

Planning Division  
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October 25, 2021

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

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

Dear Mr. Gissen:

Thank you for your third technical submission, which we started to process on Monday, September 27, 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 Monday, November 8, 2021.

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

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](mailto: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\1250-48tech3



## *Third Technical Submission Review*

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

- 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. No comments were received during this review period.

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

2A. Please include elevations as part of the Site Plan set.

#### **3. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

*Sheet 16 Landscape Plan*

3A. Darken the hatches associated with the lot tables.

3B. Darken the hatches provided in the overall lot graphic.

*Sheet 17 Landscape Plan*

3C. Switch the order of the two lot typicals so that they correspond with how they are being presented on Sheet 16.  
Provide the notes on Sheet 16 as well.

*Sheet 19 Landscape Plan*

3D. Switch the order of the two lot typicals so that they correspond with how they are being presented on Sheet 16.

3E. Sheet 18 and 19 should be switched to correspond with how the lot typicals are being presented on Sheet 16.

#### **4. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

4A. No additional comments.

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

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

*Site Plan*

*Sheet 4*

5A. Label curb return radius.

*Sheet 8*

5B. 0.5% min slope required

#### **6. Fire / Life Safety** (John VanEssen / 303-739-7489 / [jvanesse@auroragov.org](mailto:jvanesse@auroragov.org) / Comments in blue)

*Site Plan*

*Sheets 4, 5, & 14*

6A. *Repeat comment:* Please add a Detail Showing the Accessibility from the Roadway including Ramp(s) and Sidewalk(s). Please Reference the ICC A117.1-2009.

*Sheet 7*

6B. Please label this a 16' Utility Easement not a Fire Lane Easement.

#### **7. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

See the red line comments on the plat. The site plan was submitted for review. The site plan will need to match the plat in all areas and names shown thereon. Four Lot designations need to be move/exchanged to keep the numbering consecutive and sequential. Cover the items needed with a License Agreement. Contact Grace Gray at



[ggray@auroragov.org](mailto:ggray@auroragov.org) to start the processes. Update the Title Commitment and send in the current Certificate of Taxes Due to be current to the plat date of recording. The legal description on the Site Plan needs to match the plat description. 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.

#### *Plat*

##### *Cover Sheet*

- 7A. Change this street spelling - match other streets.
- 7B. Move tract A and F graphic page (Legend).

##### *Sheet 2*

- 7C. Add this bearing and distance between the pins.
- 7D. Add the Block symbol and notation.
- 7E. Change this name to match the other street name.
- 7F. Move the info from Note 10 here.
- 7G. Add this monument at the P.O.B.

##### *Sheet 3*

- 7H. Add name.
- 7I. Add the Block symbol and notation.
- 7J. Move the info from Note 10 here.
- 7K. Switch these Lot numbers to make these Lots consecutive.
- 7L. Add name.
- 7M. Add this bearing and distance between the pins.
- 7N. Change this name to match the other street name.

##### *Sheet 4*

- 7O. Add name.
- 7P. Switch these Lot numbers to make these Lots consecutive.
- 7Q. Add the total curve length on R.O.W.
- 7R. Add the Block symbol and notation.
- 7S. Move the info from Note 10 here.
- 7T. The totals for this line should match.

#### *Site Plan*

##### *Cover Sheet*

- 7U. Match the plat legal description with the exception of the existing street R.O.W.
- 7V. Murphy Creek Subdivision Filing No. 17,

##### *Sheet 3*

- 7W. Switch these where noted.
- 7X. Match the Lots on the plat.
- 7Y. Change the name where noted.
- 7Z. License Agreement need for the gate in the easement(s). Contact Grace Gray at [ggray@auroragov.org](mailto:ggray@auroragov.org) to start the processes.

##### *Sheet 4*

- 7AA. Switch these where noted.
- 7BB. License Agreement need for the gate in the easement(s). Contact Grace Gray at [ggray@auroragov.org](mailto:ggray@auroragov.org) to start the processes.
- 7CC. Add street monument here.
- 7DD. Change the name where noted.
- 7EE. Extend the easement lines.
- 7FF. Add the symbol and label for the block where noted.



*Sheet 5*

7GG. Label easements where noted.

7HH. Change labels where noted.

7II. Add B&D where noted.

7JJ. License Agreement need for the gate in the easement(s). Contact Grace Gray at [ggray@auroragov.org](mailto:ggray@auroragov.org) to start the processes.

7KK. Add the symbol and label for the block where noted.

*Sheets 7, 8, 9, 10, 11, 14, 15, 16*

7LL. Switch these where noted.

7MM. Change the name where noted.