



Office of Development Assistance
15151 E. Alameda Parkway, Suite 5200
Aurora, Colorado 80012
303.739.7345

Response = PCS Group
Response = Atwell
Response = Taylor Morrison

June 14, 2019

Phillip Cross - pcross@taylormorrison.com
Taylor Morrison
1420 W Canal Court Suite 170
Littleton, CO 80120

Re: MURPHY CREEK PARCEL 13 (#1371384)/Pre-Application Meeting held May 30, 2019

Dear Mr. Cross:

I would like to take this opportunity to thank you for considering the City of Aurora for the Murphy Creek Parcel 13 project. As your assigned Project Manager, I remain available as a resource as you initiate the review and approval process in the city.

Attached to this letter are the formal Staff Comments from your Pre-Application Meeting with the Development Review Team. I have taken the opportunity to highlight a few key issues below that may require further consideration prior to a formal submittal of your Development Application. These, as well as those on the attached pages, will need to be addressed either before or during the development review process.

Key Issues:

► **Motor Courts:** Motor Courts are not an approved access and housing type according to the Murphy Creek GDP. The proposed motor courts are not like the “living lane” types noted in the GDP. If the motor courts are to be considered, a General Development Plan Amendment will be required.

The site plan has been redesigned to remove the motor courts.

► **Access:** As identified in the pre-application meeting, there are many concerns with the currently-proposed street layout. The curve of the internal “public road” causes access and sight-triangle concerns along the northern portion of the site. The roads that provide access for units 5-32, 12-14, and 15-22 do not meet City standards and must be redesigned. It is suggested to continue South Grand Baker Street to connect through to Harvest Road in order to provide another connection to the east of the site.

We have realigned the internal public road and have removed the private roads from the plan.

► **Trail Connections:** The proposed site is adjacent to the trail and linear open space within the PSCO easement. Please provide connections to this trail with sufficient spacing in between connections. Parks Recreation and Open Space (PROS) suggests creating a trail access that connects on the south side of

the property directly across to De Gaulle Way, one-half property connecting directly through to Grand Baker Street, and retaining the sidewalk connection on the north side of your property as the third connector.

We have realigned the trail to connect to the trails on the east and west of the property. We also provide an internal trail running north and south and a sidewalk connection to S. De Gaulle and S. Haleyville St.

► **Street/Alley Widths:** Fire/Life Safety does not support the use of 16' alleys as the primary access to these homes. There is a high probability that homeowners will park in front of their homes, on both sides of the 16' drive-aisle. This would block any ability of fire apparatus and emergency responders from entering these areas.

The 16' alleys have been removed from the layout and a more traditional layout has been utilized without alleys.

The comments reflect information provided on your submittal materials as well as the discussion within the meeting and are meant to provide general direction to you in the preparation of the actual submittals. If the plans change significantly for the project, another pre-application meeting would be advised.

Again, thank you for attending the Pre-Application Meeting with our Development Review Team; I trust the meeting was helpful. If you have any questions or require additional information, please do not hesitate to contact me at 303.739.7588 or mgeyer@auroragov.org.

Sincerely,



Mark Geyer
Project Manager

cc: Michael Mcgoldrick - mmcgoldrick@atwell-group.com

Development Review Team
File

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City of Aurora Development Process

While the development process is described in more detail in the [Development Handbook](#), the following information will help you gain a quick understanding of your next steps in the process and understand the formatting of the attached staff comments:

Step I - Planning Phase

- The application is submitted to the Planning Department.
- The Planning Department refers the plan to other city departments for comment.
- Neighborhood meeting(s) are scheduled as necessary.
- The Site Plan is approved at a public hearing.
- A Subdivision Plat is approved administratively during the same time line.

Step II - Construction Document Phase

Civil Engineering Plans: Generally includes grading, storm drainage, stormwater management plan, public utilities, and street construction plans.

- A preliminary drainage report is a part of the site plan submittal (Step I above). Final drainage plans are included in the civil engineering plans package.
- A pre-submittal meeting with Public Works Engineering is required prior to electronic submittal of final civil plans for review. This review is separate from the Planning Phase review above and requires a per-sheet review fee at the time of submittal.

Building Plans: (construction plans for structures)

- Usually reviewed after Planning decision is made.

All data submitted in AutoCAD 13 or higher as part of this project should be in conformance with the City of Aurora CAD Data Submittal Standard. The standards and template can be found here: [CAD Data Submittal Standard](#)

Step III - Construction Phase

Building/Civil Permits:

- **Stormwater Quality Discharge** permits must be issued prior to any site work (Aurora Water).
- **Public Improvement permits** can be issued after civil plan approvals.
- **Building permits** are issued only after Steps I & II are complete (site plan/civil plan), and building plans are approved.

Inspections: Certificate of Occupancy (CO) is granted once all work and inspections are complete.

STAFF COMMENTS - PRE-APPLICATION MEETING

Purpose of the Pre-Application Notes

These comments summarize the City's land use ordinances, policies, design standards, and code requirements that apply to your project. They are based on the material you have supplied us and will alert you to key issues involved in your project. They are not intended to provide a complete review of your proposal. Several electronic links have been included within the body of these comments, some specific to your project and some more general in nature. Note that these comments are valid for a period of six months.

Please do not hesitate to contact **Mark Geyer, ODA Project Manager**, who assembled these notes.

Contact Information

Below is a list of City of Aurora Departments/Divisions that were represented at the meeting and contact information for the individual City Staff members present.

City Manager's Office

Office of Development Assistance
Mark Geyer
303.739.7588
mgeyer@auroragov.org

Thelma Gutierrez
303.739.7352
tgutierr@auroraogov.org

Planning

Zoning and Plan Review
Heather Lamboy
303.739.7184
hlamboy@auroragov.org

Landscape Design
Kelly Bish, RLA, LEED AP
303.739.7189
kbish@auroragov.org

Parks, Recreation & Open Space

Planning Design and Construction
Michelle Teller
303.739.7437
mteller@auroragov.org

Aurora Water

Ryan Tigera
303.326.8867
rtigera@auroragov.org

Public Works

Traffic Division
Brianna Medema
303.739.7336
bmedema@auroragov.org

Drainage and Public Improvements
Engineering Division
Kristin Tanabe
303.739.7306
ktanabe@auroragov.org

Life Safety and Building Division

John Van Essen
303.739.7489
jvanesse@auroragov.org

Real Property Division
Darren Akrie
303.739.7331
dakrie@auroragov.org

Neighborhood Services

Neighborhood Support
Scott Campbell
303.739.7287
scampbel@auroragov.org

STEP I – PLANNING PHASE

Planning Department

The Planning comments are numbered, when you submit your application, include a letter of introduction responding to each of the numbered comments including key issues from other departments.

Key Issues:

- ▶ This site plan must be reviewed by the Murphy Creek Architectural Review Committee for conformance with the architectural design standards.
- ▶ Street furniture, subdivision identification signage, and fencing all have special design requirements as outlined in the Murphy Creek GDP.
- ▶ Please provide another access point between the subdivision, east to Harvest Mile Road.
- ▶ The street layout should be modified to comply with City street standards as well as Murphy Creek standards. The currently-design streets do not comply with City code.
- ▶ Motor Courts are not permitted according to the Murphy Creek GDP. All units must front on a street. If the motor court type of residence layout is to be pursued, a GDP Amendment is required.

General Zoning Code Review of your Property:

- Your property is zoned Planned Development (PD) – Murphy Creek. As a PD, site-specific design standards apply.
- The uses you propose, is permitted by the current zoning, but subject to a Site Plan and Plat approval.
- Motor Courts are not an approved access and housing type according to the Murphy Creek GDP. The proposed motor courts are not like the “living lane” types noted in the GDP. If the motor courts are to be considered, a General Development Plan Amendment will be required. A GDP amendment requires review by both the Planning Commission and the City Council.

Type of Application(s):

- As part of your application, you will need to make the following land use requests:
 - [Site Plan](#)
 - [Subdivision Plat](#)
 - [Subdivision Plat Checklist](#)
- Your project will require approval in a public hearing before the Planning Commission.
- The following applications, [manuals](#) and [design standards](#) may also be helpful in completing your application for submittal:
 - City of Aurora [CAD Data Submittal Standard](#)
 - [Air Influence Districts](#)
 - [Colorado Oil and Gas Conservation Commission](#)
 - Design Standards for Title 32 Metro Districts
 - [Fence Ordinance](#), City Code Chapter 146, Article 17
 - Floodplain Ordinance
 - [Landscape Reference Manual](#)
 - [Landscape Ordinance \[Chapter 146, Article 14\]](#)
 - [On-Line Application](#)
 - [On-line Application and Plan Submittal Guide](#)

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- Preliminary list of community groups and homeowners associations within a one mile radius of your proposed development
- Residential Masonry and Quality Construction Standards Ordinance [22-133]
- [Site Plan Manual](#)
- [Southeast Area Transportation Study](#) (SEATS)
- Street Standards Ordinance [[126-1](#)] and [[126-36](#)]
- Street Standards, Roadway Cross Sections
- [Subdivision Plat Manual](#)
- [Subdivision Plat Checklist](#)
- Subdivision Ordinance [[Chapter 147](#)]
- Xeriscape Plant List (see Landscape Manual)
- Zoning criteria for each land use approval requested

Standards and Issues:

1. Zoning and Land Use Issues

This site is part of the Murphy Creek General Development Plan (GDP), and is subject to standards set forth in the GDP. As such, the proposed homes must comply with the Murphy Creek Design Guidelines, and all site amenities must comply with the design program set forth for the Murphy Creek neighborhood.

Small lots are permitted as part of this planning area. Permitted housing types include both single-family attached and detached dwelling units, and the maximum density is 10 dwelling units per acre, or 136 units. The minimum lot size is 4,000 square feet, and the minimum lot width is 45 feet with a front-loaded garage. Maximum building height is 35 feet. Setbacks are outlined in the design standards. Please be aware that the minimum setback from a collector is 25 feet (including side and rear yards) to provide for a landscape buffer.

We have maintained a 25' setback along Flatrock Trail Road, and have included a landscape buffer per the Murphy Creek Standards. Additionally, we are meeting the minimum lot size requirements and are well below the allowable density.

2. Traffic and Street Layout Issues

All proposed streets whether public or private need to be labeled according to our street standard ordinance, Chapter [126-1](#) and [126-36](#) of the city code. City design standards call for detached sidewalks and tree lawns.

As identified in the pre-application meeting, there are many concerns with the currently-proposed street layout. The curve of the internal “public road” causes access and sight-triangle concerns along the northern portion of the site. The roads that provide access for units 5-32, 12-14, and 15- 22 do not meet City standards and must be redesigned. It is suggested to continue South Grand Baker Street to connect through to Harvest Road in order to provide another connection to the east of the site. South Flatrock Trail is not planned to have a signal, so Harvest Road will be the only signalized intersection in the future that will serve this development.

Response

3. Environmental Issues

Your property falls within an Airport Influence District. If it hasn't already been done, an [avigation easement](#) will need to be conveyed to the city by any person subdividing lands or initiating construction of any structure on already subdivided lands within the airport influence area.

Noted. An avigation will be dedicated by separate document prior to the plat recordation. A fully executed easement document has been provided with this submittal for recordation by the City.

4. Site Design Issues

4A. *Density of Use.* The proposed density of 5.7 dwelling units per acre, or 74 units, is below the maximum density of 10 dwelling units per acre and is comparable to other densities in adjoining filings.

Acknowledged. The submitted plan has actually reduced the density even further.

4B. *Building Orientation.* Murphy Creek Design Standards are very clear in defining setbacks, including the staggering of front setbacks by 2 feet to avoid street monotony. The minimum floor area per dwelling unit is 1,100 square feet, exclusive of unfinished basements and garages. No porch dimension shall be less than 5 feet measured to the inside railing, and shall be a minimum size of 25 square feet.

The plan has been revised to include lot sizes capable of providing the required front stagger. The architectural plans will comply with the minimum porch requirements.

4C. *Pedestrian Circulation and Linkages to Off-Site Trails & Open Space.* As noted in the pre-application meeting, the trails that are proposed do not provide good connectivity to trails in the Murphy Creek neighborhood. Please see PROS comments below.

The Trail has been revised to align with the trail along Grand Baker street and cut across our site to the trail along Harvest Road.

4D. *On-Site Vehicular Circulation.* As currently designed, the only internal street that provides on-street guest parking is the road labeled as "Public Road." According to the GDP, each unit must provide 2 parking spaces plus 2 guest spaces. It is difficult to tell whether guest parking can be accommodated in the driveway in front of the residences due to no dimension being provided. Additional guest parking should be provided through on-street parallel parking.

We have revised the road alignment to follow a more traditional design with a looped local road network, providing guest parking.

4E. *On-Site Amenities and Use of Open Space.* A centralized green space has been provided. This will serve as an on-site amenity.

Acknowledged.

4F. *Parking.* On-Site parking is required by [Section 1504](#) of the Zoning Code. Single-family detached dwelling units require 2 parking spaces and 2 guest spaces. As currently designed, on-street guest parking is very limited and it is unclear whether the proposed driveways are long enough to provide a guest parking space.

We have revised the road alignment to follow a more traditional design with a looped local road providing guest parking.

4G. *Site Lighting.* Show typical details of lighting on the plan and/or building elevations. This site is subject to the Murphy Creek lighting design standards.

In addition, [Section 146-918](#) governs the design of site lighting for [Contextual Site Plans](#) in the E-470 zone. In general, sidewalks, internal pedestrian paths, and bicycle paths shall be lit with full cutoff lighting fixtures no more than 16 feet tall and providing consistent illumination of at least one foot-candle on the walking surface, except in Low Density Residential subareas. On-site streets and parking areas shall be lit with full cutoff type lighting fixtures no more than 25 feet tall. Fixtures shall be of a downcast type.

Response

5. Landscape Design Issues

For further information, please feel free to contact our Senior Landscape Architect, Kelly K. Bish, PLA, LEED AP. The general landscape comments on your proposal are listed below:

A. General Landscape Plan Comments. Prepare your landscape plans in accordance with the requirements found in the approved Murphy Creek General Development Plan – Amendment #1 (GDP), the City of Aurora Zoning code, [Article 14](#) Landscape Ordinance as well as the [Landscape Reference Manual](#). Please ensure that your landscape architect or designer has a copy of these documents as well as our project specific comments.

Acknowledged.

Please be advised the city is in the process of adopting a new zoning code that includes updated landscape standards. The adoption process is tentatively scheduled to be completed in early to mid-2019. Should an updated site plan be submitted after the adoption process, any landscape requirements not covered by the FDP, would be subject to the new zoning code standards. The proposed zoning code can be found on line using this [link](#):

If a formal submittal is made prior to the adoption of the new zoning code, the applicant shall comply with the landscape standards found within Article 14 and the Landscape Reference Manual. Please ensure that your landscape architect or designer has a copy of these documents as well as our project specific comments. The landscape plan shall include the necessary landscape tables in order to demonstrate compliance with code requirements. Tables shall be provided for each of the required landscape treatments i.e. standard right-of-way landscaping, street and non-street frontage buffers, building perimeter landscape tables etc.

This has been noted.

- **Landscape Plan Preparation:** Please label all landscape sheets “*Not for Construction*”. Landscape construction drawings are not required and therefore do not necessitate the signature, stamp and seal of a licensed landscape architect upon final approval by the City of Aurora. Landscape plans submitted with a site plan or redevelopment plan are used by the City to determine compliance with the landscape standards and for code enforcement purposes.

We have added a “Not for Construction” note to our plans.

Landscape plans submitted during the Development Application/Contextual Site Plan submittal process must be prepared on 24”x36” sheets and have plant symbols, plant labels with quantities, and a plant schedule upon first submission or a complete review will not be possible and may result in additional submittals and ultimately delays in approval of the plan set.

We have included plant symbols and labels as well as a plant schedule on our plans. Our sheets have been formatted to be 24”x36”.

- **PDF Plan Creation Process** - Please ensure that during the PDF creation process, that all AutoCAD SHX text items are removed from the comment section and that the landscape sheets are flattened to reduce the select-ability of items. Instructions can be provided by your Case Manager if there are questions as to how to change the AutoCAD settings during the creation of the PDF’s. Plans submitted for city pre-acceptance review will be rejected if it is determined that plans do not comply. This could result in delays in application start times if the applicant is asked to re- upload corrected pdf’s.

This has been noted

- **Sight Triangles** – Include sight distance and sight triangles per the [Roadway Design and Construction Specifications](#) document. All landscaping within the designated triangles shall not exceed 26” in height as measured from the roadway surface.
Site Triangles have been included.

B. Murphy Creek GDP

The following bullet points are not necessarily, and all-inclusive list of the landscape requirements found within the GDP. The applicant is responsible for reviewing this document and determining all applicable landscape requirements.

- A 25’ setback is required along all arterial and collector streets. This includes landscape buffers. Reductions are possible with incentive features.
- The perimeter of all sites should be buffered with landscaped areas. Minimum buffer areas shall be measured from a site’s property line and not from the edge of a sidewalk or curb.
- Detention, retention and water quality ponds shall be landscaped with one tree and ten shrubs per 4000 square feet of tract area.
- Common open space tracts shall be landscaped with one tree and ten shrubs per 4000sf of tract area.
- Front yard landscaping shall comply with Article 14.
- Street trees are required at a ratio of 1 tree per 40 linear feet of public or private right-of-way.
- 45% of residential site plans shall be landscaped areas. Landscape areas include private landscape areas, playgrounds, recreation areas and plazas. It includes interior circulation used exclusively by pedestrians. Public rights of way are not included in the calculation.
- Except as otherwise noted in the GDP, all city of Aurora ordinances in effect at the time of site plan approval shall be applicable to the development of this property.

We have reviewed the requirements and have applied them to our plans.

- C. Article 14 Landscape Ordinance Requirements.** The following bullet points are not necessarily, and all-inclusive list of the landscape requirements found within Article 14. The applicant is responsible for reviewing the landscape code and determining all applicable landscape requirements.

- **Standard Right-of-Way Landscaping.** Provide one shade/street tree per 40 linear feet of street frontage along all streets. Refer to [Section 146-1450](#) (B). Additional Requirements for Residential Development. When a detached walk and tree lawn are provided according to Public Works street cross section requirements, street trees shall be provided within /the designated tree lawn. When a detached walk and tree lawn are absent, street trees shall be located from four to five feet from the back of walk, curb or pavement. Avoid the use of blue grass sod and install a more xeric sod mixture for the tree lawn. In lieu of sod, consider the installation of shrubs, perennials and ornamental grasses at a ratio of one five gallon plant per 40 square footage of sod.

We have provided one shade tree per 40 linear feet along all street frontages.

- **Front yard Landscape requirements for Single Family Detached and Duplex Residences.** All new single family detached, two family and single family attached duplex residences shall provide front and side yard (corner lots) and tree lawn landscaping in accordance [Section 146-1450](#) Additional Requirements for Residential Development (E) and in accordance with Tables 14.3A and 14.3B Home Yard Landscaping Turf and Xeric Options. Shrub quantities vary depending upon the lot size. Landscaping shall be

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completed prior to issuance of a final certificate of occupancy. Temporary certificates may be granted at the discretion of the Building Department when certificates are requested outside of the normal landscaping season of April 1st through October 31.

We have provided front and side yard landscaping per section 146-1450. We have provide this in template form since we are unsure at this point what specific floorplans will be located on what lot.

Builders may want to consider the new xeric front yard landscape option as a tap credit of \$1,000.00 per lot is issued for each front yard utilizing these new requirements. Contact Aurora Water, Tim York at (303) 326-8819 for the specific landscape requirements.

This has been noted.

- **Private Common Open Space** – Developers are required to landscape lands that have been disturbed during construction and will be preserved and protected from future development for non-public active and passive recreation, trails, wildlife habitats and view corridors with landscaping. This includes all areas not defined as street buffers. Landscaping shall consist of 1 tree and 10 shrubs per 4,000 sf of area or tracts. Refer to [Section 146-1425](#) Private Common Open Space.

We have provided 1 tree and 10 shrubs per 4,000 sf of common open space.

- **Special Landscape Features**. Provide a distinctive landscape feature at each site entrance. Distinctive landscape features should consist of specimen quality plant material that will provide visual interest during all seasons. Refer to Section 146-1451 Additional Requirements for Non-Residential Development (C) Special Landscape Requirements at Entryways and Intersections. This may be incorporated into your proposed signage, if any.

We have provided an enhanced landscape feature at both community entrances.

- **Detention, Retention and Water Quality Ponds**. Should an on-site detention pond be required as well as water quality, the city encourages all applicants to utilize LID (Low Impact Development) principles as permanent best management practices (BMPs). Many of the LID practices have an integrated vegetative component which supports the treatment, evapotranspiration and infiltration functions so that storm water is treated at the source. With the implementation of LID techniques, landowners can benefit from the environmental quality and aesthetics of the area in which they live and work. Some examples of LID techniques are depicted in the images below and include permeable pavements, vegetative swales and rain gardens.

Response: These principles will be considered in the design



Vegetative Swale



Porous Pavement



Rain Garden

Applicants may propose their own BMPs or refer to the Urban Drainage and Flood Control District's Storm Drainage Criteria Manual where multiple examples of BMPs are described such as grass buffers, grass swales, permeable pavements etc. The City of Aurora Water Department has recently completed a study and produced a manual entitled "Low Impact Development Techniques for Urban Redevelopment in Aurora". Applicants are encouraged to utilize this document as an introduction to LID/BMP techniques. To obtain a copy, please contact Vern Adam, Engineering Services Manager at Vadam@auroragov.org. The applicant may also wish to review the Ultra-Urban Green Infrastructure Guidelines published by the City and County of Denver/ Public Works.

All detention pond facilities shall not exceed 6' in depth. The area within the tract surrounding the pond shall contain a minimum of 1 tree and 10 shrubs or the approved tree and shrub equivalents per 4000 square feet above the 100 year water surface elevation. When overlapping landscape standards occur such as when buffers, detention/water quality and parking lot landscape requirements fall within the buffer, they may be counted towards meeting the buffer requirements, however the most restrictive requirements shall be met. Landscaping shall be provided in accordance with [Section 146-1434](#) Detention, Retention and Water Quality Ponds.

Response: Noted. This will be considered in the pond design.

- **Irrigation.** Refer to [Section 146-1430](#). All developments shall install an automatic irrigation system for landscape areas. To assess irrigation tap fees, the City Water Dept. will require that the applicant divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the landscape submittal. A table summarizing these areas shall also be provided. Contact Timothy York at (303) 326-8819 in Aurora Water regarding irrigation plan requirements and application fees. An irrigation permit is required prior to the installation of an irrigation system.

Acknowledged.

6. Architectural and Urban Design

6A. Design Standards

This site is subject to the Murphy Creek General Development Plan Design Standards. A variety of architectural styles are permitted in Murphy Creek, including Classical, Victorian, Colonial revival, Coastal, Mediterranean, French and Craftsman. All residential development need to be reviewed and approved by the Murphy Creek Architectural Review Committee prior to approval by the Planning Commission.

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Building elevations will need to be included as part of your site plan, and should call out dimensions, exterior finishes and color schemes. We will also ask for color and material samples with the initial submittal. Staff suggests that you incorporate material changes and architectural features such as glazing, textured surfaces, projections, color, overhangs and changes in parapet height to improve the façade and create an inviting and attractive street presence. Use changes in the wall planes, both horizontally and vertically, a variety of durable materials, and quality architecture to create visually interesting buildings. Architectural details shall be continued on all four sides of the buildings to reduce the back of house appearance.

Conceptual front elevations have been included with the submittal to demonstrate overall character of the proposed elevations. Varied materials such as lap siding in varying widths, board and batten, stone veneer, and brick veneer have been included in the material palette for the elevations. Varied wall planes, varied roof forms, and varied plate heights create a visually interesting architectural streetscape. Material variety will be incorporated on the side and rear elevations, as well as massing elements to add variety and articulation, such as covered outdoor rooms and rear plane breaks

6B. Residential Design Standards

Your submission should include calculations demonstrating that you have met these requirements.

If your application will include specific single-family detached home models, your models will need to follow the styles and level of quality and detail shown in your approved GDP. If you do not plan to submit single-family home models with the Site Plan, explain this in your letter of introduction. You may submit actual models at a later date as Minor Amendments to your Site Plan once it has been approved. Be sure, however, that your street layouts and lotting plans have been properly sized and configured to easily accommodate the typical home designs and other design requirements of your approved GDP.

Conceptual single-family detached front elevations have been included with the submittal to demonstrate overall character of the proposed elevations. These plans have been developed based on the layout and lot sizing of the site plan.

7. Signage

The total allowable square footage of signs is based on a zoning code formula tied to location of the property and building frontage. All ground signs should be at least 10 feet back from the property line and 21 feet back from the flow line. Please refer to [Article 16](#) of the Zoning Code for complete regulations. Based on the information you have supplied us, a neighborhood identification will likely be required as stated in the GDP. You will be allowed up to individual signs...

We have provided the standard Murphy Creek entry monument at both community entrances.

8. Waivers

Requesting waivers is discouraged. If you decide to request any waivers, you must clearly list them in your *Letter of Introduction* and justify them according to the criteria listed in [Section 405](#) of the Zoning Code. You must also list them on the cover sheet of your Site Plan or other drawings on which they occur.

If you decide to request any waivers, you must clearly list them in your *Letter of Introduction* and justify them according to the criteria listed in [Section 405](#) of the Zoning Code. You must also list them on the cover sheet of your Site Plan or other drawings on which they occur.

Acknowledged. We are not requesting any waivers.

9. Mineral Rights Notification Requirements

Please fill out the [Mineral Rights Affidavit](#) / [Severed Mineral Rights Notice](#) and supply this document to your Case Manager at the time of site plan submittal.

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A mineral rights affidavit will be included with this submittal.

10. New CAD Standards

The City of Aurora has developed a CAD Data Submittal Standard for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. Digital Submission meeting the CAD Data Submittal Standard are required by consultants on development projects when submitting to the City for signature sets and on capital projects funded by the City. Details of the CAD Data Submittal Standard can be found on the [CAD Standards](#) web page.

Response: Noted. Drawings will comply with City standards

Pre-submittal Meeting:

At least one week prior to submitting an application, you will be required to hold a Pre-submittal meeting with your assigned Case Manager to ensure that your entire application package is complete and determine your application fee. Please contact your Case Manager in advance to schedule.

A pre-submittal meeting was held on October 14, 2019.

Community Participation:

You are encouraged to work proactively with neighborhood groups and adjacent property owners. Neighborhood groups within a mile radius will formally be notified of this project when submittal has been made to the Planning Department.

Neighborhood Services Liaison:

- Your Neighborhood Services Liaison is Scott Campbell. He has put together a report attached to these notes listing the registered groups within one mile of your proposed project and can assist in scheduling and facilitating meetings with community members. It is recommended that you work with the neighborhood organizations that express interest in your project to mediate and mitigate concerns.
- All meetings with neighborhood associations should also include your Planning Department Case Manager so that questions concerning City Code or policies and procedures can be properly addressed. We will record any project-related commitments that you make to the community at these meetings.
- Additional information about the Neighborhood Liaison Program can be found on the [Neighborhood Services](#) page of the city website.

Taylor Morrison is committed to community outreach and to being the best possible neighbors. We appreciate the City's active role to help facilitate this effort. We will reach out to Scott Campbell to determine the most effective strategy for organizing a neighborhood meeting. We will plan to hold a meeting and incorporate any constructive feedback prior to a resubmittal of the CSP.

Parks, Recreation & Open Space Department (PROS)

Project Characterization:

Based on your proposal, the following information has relevance to the determination of PROS' requirements for this project:

- Your proposal includes 136 single family units within the existing Murphy Creek General Development Plan
- Your proposed density is within the approved density for this area, therefore no additional land dedication is required.

Our site plan has been redesigned to include a total of 63 SFD units.

Trail Connectivity:

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Your proposed site is adjacent to the trail and linear open space within the PSCO easement. Please provide connections to this trail with sufficient spacing in between connections. PROS suggests creating a trail access that connects on the south side of your property directly across to De Gaulle Way, one mid property connecting directly through to Grand Baker Street, and retaining the sidewalk connection on the north side of your property as the third connector. Please ensure that local trail connections across the right of way are properly marked and note the park and trail at the northeast corner of Grand Baker Street and Flatrock Trail as being a primary destination to connect your residents to.

We have provided a trail connection to the trail along the PSCO easement and the trail at De Gaulle Way. We have also provided an internal trail running north and south and a sidewalk connection to S. De Gaulle and S. Haleyville St.

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.

This has been noted

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

This has been noted.

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.

This has been noted.

PROS Requirements Caveat:

The monetary calculations presented herein are estimates based on park construction costs and a per-acre value for infill development at this point in time (current year 2019). The timing for implementation of the project may affect the ultimate amount of fees collected and other payments imposed to satisfy park-related obligations. Furthermore, if aspects of your project change, such as the number of dwelling units proposed, the park land dedication requirements may also change.

This has been noted.

Aurora Water

Aurora Water will receive a referral of the Site Plan and Subdivision Plat for review and comment. Please respond to all Water Department comments with your initial submittal.

Key Issues:

- ▶ Extension of utilities needs to be per the approved Master Utility Study.

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- ▶ A [domestic allocation agreement](#) will be required starting in 2019 for water connections 2” and larger.
- ▶ Individual services for water and sanitary sewer at each residence.
- ▶ Meters to be located in landscaped areas with easement.

Response: This will be accomplished.

Utility Services Available:

- Water service may be provided from the 12-inch DIP in Flatrock Trail.
- Sanitary sewer service may be provided from the 8-inch PVC in Flatrock Trail.
- The project is located on Map Page 12V.

Response: Noted.

Utility Service Requirements:

- A Site Plan is required for this project and must show existing and proposed utilities including:
 - Public/Private Mains
 - Service Lines
 - Water Meters
 - Fire Suppression Lines
 - Fire Hydrants necessary to service your development
 - All utility connections in the arterial roadway are required to be bores.
- General utility design criteria can be found in Section 5 of the [Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure](#) (Utility Manual).

Response: Noted, these standards will be followed.

Utility Development Fees:

- A partial Storm Drainage Development fee is required prior to the recording of the Subdivision Plat or at the time of building permit approval if a Plat is not required. An additional Storm Drainage Fee may be charged and is based on the amount of impervious surface created by the project.
- The Water Transmission Development Fee and the Sanitary Sewer Interceptor Fee have been combined into the water connection fee and are required to be paid after issuance of building permit and prior to issuance of the Certificate of Occupancy.
- For a full listing of Utility Fees, please see the [Aurora Water Fee Schedules](#).

Response: Noted

Public Works Department

Traffic Engineering will receive a referral of the Site Plan and Subdivision Plat for review and comment.

Key Issues):

- ▶ Traffic Letter of Conformance to the Master will be required. See below for additional information.
- ▶ Multiple internal intersections and pedestrian connections to trail network are problematic as proposed.
 - Intersections (including alleys) shall either be aligned or offset to avoid turning conflicts

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(see Traffic Letter for additional clarification).

- Pedestrian crossings shall be at suitable locations (either at or sufficiently offset from intersections)
- Pedestrian crossings at a T intersection shall be on the right hand side (from the view of the stem of the T)
- ▶ Due to the curve in Flatrock Trail, sight triangles may be larger than expected and impact buildable lots.
- ▶ Access points onto Flatrock Trail shall align with access points to the east/north (Grand Baker Street, Gunnison Drive, or Haleyville Street), as there is not sufficient spacing to have a safe offset.
- ▶ Traffic Engineering supports consideration of extending De Gaulle Way to Harvest Road.
- ▶ Objects and structures shall not impede vision within these sight triangles. Landscaping shall be restricted to less than 26-inches in the sight triangles. Show sight triangles on the site plan and landscaping plan at all access points in accordance with [City of Aurora Standard Traffic Detail TE-13](#). In addition, street trees shall be set back from Stop signs and other Regulatory signs as detailed in [City of Aurora Standard Traffic Detail TE-13.3](#).

Response: A conformance letter will be provided.

Add the following note landscape plans: 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'

- Show all adjacent and opposing access points on the Site Plan.
- Label the access movements on the Site Plan.

Response: These will be labeled.

ROW/Plat:

- Designate a Public Access Easement along all private roadway and alleys.

Response: There are no private roads now proposed.

- A private cross-access agreement is recommended for maintenance and snow removal. The developer is responsible for establishing this agreement with the adjacent property owner.

Response: Noted.

Improvements:

- Show existing stop signs and street name signs or the installation of new stop signs and street name signs by developer at the site access points onto public streets. Add the following note to the Site Plan: Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development.

Response: These are added

- The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Add a note to the Site Plan indicating this commitment.

Response. Noted. These will be included in final CDs

- A full Traffic Impact Study will not be required. The applicant shall prepare a detailed letter to address the following items. The Master Traffic Impact Study is [Murphy Creek Ranch Traffic Impact Analysis](#), prepared by LSC, Inc in November 2000, which is available through the City's Open Record Request Process (https://www.auroragov.org/city_hall/public_records/records_requests). The letter shall be

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signed and stamped by a professional engineer licensed in the State of Colorado, and address:

- Trip Generation from the site and Conformance with the Master Traffic Impact Study
- Site Circulation Plan
- Interior intersection control (all-way warrant if any all-way stops are proposed)
 - Turning templates if any intersections (including alleys) are not either aligned or offset at least 75-ft to show that templates include at least a 4' clearance.
- Discussion of the application of elements from the Traffic Calming Toolbox to address any concerns for speeding, pedestrian crossings, etc. Techniques in the Traffic Calming Toolbox may include: Advanced Yield Lines, Enhanced Crosswalk, High-Visibility Signs and Markings, In-Street Pedestrian Crossing Signs, Enhanced Pedestrian Crossing Sign Devices (HAWK or RFB), Mid-Block Lane Narrowing, Curb Extension, Angled Parking, Pedestrian Safety Island, Staggered Pedestrian Safety Island, Lane Narrowing, Mini Roundabout, Speed Cushions and Chicane.
- Analysis of pedestrian connectivity/ trail system /crossing locations.

The Traffic Letter shall be prepared in accordance with the City of Aurora Traffic Impact Study Guidelines.
Submitting the Traffic Letter:

- The Traffic Letter shall be sent directly to Brianna Medema at bmedema@auroragov.org as soon as possible.

- The Traffic Letter shall also be uploaded with the rest of the submittal.

- Based on our review of the Traffic Letter, additional improvements may be required.

Response: Noted.

Engineering Division

The Engineering Division reviews the drainage and public improvement components of your project plans. Engineering reviews referrals of the Site Plan and Subdivision Plat from the Planning Department.

Key Issues:

- ▶ Public improvements for this development include completing the improvements on Flatrock Trail which are a 6' detached sidewalk, curbside landscaping and street lights. The internal public road shall include 5.5' sidewalks rather than the 4' sidewalks in the approved GDP. The sidewalks can be attached or detached with sidewalk easements as needed.
- ▶ A preliminary drainage report shall be submitted with the site plan. On-site detention and water quality is required and shall be in conformance with the previously approved Master Drainage Study.

Response: This is included.

Improvements:

Sections and details referenced in the Improvements section refer to the City's Roadway Design and Construction Specifications (Roadway Manual).

- Typical roadway sections are specified in the City Code and summarized in Section 4.08 with details shown in the Standard Detail S1.

Response: Noted.

- Curb ramps must be shown (located) on the plans at all curb returns, "T" intersections, residential mail kiosks or clustered mailboxes, and any other location of public necessity. Refer to Standard Detail S9. Any street grades in excess of three percent will require detailed grading of the curb ramps.

Response: Noted, these are included.

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- Flared curb cuts, Standard Detail S7.4, are not permitted for commercial/industrial or residential driveways where traffic movements would be substantial. When the number of parking spaces exceeds 20, curb returns are required and the curb return radii shall be labeled on the plan.

Response: Noted

- Pedestrian Bicycle Railings will be required at and continuous along vertical separations of 30 inches, or greater, or on slopes greater than or equal to 3:1 adjacent to pedestrian areas. See Standard Detail S18.

Response: Noted. There are no applicable conditions.

- Retaining walls shown on plans shall indicate material type and a height range or indicate a maximum height. Where appropriate, guard or hand rails may be required.

Response: Noted.

- The maximum private access drive slope may be 4% (non-residential) when sloping down toward the public street and up to 6% maximum when sloping up toward the public street.

Response: Noted, this will be complied with.

- S. Flatrock Trail is designated as a collector street. Homes and drives are allowed to front this street if the average daily traffic volume is less than 4,000 and certain mitigation measures are provided. Indicate the mitigation measures on the Site Plan. See Section 4.04.2.02.4 of the *Roadway Design & Construction Specifications*, October 2016 edition.

Response: Noted.

- If gates are incorporated into the design of the development they are required to be setback from the street flow line a minimum of 35-feet or one truck length, whichever is greater.

Response: No gates are proposed.

- Street lights are required along adjacent roadways. Please refer to the Draft Lighting Standards for street light spacing, location, wattage, etc., information. Street lights along public right-of-way shall become City owned and maintained once they have been installed and the final acceptance letter for the lights has been issued. The street lighting plan shall be included with the Civil Plan submittal.

Response; Noted, this will be included in the Civil Plans.

ROW/Easements/Plat:

- ROW dedication is required for public roads.

Response: This is proposed

- The dedication of a 20-foot lot corner radius is required at each intersection with S. Flatrock Trail and the internal public road.

Response: noted.

- Please coordinate with the Real Property Division of Public Works for the dedication of any required easements. If a plat will be prepared for this development, the plat can cover the required easements.

- Sidewalk easements may be required for new sidewalk installed.
- A drainage easement shall be required for any detention/water quality facilities on site. This drainage easement shall tie to a public way.
- Utility easements shall be required for any proposed water/sanitary sewer/public storm sewer located outside of public right-of-way.
- Public access/fire lane easement shall be required for fire lanes outside of public right-of-way.

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Please coordinate with Life Safety for their alignment.

Response: Noted, this is included.

Drainage:

Drainage design standards can be found in the City's ["Storm Drainage Design and Technical Criteria"](#).

- Per Section [138-367](#) of the Aurora Municipal Code, a Preliminary Drainage plan and report is required prior to Site Plan or Plat approval. A Preliminary Drainage Plan and Report shall be submitted at the time of Planning Department application submittal. A review fee shall be paid to the City prior to acceptance of the preliminary drainage report. The site plan will not be approved until the preliminary drainage report is approved. Full spectrum detention is required for this project.

Response; A report is included with the submittal

- Under the provisions of Colorado Revised Statute 37-92-602(8), any detention or infiltration facility that becomes operational after August 5, 2015, is required to notify downstream water rights holders prior to operation. Urban Drainage and Flood Control District (UDFCD) has created a spreadsheet form (called *SDI Design Data*) for determining compliance with the statute and a web portal that will send a weekly e-mail notification to downstream water rights holders, satisfying the notification requirements. The developer will be responsible for having a professional engineer, licensed in the State of Colorado, complete the *SDI Design Data* and uploading to the web portal. Public Works Engineering will verify the information matches the final drainage report. Notification must be made before Civil Plans will be approved or Stormwater Permits will be issued.

Response; Noted.

- Detention of storm drainage is required for this site and shall be incorporated on the site, unless other accommodations are approved by the City Engineer.

Response: This is being done.

- Release rate for the detention pond shall be based upon the ["Storm Drainage Design and Technical Criteria"](#) Manual, latest revision.

Response; Noted.

- Storm water from concentrated points of discharge from a minor storm event shall not be allowed to flow over sidewalks, but shall drain to the roadway by the use of sidewalk chase sections. Sidewalk chase sections shall not be located within a curb cut, driveway, curb ramp, or curb return.

Response: The design will comply

- A public storm sewer system appears to be located near this site. Please have your Engineer or Surveyor verify and tie your site drainage into it.

Response: This is being done.

- Extend storm sewer through the site, including inlets, pipes, manholes, etc., as needed.

Response: Noted.

Fire/Life Safety Comments - Building Division

The Building Division will receive a referral of the Site Plan and Subdivision Plat for review and comment. They will review these documents for Life Safety (Fire Code) and Building Code issues.

Key Issue:

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- ▶ Fire/Life Safety does not support the use of 16' alleys as the primary access to these homes. There is a high probability that homeowners will park in front of their homes, on both sides of the 16' drive-aisle. This would block any ability of fire apparatus and emergency responders from entering these areas.

Response: This site has been modified

Address Directory Signs for [Single-Family Dwellings Facing Green Belts instead of Public Right-of-Way:](#)

An approved address directory shall be shown within the detail sheet of the site plan and/or civil plan sign package. Address Directory Signs must be installed at properties where the single-family unit is facing a green belt and access to the unit is from garage of an access road.

- ▶ Note: Residential units must face a public right-of-way in order to support an emergency response by fire, police or ambulance. A small number of residential homes are being shown using a "greenbelt" configuration where the home fronts onto a landscape area and emergency access to the home is being shown at a garage door off of an alley. Please reconfigure this design layout to provide emergency access to the front of each home. This can be done utilizing a public street for fire lane easement.

Response: The site plan has been updated to comply

Addressing Requirements:

All buildings or structures, except accessory buildings, shall display the proper building number in the manner provided in this article. It shall be the responsibility of the owner, occupant or any person obtaining a building permit to place such number in the manner provided in the Aurora City Code of Ordinance, Chapter 126 - Article VII - Numbering of Buildings.

Response: Noted

Adopted Codes by the City of Aurora – Setbacks:

The site plan and civil plans must reflect the setback requirements of the 2015 International Building and Fire Code for placement of the structure(s) in relation to adjacent buildings, property lines, public ways, accessible walkways, etc. To view the 2015 International Codes please utilize the following hyperlink; [ICC Codes Online](#).

Response: Noted. The site plan is in compliance

Civil Plans:

Based on the discussion within the pre-application meeting the following information must be reflected within the Civil Plan package submitted to Public Works Department.

- [Dead-End Fire Lane Detail](#)
- [Fire Lane Sign Detail](#)
- [Grading Plan](#)
- [Handicap Accessible Parking Signs](#)
- [Sign Package](#)
- [Signature Block](#)
- [Street Standards and Street Section Details](#)

Response: These will be included in the Civil Plans

Fire Department Access:

Based on the information presented so far, the type(s) of fire apparatus access road(s) needed for this particular site is:

- [Designated Fire Lane](#)
- [Fire Lane Easement](#)
- [Motor Courts and Looped Lanes – 146-1108](#)

Response: The updated site plan changes these requirements

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Fire Hydrants:

The number and spacing of fire hydrants are determined using the 2015 IFC, Appendix B & C.

Response: Noted.

Fire Sprinkled Structures:

The requirements for the installation of a fire sprinkler system are provided within the Chapter 9 of the 2015 IFC and IBC.

General Comments:

- Our jurisdiction has amended the IFC through a city ordinance that removes the requirement for fire sprinkling R-3 Single-Family residences. During the pre-application meeting it was stated that these units would be IRC R-3 Occupancy. If this is changed to IBC R-2 occupancy, then a fire sprinkler system will be required for these units.
- Based on the size of the proposed use of the structure it does not appear that a fire sprinkler system is required. The fire sprinkler notes provided should only be used if the size of the structure changes or a voluntary system is installed.

Response: Noted

Gated Entry:

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.

Response: No gate is planned

Handicap Accessibility Requirements:

The City of Aurora enforces handicapped accessibility requirements based on 2015 IBC, Chapter 11, the 2009 ICC/ANSI A117.1 and the 2003 Colorado State [House Bill 03-1221](#), Article 5, Standards for Accessible Housing.

- [Residential](#)

Response: Noted.

Legend:

The cover sheet must include a "Site Plan Legend" reflecting both existing and/or proposed site elements that are existing or proposed within site.

Response: This is included

Phasing Plans:

A phasing plan must be provided with the Planning Departments Site Plan and the Public Works Departments Civil Plans submittals.

Response: No phasing in currently proposed

Site Plan, Civil Plan, Framework and General Development Plan and Plat Notes:

The notes being provided below must be included on the cover sheet of the indicated submittal type.

- [\(Plat Note\) If Plat Contains Fire Lane Easement](#)
- [\(Site Plan Note\) Access Control Gate or Barrier Systems](#)
- [\(Site Plan Note\) Accessibility Note for Multi-Family Projects Built under the 2015 IBC/IRC and HB-1221](#)
- [\(Site Plan Note\) Addressing](#)

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- [\(Site Plan Note\) Americans with Disabilities Act](#)
- [\(Site Plan Note\) Emergency Ingress and Egress](#)
- [\(Site Plan Note\) Emergency Responder Radio Coverage](#)
- [\(Site Plan Note\) Fire Lane Easements](#)
- [\(Site Plan Note\) Fire Lane Signs](#)
- [\(Site Plan Note\) Right of Way for Ingress and Egress of Emergency Vehicles](#)

Response: These are added

Photometric Plan:

- Add the following note to the Photometric Site Plan:

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".

- Add the “accessible route” (heavy dashed line) to the photometric plan and verify minimum 1 foot-candle of illumination along its entire length.

Response: This is included.

Site Plan Data Block:

The site plan must include a “Data Block” on the cover sheet that reflects all items indicated within the “link” that apply to your project.

Response: This is added.

Special Design Considerations:

Based on the information presented in the pre-application meeting, these additional Life Safety criteria must be shown on the site plan, plat and civil plans.

- [Access to within 150 feet of Each Structure](#)
- The fire code official is authorized to increase the dimension of 150 feet reach requirement where the building is fire sprinkled in accordance with the 2015 IFC, Section 503.1.1 where allowed by code. If granted approval, a fire sprinkled structures may utilize a 200 foot reach criteria in place of the 150 foot standard requirement.

Where fire hydrants and fire department connections are provided adjacent to vehicular access drive aisles, they will need to be dedicated as fire lane easements in order to provide emergency access to them.

Response: The site plan complies with this requirement.

- [Access Road Width with a Hydrant](#)
- [Aerial Fire Apparatus Access Roads](#)
- [Fire Apparatus Access Road Specifications](#)
- [Combined Fire Lane, Public Access and Utility Easements](#)
- [Construction of Fire Lane Easements and Emergency Access Easement](#)
- [Dead-end Fire Apparatus Access Roadways](#)
- [Dead-End Public Streets](#)
- [Encroachment into Emergency Access or Fire Lane Easements are Prohibited](#)

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- [Grade](#)
- [Labeling of Easements on the Site Plan, Plat and Civil Plans](#)
- [License Agreement](#)
 - Construction of fire lanes using alternative surfacing materials other than asphalt and concrete will require a license agreement through Real Property.
- [Motor Courts](#) - Where motor Courts and Looped Lanes are utilized please provide a dedicated Fire Lane Easement within the required width of each drive aisle (23' for Motor Courts and 18' for Looped Lanes) as depicted in [Aurora Building and Zoning Code, Section 146-1108](#).
- [No Parking is allowed within a Fire Lane Easement](#)
- [Private Streets Constructed to Public Street Standards](#)
- [Pocket Utility Easements for Fire Hydrants](#)
- [Public Street Systems Adjacent to Site](#)
- [Remoteness](#)
- [Speed Bumps](#)
- [Snow Removal Storage Areas](#)
- [Width and Turning Radius](#)

Trash Enclosure:

Per the 2015 International Fire Code, Section 304.3.3, dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines.

Response: Noted.

Real Property Division

The Real Property Division reviews the Site Plan and processes Subdivision Plats, Easements and License Agreements that may be necessary for development of property.

Subdivision Plats:

- The property has never been platted and will be required to be subdivided at this time in order to obtain a building permit. Plats must be prepared using City of Aurora specifications given in our most current [Subdivision Plat Checklist](#). The review of the plat can run concurrently with your other Planning Dept. submittals.

Response: Noted. A plat is being submitted

- A **pre-submittal meeting** with Real Property is required on all plat submittals so that we can make sure the basic elements have been addressed before they are submitted to Planning. This 30 minute meeting is for the 1st submittal of plats only and is by appointment only. Call *Darren Akrie* at 303.739.7300 to schedule your appointment. The person preparing the plat and your project manager should attend and bring two sets of the plat.

Response: Noted.

Site Plans:

A site plan will be required by the Planning Department. Real Property has items that need to appear on that site plan above and beyond what other departments may require. These items are listed on the Real Property [Site Plan Checklist](#).

Response Noted.

Separate Documents:

- [License Agreement Packet](#)

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- **Off-site easement dedications** may be required in order to make your project work. It's up to the developer to obtain these easements for the City, pay compensation, etc. Dedication documents must be prepared using Real Property specifications which can be found in the [Dedication Packet](#). Once complete and accurate easement dedication information is submitted to Real Property, it takes about 4-6 weeks to complete the process. They must be complete and ready to record before Real Property will record the plat and/or site plan.

Response: Noted

- You may have items that encroach into city-owned property or easements (i.e. retaining walls, medians, stairs, etc.) If allowed, these types of encroachments require a **License Agreement**. Requirements can be found in the [License Agreement Packet](#). It takes 4-6 weeks to complete the process after submittal. The License Agreement must be completed before the site plan is recorded.

Response: Noted

- If street lighting is identified during the review process, this may be an opportunity to partner with our cell carrier providers. New technology allows these providers to incorporate their technology with street lighting. These carriers are willing to take on the cost of purchasing and installing a light with qualifying projects. Please contact Leslie Gaylord at 303-739-7901 for additional details and contact information.

Response: Noted.:

STEP II – CONSTRUCTION DOCUMENT PHASE

The Construction Document Phase is when Engineering and Building plans are reviewed against City Codes for compliance. It is an administrative process and usually occurs after Planning Commission or Planning Director decisions. Permits are issued from these documents.

Civil Engineering Plans

- Civil Construction Plans are required for your project as proposed and shall be submitted electronically.
- Use of the Batch Standards Checker Tool is requested for this project.
- Civil Engineering Plan Review (*see links below for additional information*):
 - [Process](#)
 - [Review Schedule](#)
 - [Fees](#)

Prior to submittal of the electronic Civil Construction Plans, the civil consultant must schedule a pre-submittal meeting with Christopher Eravelly at 303.739.7457. One paper set of Civil Plans and Reports is required for this pre-submittal review. Also bring a copy of the pre-application meeting notes and a copy of the submitted site plan, including the landscape plan. At this meeting the Civil Plans shall be reviewed for completeness. A [checklist](#) is used to ascertain completeness.

- Civil Construction Document Plan Set generally includes the following plans:
 - Stormwater Management Plan
 - Final Drainage Plan/Report
 - Final Grading Plan
 - Utility Plan and Profiles
 - Street Plan and Profiles
 - Area Grading Plans
 - Signing and Striping Plan
 - Street Lighting Plan
- *Phasing shown on the Site Plan shall also be represented on the Civil Plan drawings.*

[Aurora Water](#)

General Requirements:

- Utility Plans will be required with the Civil Engineering Plans:
 - Utility Plans shall be prepared in accordance with the Utility Manual
 - Utility Plans must be approved prior to obtaining building permits
 - Utility Plans must include:
 - Fixture Unit Table and Meter Sizing Tables
 - Water Service and Water Meter locations

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- Sanitary Sewer Service Lines
- Resistivity Tests for any public water mains installation per Section 20 of the Utility Manual.
- Cross Connection Control Devices are required for:
 - Fire Service Lines
 - Commercial and Domestic Water Service Lines.
 - These devices are required to be located within the building or within a heated and drained vault after the water meter.

Construction Stormwater Quality Requirements:

- A Stormwater Quality Discharge Permit and Stormwater Management Plan and Report will be required for this project. See the latest revision of the City of Aurora [Rules and Regulations Regarding Stormwater Discharges Associated with Construction Activities](#) Manual (SWMP Manual) for more detailed requirements. A [Colorado Discharge Permit System \(CDPS\)](#) (CDPS) permit may be required by the State Health Department if a City of Aurora Stormwater Quality Discharge Permit is required.
- CAD Data Submittal Standard: The City of Aurora has developed a CAD Data Submittal Standard for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. Digital Submission meeting the CAD Data Submittal Standard are required by consultants on development projects when submitting to the City for signature sets and on capital projects funded by the City. Details of the CAD Data Submittal Standard can be found on the [CAD Standards](#) web page.

Public Works Department

Construction documents should reflect all approved Access, Right of Way, Easements and Public Improvements that were included and approved on the Site Plan and Plat for your project.

Traffic Division

- Construction Documents should reflect all approved accesses, and laneage, and right of way and easement dedications.
- The Construction Documents shall include Signing and Striping Plan, and Traffic Control Plans. If lane closures are required per the Traffic Control Plans, occupancy fees will apply. The calculation for these fees are available on the City's website or in the Development Handbook.
- Place a note on the Construction Site Plan or Grading Plan indicating all construction vehicles (including construction workers' vehicles) shall access the site from Jewell Avenue, via Gun Club Road to the south or 6th Avenue to the north and not through the adjacent residential neighborhood(s). Note that Gun Club Road north of connection to SH 30 / 6th Avenue to Gun Club Road is not a dedicated haul route.

Engineering Division

General Requirements:

- All new developments and redevelopments are required to develop and implement a permanent condition Stormwater Quality Control Plan (SWQCP) in conjunction with the overall drainage plan for the site. The SWQCP shall be included in and become part of the preliminary and final drainage reports. The SWQCP shall discuss and propose the solutions to permanently enhance the quality of stormwater runoff through the site.

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- The SWQCP shall be developed by applying the permanent water quality “best management practices” described in Volume 3 of the USDCM. The SWQCP shall be shown in a separate section of the drainage report. Proposed permanent stormwater quality enhancement facilities shall be sized and located on the drainage map (see section 2.42, [“Storm Drainage Design and Technical Criteria”](#) manual). The development community is encouraged to use multiple BMPs in creative and non- traditional site design to achieve the water quality objectives.
- A drainage easement is required for stormwater quality detention ponds. This easement shall connect to a public way for access to the facilities. This easement shall be executed prior to the approval of the Civil Plans.
- An Inspection and Maintenance Plan (I and M Plan) shall be developed concurrently with the design of the permanent BMP’s and submitted with the final drainage plan and report for approval. See the 2010 [Storm Drainage Design & Technical Criteria](#) manual’s appendices for direction on preparing an I and M Plan, including the Maintenance Agreement. A signed Maintenance Agreement shall be submitted to the Water Department prior to issuance of a certificate of occupancy, or if no CO, then prior to approval of the Civil plans.
- The civil plans will not be approved until the preliminary drainage report/letter is approved and the plat is ready for recordation.

Roadway Design and Construction Specifications:

- Roadway construction shall conform to the [“City’s Roadway Design and Construction Specifications”](#) latest edition.
- All road cuts or other roadway disturbances within the City of Aurora’s public right-of-way shall be repaired and restored according to the standards specified in Section 36 of the City’s Roadway Design and Construction Specifications, and any other requirements specified elsewhere. If more than 500 square feet of existing roadway is disturbed within one block, the construction area shall be milled and overlaid prior to the issuance of the Certificate of Occupancy.
- Fire lanes. All primary fire lanes shall be constructed to an improved pavement surface (concrete, asphalt, or pavers). Secondary accesses in landscaping and other areas, need to be designed in accordance with the City’s adopted Fire Code requirements, but may be permitted to utilize other materials and options. The proposed secondary access materials shall be approved by both Life Safety (Fire Marshall) and the City Engineer.

Building Plans

Building Division Comments:

Building Plan Review

- [Process](#)
- [Review Schedule](#)
- [Fees](#)

The comments made during the meeting address large-scale issues. We strongly recommend that a code consultation meeting be scheduled to discuss more detailed concerns.

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During the development review process, you will not need to submit any documentation to the Fire Department for review. The Life Safety group within the Aurora Building Division conducts all site development and construction plan reviews on behalf of the Aurora Fire Department.

The links below contain additional information and requirements for completion, submittal and permitting of your building plans.

Permit Types:

- Based on the information provided during the pre-application meeting, the Building Division would classify your proposed scope of work under the following permit type.
 - [Limited Plan Permits](#)
 - [Master Multi-Family or Multi-Family Permits](#)
 - [Single Family Residential or Master Plan Single Family Permits](#)

Fire (click on this [link](#) to find checklist below)

- Fire Alarm
- Remote Annunciators Alarm Panel for Multi-Family Complexes
- Fire Sprinkler & Standpipe Systems
- Gating Systems across Fire Apparatus Roads
- Knox Box

Key Issues:

- ▶ It is recommended that a preliminary meeting be scheduled with your design team and the Aurora Building Division prior to formal submittal of building construction plans. This meeting gives both the applicant and city staff the ability to clarify online submittals requirements, code requirements and interpretations to ensure mutual compliance with our currently adopted codes.
- ▶ No building division comments are being provided since no new construction is associated to an amendment to the framework development plan.

[Accessibility:](#)

The City of Aurora enforces handicapped accessibility requirements based on 2015 IBC, Chapter 11, and the 2009 ICC 117.1.

[Adopted Codes by the City of Aurora:](#)

This “link” will provide a current listing of all adopted building codes and ordinances utilized by the Aurora Building Division. To view the 2015 International Codes please utilize the following hyperlink; [ICC Codes Online](#)

[Building Division General Comments:](#)

The function of the Building Division in the development process involves assistance with building code questions. This “link” will provide answers to the most typical initial questions concerning the role of the Building Division.

[Checklist for Plan Review Submittals:](#)

The Aurora Building Division has established a number of checklists that reflect specific construction plan submittal and permit requirements. A copy of these checklists can be obtained through the City of Aurora website or by clicking on the link provided here.

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General Fire Protection System Requirements:

Based on the information provided during the Pre-Application meeting the following fire protection systems are likely to be required for this structure:

- **Fire Alarm and Detection System** – 2015 IFC, Section 907.
- **Fire Pump** - 2015 IFC, Section 913.
- **Fire Sprinkler System** - 2015 IFC, Section 903.

Geographic Design Criteria:

New construction must adhere to the climatic and geographic design criteria provided using the hyperlink above.

Occupancy Specific Building Code Requirements:

Based on the information provided, your building occupancy or occupancies are as follows.

- R-2 Occupancy - Residential occupancies containing sleeping units or more than two dwelling units where the occupants are primarily permanent in nature.
- IBC R-3 Occupancy - Residential occupancies where the occupants are primarily permanent in nature and not classified as R-I, R-2, R-4 or I, and where buildings do not contain more than two dwelling units; adult and child care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours. Includes congregate living facilities with 16 or fewer persons.
- R-3 IRC Occupancy - Residential occupancies shall include buildings arranged for occupancy as Residential Care/Assisted Living Facilities including more than five but not more than 16 occupants, excluding staff. Group R-4 shall meet construction requirements for Group R-3 or shall comply with the IRC.

Request for Modification or Alternative Material: (On in the website please select “Plan Review Services”)

Per the 2015 IFC, Section 104.10 and 104.10.1, whenever there are practical difficulties involved in carrying out the provisions of this code, the fire code official shall have the authority to grant modifications for individual cases, provided the fire code official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements.

Structures Built over or up to a Property or Lot Line:

If a property line is defined by a recorded subdivision map, the International Building Code requires that buildings on both sides of that property line be structurally independent with individual fire-resistive protection based on the distance to property line.

Real Property Division

Reminder – Prior to building plans submittal, processing of any/all required separate documents should be started so that this process does not interfere with permit issuance.

STEP III – CONSTRUCTION PHASE

Before any construction may commence, a contractor licensed in the City of Aurora must be issued the appropriate **permits** for all work to be performed. [Licensing](#) information is available on the City's website.

Aurora Water

Utility Connection Fees:

- Water Service Connection Fee
- Metro Sanitary Sewer Connection Fee
- Sanitary Sewer Connection Fee

Fees may only be paid after issuance of building permit and must be paid prior to issuance of the Certificate of Occupancy. This is required for new services and when meter sizes are upsized.

- Wet Tap Fees:
 - Apply when making connections to existing water mains for water line extensions, fire hydrant lines, and fire service lines.
- Irrigation Water Meter Fees:
 - Will be calculated in accordance with the City Ordinance for irrigated common areas in Single-Family Detached and Commercial areas.
 - The Landscape Plan must identify the “NON-WATER CONSERVING” and “WATER CONSERVING” areas used for the meter fee calculations.
- For a full listing of Utility Fees, please see the [Aurora Water Fee Schedule](#).

Public Works Department

Engineering Division

- A geotechnical and pavement design report is not required for paving of new or existing private parking lots, fire lanes, driveways, and private streets (other than TODs and Urban Centers). The civil plans shall have the default pavement thickness, obtained from the Roadway Manual, labeled on the plans and a note indicating the type of soils within the project, unless the developer submits a pavement design for review and approval. A paving permit for this private infrastructure is **not** required. **A Private Development Pavement certification shall be required to be submitted prior to issuing a Certificate of Occupancy.** See [Section 5.01.2.02](#) for more information. The developer/contractor is responsible for the required testing, backfill, and compaction for all wet utilities prior to paving. It is the developer/contractor's risk to begin paving without the initial acceptance of the wet utilities.

Public streets are required to have geotechnical and pavement design reports approved before a paving permit will be issued. Please note the requirement for composite pavement sections in Section 5.00. Also, streets are required to have French drains (for concrete pavements and bituminous composite pavement sections) at the back of curb at low points in the streets and be extended 100-feet on both sides of the low point, unless the geotechnical pavement design report indicates the presence of high

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ground water. Then, the French drains shall be extended in accordance with the recommendations of the pavement design report.

- A new Certificate of Occupancy needs to be issued for this site. Aurora City Code requires all public improvements (see definition below) be completed, escrowed for, a deferral granted, or have a Public Improvement Plan (PIP), indicating when the improvements will be installed, in place prior to issuance of the Certificate of Occupancy.

- Public improvements shall mean and include, but not by way of limitation, the construction, reconstruction, and improvement of the following:
 - local streets
 - fire lanes
 - curbs, gutters, curb ramps, and sidewalks
 - monuments and range boxes
 - sanitary sewer mains, including laterals to each lot line
 - storm drainage
 - detention and water quality facilities, including necessary structures
 - street lighting
 - water mains, hydrants and valves
 - tree plantings and landscaping
 - repairs and replacements thereof necessitated by construction activity pursuant to issuance of a City of Aurora certificate of occupancy.

Building Division

Key Issue:

- ▶ Once the building permit is issued it is recommended that the General Contractor (GC) schedule a pre-construction meeting through the Office of Development Assistance Project Manager. The meeting will consist of the Public Improvement Supervisor, Building Division Inspector Supervisors and a Fire/Life Safety Supervisor. These meeting are highly beneficial to both the GC and city staff in addressing inspection requirements that assist in obtaining a TCO or CO in a timely manner.

Construction Permits:

Please click on the link provided for a listing of required construction permits.

Fire Safety during Construction, Alteration or Demolition of a Building:

Utilize the requirements of the 2015 IFC, Chapter 33 for both construction and demolition of any structure within your site. To obtain a full copy for fire department access and water supplies to a construction site, please call the Building Department at 303-739-7420.

Secondary Access Roadways during Construction:

Please click on the “link” provided for requirements for fire department access during construction.



City of Aurora

Neighborhood Services
15151 E Alameda Parkway
Aurora, Colorado 80012
Phone: 303-739-7280
Fax: 303-739-7191
www.auroragov.org

PRE-APPLICATION CONFERENCE

TO: Phillip Cross
FROM: Scott Campbell
DATE: Thursday, May 29, 2019
SUBJECT: Murphy Creek Parcel 13
LOCATION: SWC Harvest Mile Road and S Flatrock Trail

Listed below are the neighborhood associations that are currently registered with the Neighborhood Support Division within one mile of your proposed project. Once your application has been formally submitted each Neighborhood Organization will receive a copy of your application along with a comment card to be returned to the Planning Department. The comment card allows neighborhood organizations to share their concerns about the application prior to Planning Commission. Since the neighborhood list is updated frequently, it is recommended if you submit your application to the Planning Department anytime after 30 days of today's date, you should obtain a new, current list. Your Planning Case Manager will have an updated list available at your pre-submittal meeting.

As an applicant for a proposed development or use approval in the City of Aurora, you are strongly encouraged, but not required, to set up a neighborhood meeting with these representatives as soon as possible, but no later than 21 days prior to your scheduled public hearing. The purpose of this meeting is to explain your proposed development or use approval, and if necessary, to work with neighborhood representatives to address their concerns. Your assigned Neighborhood Liaison will assist you in scheduling and mediating the meeting at your request. The liaison will also provide you with an updated and accurate neighborhood association mailing list prior to the meeting. Adjacent property owner address information is available on the Adams and Arapahoe County web sites at www.co.arapahoe.co.us and www.co.adams.co.us. It is the applicant's responsibility to mail and/or e-mail a letter of invitation to all neighborhoods and adjacent property owners at least 10 days prior to the meeting. A sample letter of invitation is included in this packet. The assigned Planning Case Manager will attend the meeting to note any agreements made by the applicant, and will include those agreements in their presentation at public hearings. You may anticipate being asked at public hearings if you have met with nearby neighborhoods and the result of such meetings.

As the Neighborhood Liaison for this area, I am available to assist you in communicating with the neighborhood listed below. For assistance or to set up a neighborhood meeting, please contact me at 303-739-7280.

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SWC Harvest Mile Road and S Flatrock Trail

Report Ran On Thursday, May 29, 2019

#	ORGANIZATION	CONTACT	PHONE
41	GUN CLUB ESTATES	KIRK MULBACH 1011 S ADDISON WAY AURORA CO 80018	(303)367-0386
397	MCGC Neighbors	KIRK_MULBACH@MARXOKUBO.COM MARGARET A. "MARGIE" SOBEY 1403 SOUTH ADDISON COURT AURORA CO 80018	(303)881-2682
343	MURPHY CREEK MASTER ASSN	MISOBEY@MCGCNEIGHBORS.ORG IRENE BORISOV 4950 S YOSEMITE ST F2-506 GREENWOOD VI CO	(303)459-4919
405	THE PARKWAYS @ MURPHY CREEK	IRENE@SAMMGT.COM SUMMIT MGMT 14901 E HAMPDEN AVE AURORA CO 80014 EHUBBARD@CCHOAPROS.COM	(303)693-2118

