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November 3, 2021

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

**Re: Third 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 third submission, which we started to process on Wednesday, October 20, 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.

Since several important issues remain, you will need to make another submission in the form of a technical. Please revise your previous work and send us a new submission **after** your Planning and Zoning Commission Hearing on Wednesday, December 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.

Your estimated Planning and Zoning Commission public hearing date is tentatively set for Wednesday, December 8, 2021. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

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](mailto:amuca@auroragov.org).

Sincerely,

A handwritten signature in cursive script, appearing to read "Ariana Muca".

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\1250-51rev3.rtf



## *Third Submission Review*

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

- Landscaping comments are not included in this submission (Landscape).
- Please resubmit drainage study for review (Public Works).
- There are some License Agreement issues that will need to be resolved (Real Property).
- The site plan will not be approved by public works until the preliminary drainage letter/report is approved (Public Works).
- Comments made to the utility conformance letter (Water).

### **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. The variance letter has a 10 AutoCAD SHX text not flattened. Please flatten and resubmit.
- 2B. In the data table add total hard surface area, total landscape area, and total building coverage.
- 2C. The hatching in the legend and the hatching in the site plan is still not reading equally.
- 2D. Sheet 14 the matchline to the west needs to be sheet 13 not sheet 11.
- 2E. Sheet 16-18 on any of the pages it is recommended to add minimum setbacks from front, rear, side and corner. This will make the RR permits move much faster.

#### **3. Architectural and Urban Design Issues**

3A. No further comments.

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

4A. Landscape comments will be forwarded to you upon receipt from our Landscape Architect. When you resubmit, please incorporate your revisions into the revised plans and include comment responses in the “comment response letter” required.

### **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)

5A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

*Sections*

*Sheet 3 of 23*

5B. The island has been removed from the site on the East Mexico Place Entrance section.

*Grading and Utility Plan*

*Sheet 8 of 23*

5C. Per the preliminary drainage report, include the BFE for the channel.

#### **6. Traffic Engineering** (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

*Site Plan Notes*

*2 of 23*

6A. The intersection of Jewell Avenue and Harvest Road has been identified in the Murphy Creek South PIPA as a potential candidate for a future traffic signal if and when signal warrants are met. As an adjacent land owner/developer, you must participate in the cost of the traffic signal installation. Add the following note to the Site Plan:

(Applicant/owner name, address, phone) shall be responsible for payment of 50% 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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6B. Show all sight triangles extending in the roads, typ. – two instances.

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

7A. No further comments.

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

8A. Comments made to the utility conformance letter.

8B. Page 2 – table cut off.

8C. Page 5 – Table above states 22,792 for design point 13. Please Verify.

8D. Page 6 – Please include fire flow and max day + fire flow.

**9. Forestry** (Rebecca Lamphear / 303-739-7139 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

9A. No further comments.

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

10A. Continue working with Andy Niquette ([releaseeasement@auroragov.org](mailto:releaseeasement@auroragov.org)) on the Drainage easement vacation by separate document. On the plat the name is labeled “Colorado Interstate Corporation” and on the site Plan it is labeled “Colorado Interstate Gas Pipeline” – these names should match. Change one or the other. Continue working with Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) on the License Agreement objects that are encroaching into the easements. If the Monument sign in an easement, then add it to the License Agreement submittal.

*Overall Plan*

4 of 23

10B. *Repeat Comment:* This easement will need to be released prior to the permits for Lots 3&4, Block 7. Contact Andy Niquette at [releaseeasement@auroragov.org](mailto:releaseeasement@auroragov.org) to start this easement release process.

10C. By separate document.

*Site Plan*

6 of 23

10D. *Repeat Comment:* This easement will need to be released prior to the permits for Lots 3&4, Block 7. Contact Andy Niquette at [releaseeasement@auroragov.org](mailto:releaseeasement@auroragov.org) to start this easement release process.

*Grading and Utility Plan*

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10E. This easement will need to be released prior to the permits for Lots 3&4, Block 7. Contact Andy Niquette at [releaseeasement@auroragov.org](mailto:releaseeasement@auroragov.org) to start this easement release process.

*Fence Site Plan*

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10F. *Repeat Comment:* add this screen fence to a License Agreement for the encroachment into the rear Utility easements. Contact Grace Gray at [ggray@auroragov.org](mailto:ggray@auroragov.org) to begin the process (typ.).

10G. *Repeat Comment:* This easement will need to be released prior to the permits for Lots 3&4, Block 7. Contact Andy Niquette at [releaseeasement@auroragov.org](mailto:releaseeasement@auroragov.org) to start this easement release process.



*Plat*

*1 of 4*

10H. RECORDER'S CERTIFICATE (no longer required) As of January 2, 2021, the Arapahoe County Clerk and Recorder will no longer be hand writing the recording information on this recording block. The recording information is contained in the recording sticker on the cover sheet. Provide a 1"x3" rectangle area in the upper right corner of the cover sheet for sticker. Per county attorney, this certificate can be removed.

10I. Add privately into general notes.

10J. Edit general notes number 10 as indicated on sheet.

*2 of 4*

10K. Release the portion of the existing easement going through these Lots.

*3 of 4*

10L. Release the portion of the existing easement going through these Lots.

*4 of 4*

10M. Add easement distances.

10N. *Repeat Comment:* Add easement curve data - may require a detail.

**11.PROS (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / Comments in purple)**

11A. No further comment

**12.Xcel Energy (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))**

12A. Comments attached previously.

**13.Mile High Flood District (Mark Schutte / 303-455-6277 / [mschutte@mhfd.org](mailto:mschutte@mhfd.org))**

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