has been provided on next submission. **Response**



G. Comments 11.20.19 for Traffic Impact Study:

1) Analysis & discussion of application of Traffic Calming elements have not been addressed.

- Streets have been signed as 15 mph, but have not associated elements. **Noted, bump-outs have not been included.**

- Two pedestrian crossing locations (not at intersections) would either require pedestrian bump outs or prohibition of parking for 100' on approach & 20' downstream of crossing. **Noted. Parking will be restricted.**

**10. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

A. Sheet 2 / Notes

- Crossed out text and notes can be removed. **Removed as suggested**
- Add notes and data block. **Added**

B. Sheet 3 / Overall Site **Requested items have been included.**

- Provide road detail
- Hydrant locations
- Street standards

B. Sheet 5 / Utility **Requested items have been included.**

- Hydrant locations
- Label & indicate hydrants on Landscaping, Utility, & Site.

**11. Aurora Water** (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

A. On Sheet 2, reference the City of Aurora case number of the Master Utility Report. **Reference number has been added.**

B. 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. **Access is being shown in the drainage report**

C. On Sheet 5, a conformance letter is required showing that this plan matches the original utility study for this area. **A conformance letter is included in the resubmittal**

D. Setbacks are not required on utility plans. **Removed**

E. A valve is needed on the north leg of the noted tee. **Added**

F. Valves are to be placed by property lines. This will need to be reflected on the civil plans. **Noted, these will be revised**

G. Where noted, the water/sewer services do not match the typical layout requirement. **Services are shown 5' of PL**

H. What is the meaning of the redlined symbol on Sheet 5? **Note added**

I. 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? **The layout has been revised to minimize potential lowerings**

J. 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. **Water meters will be in tree lawns**

K. 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. **Response**

L. 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. **Response**

M. Tract A & B need to include drainage easements for their entirety. **Noted. This is called out on the Plat.**

**12. Parks & Open Space** (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / Comments in purple)

A. See redline comments on the Site Plan. Please ensure to align access points to have a continuous local trail connecting the open space and trail adjacent to Harvest back to the open space to the west of the site. **Response**

B. Please note that the trail and 'linear park' corridor as existing is metro district owned and maintained.



***Response***

C. Please be aware that the Murphy Creek GDP outlines that construction and maintenance responsibilities for the credited PSCO easement corridor fall to Murphy Creek. The current connection/walk does not match the original location proposed within the GDP however the current improvements and walk location have been accepted by PROS. No further requirements are needed for the park corridor.***Response***