



Planning Division
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October 4, 2022

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

Re: Technical Submission Review – Murphy Creek PA 13, 14 and 9C - GDP Amendment, Site Plan with Adjustment and Plat
Application Number: **DA-1250-51**
Case Numbers: **1995-2002-10; 2021-4019-00; 2021-3039-00**

Dear Mr. Gissen:

Thank you for your technical submission, which we started to process on Wednesday, September 21, 2022. 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.

Traffic, Landscape and Real Property continue to have outstanding comments. Please resubmit in a technical format on or before October 25, 2022. 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) 739-7259 or amuca@auroragov.org.

Sincerely,

Ariana Muca, PLA
Planner I

cc: Karen Henry - Henry Design Group Inc 1501 Wazee Street, #1-c Denver, CO 80202
Ariana Muca, Case Manager
Scott Campbell, Neighborhood Services
Cesarina Dancy, ODA
Filed: K:\SDA\1250-51tech1.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Minor edit regarding hatches (Landscape).
- 50' min spacing between tree and STOP sign – one of these items will need to be moved (Traffic).
- There are some License Agreement issues that will need to be resolved and plat and site plan must match (Real Property).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No community comments were received during this review period.

2. Completeness and Clarity of the Application

2A. No further comments.

3. Architectural and Urban Design Issues

3A. No further comments.

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

4A. *Page 9:* Turn the octagon hatch off and just do a thicker sight distance line.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

5A. No further comments.

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

Site Plan Notes

2 of 23

6A. Delete duplicate note 18.

6B. Add note: (Applicant/owner name, address, phone) shall be responsible for payment of 25% of the traffic signalization costs for the intersection of Jewell Avenue and Harvest Road, if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the most recently adopted version of Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warrant purposes, the minor street approach traffic shall typically be comprised of all through and left-turn movement and 50% of right turn movements unless otherwise determined by the traffic engineer. Pursuant to 147-37.5 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant / owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code. The percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirement.

Site Plan

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6C. Site triangle easements required.

Landscape Plan

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6D. 50' min spacing between tree and STOP sign.

Details 21 of 23

6E. Note 18 add 4.04.2.10

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

7A. No further comments.



8. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

8A. No further comments.

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

9A. No further comments.

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

10A. The separate documents need to be updated and submitted for review. See the red line comments on the plat and site plan. Some of the Lot dimensions and areas do not match between the plat and site plan. They need to match the plat and closure sheet. Move the info in Note #10 to the Legends on the graphic pages. Add Tract N to the Note #9. Add the rectangle on the plat for the County Clerk sticker or stamp. Send the easement release document to releaseeasements@auroragov.org to process.

Overall Plan

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10B. Delete this prior to these Lot building permits.

10C. Please label Gas Company.

Site Plan

5 of 23

10D. Please label Gas Company.

10E. Highlighted text does not match the Plat info.

10F. Match the plat Lot area.

Landscape Plan

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10G. Match the plat Lot area.

10H. Highlighted text does not match the Plat info.

10I. This easement will need to be released prior to these building permits.

10J. Please label Gas Company.

10K. Match the plat Lot area.

Landscape Plan

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10L. Please label Gas Company.

Landscape Plan

8 of 23

10M. Please label Gas Company.

10N. Release 20' ex D.U.E prior to any building permits for these Lots

Plat

1 of 4

10O. Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date. Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office.

10P. Add rectangle for County Clerk use.

10Q. Send in the copy of this Title Commitment.

10R. Move the "Tract J" to No. 9 and move the overall note No. 10 to the Legends on the graphic pages - not a plat note.

10S. What about Tract N? Add it to note 10.

10T. Make Mile High Flood District as a signer on the plat.

10U. Reception No. E1098277 needs to be included in note 10.

10V. Update year from 2021 to 2022.

10W. Delete note 14.



2 of 4

10X. Label Gas Company where indicated.

3 of 4

10Y. Update year from 2021 to 2022.

10Z. Move the note pertaining to Tract J as stated in Note No.10 to the legend.

10AA. Label Gas Company where indicated.

4 of 4

10BB. Label Gas Company where indicated.

10CC. Add distance and tic marks.

10DD. Update year from 2021 to 2022.

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

11A. No further comment

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

12A. Comments attached previously.

13.Mile High Flood District (Mark Schutte / 303-455-6277 / mschutte@mhfd.org)

13A. See comments attached – nothing was attached and it is recommended the applicant reach out directly.