

Planning Division
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Aurora, Colorado 80012
303.739.7250



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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**

Orange: Proof Civil
Green: Henry Design Group
Blue: Aztec

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.

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.

Response: The shape file will be sent to the Addressor directly.

- Please correct landscaping corrections in sight triangles as noted.

Response: This is a comment from previous submittals. There were no comments on sight triangles in this round.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

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

Response: Comment acknowledged.

2. Completeness and Clarity of the Application

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

Response: Architectural elevations were included in the last submittal. They were uploaded separately due to file size.

They are submitted separately this time as well.

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

Sheet 16 Landscape Plan

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

Response: Changed as requested.

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

Response: Changed as requested.

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.

Response: Changed as requested. The notes were added.

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.

Response: Changed as requested.

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

Response: Changed as requested.

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

4A. No additional comments.

Response: Comment acknowledged.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Site Plan

Sheet 4

5A. Label curb return radius.

Response: Curb Return Radii have been labelled.

Sheet 8

5B. 0.5% min slope required

Response: slope labels were incorrectly positioned and have been corrected.

6. Fire / Life Safety (John VanEssen / 303-739-7489 / 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.

Response: A note has been added that the kiosk pad shall not exceed 2% in any direction. The kiosks are located directly next to public ramps and public sidewalks that are required to by ADA.

Sheet 7

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

Response: Comment addressed.

7. Real Property (Maurice Brooks / 303-739-7294 / 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 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.

Response: Updated from De Gault to De Gaulle

7B. Move tract A and F graphic page (Legend).

Response: Added to the graphics sheets, and added D.E. to legend.

Sheet 2

7C. Add this bearing and distance between the pins.

Response: Added.

7D. Add the Block symbol and notation.

Response: Added.

7E. Change this name to match the other street name.

Response: Updated from De Gault to De Gaulle

7F. Move the info from Note 10 here.

Response: Added.

7G. Add this monument at the P.O.B.

Response: Added.

Sheet 3

7H. Add name.

Response: Added.

7I. Add the Block symbol and notation.

Response: Added.

7J. Move the info from Note 10 here.

Response: Added.

7K. Switch these Lot numbers to make these Lots consecutive.

Response: Updated, site plan will need updated as well.

7L. Add name.

Response: Added.

7M. Add this bearing and distance between the pins.

Response: Added.

7N. Change this name to match the other street name.

Response: Updated from De Gault to De Gaulle

Sheet 4



7O. Add name.

Response: Added.

7P. Switch these Lot numbers to make these Lots consecutive.

Response: Updated, site plan will need updated as well.

7Q. Add the total curve length on R.O.W.

Response: Added.

7R. Add the Block symbol and notation.

Response: Added.

7S. Move the info from Note 10 here.

Response: Added.

7T. The totals for this line should match.

Response: Added.

Site Plan

Cover Sheet

7U. Match the plat legal description with the exception of the existing street R.O.W.

Response: Comment addressed.

7V. Murphy Creek Subdivision Filing No. 17,

Response: Comment addressed.

Sheet 3

7W. Switch these where noted.

Response: Comment addressed.

7X. Match the Lots on the plat.

Response: Comment addressed.

7Y. Change the name where noted.

Response: Comment addressed.

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

Response: Understood.

Sheet 4

7AA. Switch these where noted.

Response: Comment addressed.

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

Response: Understood.

7CC. Add street monument here.

Response: Comment addressed.

7DD. Change the name where noted.

Response: Comment addressed.

7EE. Extend the easement lines.

Response: Comment addressed.

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

Response: Comment addressed.

Sheet 5

7GG. Label easements where noted.

Response: Comment addressed.

7HH. Change labels where noted.

Response: Comment addressed.

7II. Add B&D where noted.

Response: Comment addressed.



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

Response: Understood.

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

Response: Comment addressed.

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

7LL. Switch these where noted.

Response: Comment addressed.

7MM. Change the name where noted.

Response: Comment addressed.