



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

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May 17, 2021

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

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

RESPONSES PROVIDED 07-01-2021 BY AZTEC AND HDG

Dear Mr. Gissen:

Thank you for your submission of the Murphy Creek 16/20 Plat, which we started to process on Wednesday, April 21, 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.

This review letter is only for the plat as no site plan was uploaded. Please upload both the Plat and Site Plan with the next submission.

Please revise your previous work and send us a new submission on or before Monday, May 31, 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\1250-48tech



Technical Submission Review – Plat Only

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please make the noted changes to the plat. Most of them are from Real Property.

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: Comment noted.

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.

Response: Adjacent owner information will be uploaded.

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: Architectural elevations, both in color and black & white, as well as an exhibit of colors and materials have been added. A chart of how the architecture requirements are met has been provided.

3. Architectural and Urban Design Issues

3A. 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: Architectural elevations, both in color and black & white, as well as an exhibit of colors and materials have been added. A chart of how the architecture requirements are met has been provided.

4. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

4A. *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: Acknowledged. CAD will be provided after CDs become closer to approval to ensure that no changes to the linework will occur due to engineering comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

5A. The Site Plan will not be approved until the Preliminary Drainage Report/Letter is approved by Public Works.

Response: Understood

5B. Minimum 25' lot corner radius required at Jewell Ave.

Response: The radii have been adjusted.

5C. Show/label drainage easement.

Response: A label has been added and easement is shown.

5D. Minimum 15' lot corner radius required at local street intersections, typ.

Response: The radii have been adjusted.



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

Sheet 3

6A. Please label the 23' fire lane easement in the redlined areas.

Response: The label has been corrected.

Sheet 4

6B. Please label the 23' fire lane easement in the redlined areas.

Response: The label has been corrected.

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

Cover Sheet

7A. Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date.

Response: The updated Title Commitment will be submitted before final approval of the plat.

7B. Send in the closure sheet for the description.

7C. Send in the State Monument Records for the aliquot corners used in the plat.

7D. Send in the Certificate of Taxes Due for the site. This can be obtained from the County Treasurer's Office.

7E. Add the names for the public streets within 1/2 mile of the platted site.

Response: Additional Street names have been added.

7F. 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: All sheets will be stamped and signed.

7G. Fill in the blanks where noted.

Response: Noted.

7H. Send in the closure sheet for this description to confirm the boundary information.

Response: Map checks will be included with the next submittal.

7I. Delete the logo on the north arrow.

Response: The Aztec logo has been removed.

7J. Add the area for the exception parcel.

Response: The area has been added.

7K. Include "...a gross" where noted under the Dedication.

Response: The gross area has been added.

7L. Add the net total area.

Response: The net area has been added.

7M. Match the ownership in the Title Commitment.

Response: Ownership matches title commitment.

7N. Add the description of the monuments at each end of the basis of bearing line.

Response: The descriptions have been added.

7O. Update the note to be within 120 calendar days of the plat approval date.

Response: Noted.

7P. Add the Note pertaining to the Tracts shown hereon.

Response: A note has been added.

7Q. A statement indicating any conflicting boundary evidence (if any) must be shown.

Response: There is no conflicting boundary evidence.

7R. Add the overflight statement note for this new ownership.

Response: The note has been added.

Sheet 2

7S. Add legend to the other graphic pages of the plat.

Response: Legend has been added to all sheets.

7T. Switch the Lot numbers to make them sequential.

Response: The lot numbers have been updated.

7U. (N.R.) Non Radial.

Response: Added to the legend.

7V. Match the Subdivision Plat Checklist info.

Response: The legend has been updated.

7W. Add the existing distance from the abutting plat () typ where noted.

Response: The distance label has been updated to match the adjoining boundary.

7X. See Fire/Life Safety comment.

Response: The legend has been updated.

7Y. Add gas easement.

Response: The label has been added to the legend.

7Z. A statement indicating any conflicting boundary evidence (if any) must be shown.

Response: There is no conflicting boundary evidence.

7AA. Match the State Monument Records where noted.

Response: The label has been corrected.

7BB. Add the depth of the monuments as redlined.

Response: The depth has been added.

7CC. Label where redlined.

Response: Labels added.

7DD. Switch these Lot numbers to make them sequential.

Response: The lot numbers have been updated.

7EE. Add recording info.

Response: Reception number not currently available.

Sheet 3

7FF. Label the noted easement.

Response: The easement has been added.

7GG. Show the lines of delineation for the two types of easements where noted.

Response: The easements have been updated.

7HH. Add a Key Map for the graphic pages.

Response: A key map has been added.

7II. Label the easement where noted.

Response: Easements have been added.

7JJ. Label the proposed Tracts and Lot and Block and R.O.W. where noted.

Response: The label has been added and corrected.

7KK. Change to Gas easement (G.E.) (typ.) where noted.

Response: The labels have been updated.

7LL. (N.R.)?

Response: The label has been updated.

7MM. Show the lines of delineation for the two types of easements where noted.

Response: The delineation of the two easements have been shown.

7NN. Switch these Lot numbers to make them sequential where noted.

Response: These lot numbers have been updated.

7OO. The total distance should match the subsequent distances for the same line.

Response: The distance has been corrected.

7PP. Add the existing distance from the abutting plat () typ. where noted.

Response: The record distance has been added.

7QQ. Add a key map for the graphic pages.

Response: A key map has been added.

7RR. Add the existing distance from the abutting plat () typ.

Response: The distance now matches the abutting plat.

7SS. Add distance where noted.

Response: The bearing and distance has been added.

7TT. Add the recording info.

Response: Reception number information is not available yet.