

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



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August 20, 2021

Thomas Gissen
Meritage Homes
8400 Crescent Pkwy, Suite 200
Greenwood Village, CO 80111

Re: Second Technical Submission Review – Murphy Creek PA 16 & 20 – Site Plan & Plat
Application Number: **DA-1250-48**
Case Numbers: **2020-3045-00**

Response comments:

Green: HDG

Blue: Proofcivil

Red: Aztec

Dear Mr. Gissen:

Thank you for your second technical submission, which we started to process on Tuesday, July 6, 2021. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Please revise your previous work and send us a new submission on or before Friday, September 3, 2021.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7184 or hlamboy@auroragov.org.

Sincerely,

Heather Lamboy, Planning Supervisor
City of Aurora Planning Department

cc: Karen Henry, Henry Design Group
Scott Campbell, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\SDA\1250-48tech2



Second Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please remove AutoCad SHX text items in the comment section. Please flatten to reduce the select-ability of the items.
- Please provide a digital shape file for the Planning Addressor.
- Please correct landscaping corrections in sight triangles as noted.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Margaret Rash

Murphy Creek Metro District 3

gwhizzco@comcast.net

Requesting a public hearing so that community members can air any concerns and ask questions as necessary. Please NOTE MC Metro 3 was NOT contacted by builder prior to Planning commission's approval of the site plans. The Architectural review was not conducted by the Architectural Review COMMITTEE for compliance with Murphy Creek's GDP as required in the GDP.

Response: Opportunity was given with the first neighborhood meeting and the Planning Commission Hearing was open to the Public as well. Murphy Creek Metro District 3 was.... included in the mailing, see below:

AURORA CITY OF
15151 E ALAMEDA PKWY SUITE 3200
AURORA CO 80012-1555

PUBLIC SERVICE CO OF COLORADO
PO BOX 840
DENVER CO 80201-0840

MARGARET SOBEY
E-470 NEIGHBORS
1403 S ADDISON CT
AURORA, CO 80018

MGCC NEIGHBORS
MARGARET SOBEY
1403 S. ADDISON CT
AURORA, CO 80018

MURPHY CREEK LLC
9335 E HARVARD AVE
DENVER CO 80231-7649

MURPHY CREEK MASTER ASSOCIATION
IRENE BORISOV
4950 S YOSEMITE STREET
SUITE F2-506
GREENWOOD VILLAGE, CO 80111

HARVEST INVESTORS LLC
9335 E HARVARD AVE
DENVER CO 80231-7649

DIANE BRAKE TRUST
3090 S DAHLIA ST
DENVER CO 80222-7331

MURPHY CREEK METRO DISTRICT 1-4
MARGARET SOBEY
14901 E HAMPDEN AVE.
SUITE 320
AURORA, CO 80014

THE PARKWAYS AT MURPHY CREEK
ELIZABETH HUBBARD
14901 E. HAMPDEN AVE
80014

ADAMS-ARAPAHOE JOINT SCHOOL DISTRICT
28-J
1085 PEORIA ST
AURORA CO 80011-6203

MURPHY CREEK BUILD TO RENT LLC
4900 N SCOTTSDALE RD UNIT 4900
SCOTTSDALE AZ 85251-7628

REED DAVID R, REED JESSICA A
24560 E JEWELL AVE
AURORA CO 80018-3043

MURPHY CREEK METROPOLITAN CREEK
DISTRICT #3
2154 E COMMONS AVE STE 2000
LITTLETON CO 80122-1880

MATTHEWS ANNA C
24701 E GUNNISON DR
AURORA CO 80018-6055

PRADHAN NIMA D, TAMANG MANGALI,
TAMANG LACK MAYA
24700 E GUNNISON DR
AURORA CO 80018-6055

DUPLESSIE JAY K
1547 S HALEYVILLE ST
AURORA CO 80018-6058

ROHAN WILLIAM P, ROHAN ERLINE SM
1542 S HALEYVILLE ST
AURORA CO 80018-6057

ALPERT VILLAGE I LLC & CHERRY CREEK VISTA
PARTNERS
3033 E 1ST AVE SUITE 725
DENVER CO 80206

An Architectural Review by the ARC is not required if there is a Master Declarant letter, which was filed with the City. However, architectural elevations with details and material selections have been added to the plan set, which is also accessible to the public through the CoA website.



2. Completeness and Clarity of the Application

2A. *Repeat comment:* Using the list from the public hearing, please upload adjacent property owners to the portal.

2B. *Repeat comment:* Please provide final elevations for review for conformance to the Murphy Creek Design Guidelines and the UDO. Please also provide a material/sample exhibit.

Response: Final elevations have been added and color/material exhibits are provided.

3.Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Sheet 11 Landscape Plan

3A. The noted plants could get too tall within the sight distance triangles.

Response: The plants have been swapped out for lower species.

3B. What happened to the street trees on E Utah Place?

Response: The trees needed to be removed because of a storm sewer that is close to the curb and the trees did not have enough clearance from it.

Sheet 14 Landscape Plan

3C. The noted plants could get too tall within the sight distance triangle.

Response: The plants have been swapped out for lower species.

Sheet 16 Landscape Plan

3D. This needs to be determined now as part of this submittal. The construction inspectors cannot determine whether there is 1000sf in the front yard. The minimum square footage has to be 400 contiguous square feet.

Response: The graphic has been changed to show different hatches for the front yards without a turf option.

3E. Change the colors to a hatch as these plans are recorded in black and white.

Response: The color hatches have been replaced with black and white hatches.

3F. Please remove the block numbers from this graphic.

Response: The block numbers were deleted as requested.

3G. Indicate which lots can have sod at 400 sf in the front yards.

Response: The graphic has been changed to show different hatches for the front yards without a turf option.

3H. Remove the tables.

Response: Removed as requested.

3I. Just an FYI...This area is considered front yard. However, for sod purposes it must be contiguous, so this area cannot be counted toward the 400sf needed in order to install sod.

Response: Comment noted.

Sheet 17 Landscape Plan

3J. When this portion of the tables is copied to the previous page, add a hatch to correspond with the lot type associated with the description.

Response: A hatch was added to each table.

3K. This portion of these tables needs to be included on the previous page to be associated with the overall graphic for inspection purposes.

Response: Tables were added to overall graphic as requested.

3L. Also add a note that every so many lots should not replicate the same design so that the front yards are not repeated with the same landscape palette of plants or actual design.

Response: The note was added to the bottom of the suggested plant list.

Sheet L-4 Landscape Plan

Response: The following comments are believed to be from a previous comment letter and have been addressed previously.

~~3M. Sod is not permitted in curbside landscape areas that are less than 10' wide. Maintenance will be problematic trying to mow such small strips and so many of them.~~

~~3N. Include the overflow and maintenance path for the pond grayed back. Adjust landscaping accordingly.~~

~~3O. Because there is nothing to match a sheet, please delete the matchline symbology.~~

Sheet L-5 Landscape Plan



- ~~3P. All of the common areas or tracts, needed to be listed separately and their requirements listed as such. That is Tract A, B, C etc.~~
- ~~3Q. Update the note to remove the reference to the previous landscape code.~~
- ~~3R. Provide a table demonstrating compliance with the 1 shrub per 40 sf of curbside landscape. This should be done by street. No more than 40% of the shrub total may be ornamental grasses.~~
- ~~3S. Provide information for the front yard landscape requirement. Are there various lot sizes? if so, the site may need to be broken down into A, B, C lots etc. Sod is not permitted in the front yards unless it is 400 contiguous sf. Provide a table that accounts for the number of shrubs/grasses etc. that are to be provided. An example may be provided upon request.~~

4. Architectural and Urban Design Issues

- 4A. Please remember that there are very specific standards related to architecture for Single Family Detached residential homes. Please refer to Section 2.2.1 of the Murphy Creek Development Standards. Included are minimum floor area, porch design, masonry requirements, roof shapes/materials, and more. Please provide more detailed house models and elevations. Please provide final elevations that addresses these design guideline requirements with the next site plan submittal.

Response: Final elevations have been added and a matrix of how each model meets the MC Development Standards is provided.

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

- 5A. *Repeat comment:* 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.

Response: The CAD file will be sent in an email.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Site Plan

- 6A. Please remove AutoCad SHX text items in the comment section. Please flatten to reduce the select-ability of the items.

Response: document flattened

- 6B. The local type 2 alternate ROW section is 44'. Please revise.

Response: Comment Addressed

- 6C. Show/label drainage easement.

Response: Comment Addressed

- 6D. Please label the curb return radius on Sheet 5.

Response: Comment Addressed

- 6E. Please label street slope at the noted intersection on Sheets 7 and 8.

Response: Slopes added

- 6F. Railing is required on all retaining walls greater than 30".

Response: Comment Addressed

7. Fire / Life Safety (John VanEssen / 303-739-7489 / jvanesse@auroragov.org / Comments in blue)

Site Plan

Sheets 4, 5, &

- 7A. Please add a Detail Showing the Accessibility from the Roadway including Ramp(s) and Sidewalk(s). Please Reference the ICC A117.1-2009.



Response: Mail kiosks have been relocated to be next to proposed ADA ramps and concrete has been added to the adjacent sidewalk for accessible access.

Sheet 4

7B. Please label the 23' fire lane easement in the redlined areas.

Response: Comment Addressed

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

Cover Sheet

8A. Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date.

Response: Comment Addressed

8B. Send in the closure sheet for the description.

Response: Comment Addressed

8C. Send in the State Monument Records for the aliquot corners used in the plat.

Response: Comment Addressed

8D. Send in the Certificate of Taxes Due for the site. This can be obtained from the County Treasurer's Office.

Response: Comment Addressed

8E. Add the names for the public streets within 1/2 mile of the platted site.

Response: Comment Addressed

8F. See AES Rule 1.6.A.2.a.1) (a) ... When opting to seal only the cover page(s) of documents and plats, a notation shall be included in the title block of every page noting that all seals for the documents or plats are applied to the cover page(s).

Response: Understood

8G. Fill in the blanks where noted.

Response: Comment Addressed

8H. Send in the closure sheet for this description to confirm the boundary information.

Response: Comment Addressed

8I. Delete the logo on the north arrow.

Response: Comment Addressed

8J. Add the area for the exception parcel.

Response: Comment Addressed

8K. Include "...a gross" where noted under the Dedication.

Response: Comment Addressed

8L. Add the net total area.

Response: Comment Addressed

8M. Match the ownership in the Title Commitment.

Response: Comment Addressed

8N. Add the description of the monuments at each end of the basis of bearing line.

Response: Comment Addressed

8O. Update the note to be within 120 calendar days of the plat approval date.

Response: Comment Addressed

8P. Add the Note pertaining to the Tracts shown hereon.

Response: Comment Addressed

8Q. A statement indicating any conflicting boundary evidence (if any) must be shown.

Response: Comment Addressed

8R. Add the overflight statement note for this new ownership.

Response: Comment Addressed

Sheet 2

8S. Add legend to the other graphic pages of the plat.

Response: Comment Addressed

8T. Switch the Lot numbers to make them sequential.

Response: Comment Addressed



Site Plan

Sheet 3

8U. License Agreement need for the gate in the easement(s). Contact Grace Gray at ggray@auroragov.org to start the processes.

Response: Understood. Comment addressed

8V. Match the lots and street names on the plat.

Response: Plat has been updated to match site plan

8W. Add recording numbers where noted.

Response: These are proposed easements and there is no known recording number available

Sheet 4

8X. Match obscured text.

Response: Comment Addressed

8Y. Match the lots on the plat.

Response: Plat has been updated to match site plan

Sheet 5

8Z. Add the recording number where noted.

Response: These are proposed easements and there is no known recording number available

8AA. Do the noted easements stop at the subdivision line?

Response: Yes

Sheets 7 & 8

8BB. Match the lots on the plat.

Response: Plat has been updated to match site plan