



Planning Division
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August 20, 2021

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

Re: Second 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 second technical submission, which we started to process on Tuesday, July 6, 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 Friday, September 3, 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 hlanboy@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\1250-48tech2



Second Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please remove AutoCad SHX text items in the comment section. Please flatten to reduce the select-ability of the items.
- 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. 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.

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.

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.

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

Sheet 11 Landscape Plan

3A. The noted plants could get too tall within the sight distance triangles.

3B. What happened to the street trees on E Utah Place?

Sheet 14 Landscape Plan

3C. The noted plants could get too tall within the sight distance triangle.

Sheet 16 Landscape Plan

3D. This needs to be determined now as part of this submittal. The construction inspectors cannot determine whether there is 1000sf in the front yard. The minimum square footage has to be 400 contiguous square feet.

3E. Change the colors to a hatch as these plans are recorded in black and white.

3F. Please remove the block numbers from this graphic.

3G. Indicate which lots can have sod at 400 sf in the front yards.

3H. Remove the tables.

3I. Just an FYI...This area is considered front yard. However, for sod purposes it must be contiguous, so this area cannot be counted toward the 400sf needed in order to install sod.

Sheet 17 Landscape Plan

3J. When this portion of the tables is copied to the previous page, add a hatch to correspond with the lot type associated with the description.

3K. This portion of these tables needs to be included on the previous page to be associated with the overall graphic for inspection purposes.

3L. Also add a note that every so many lots should not replicate the same design so that the front yards are not repeated with the same landscape palette of plants or actual design.



Sheet L-4 Landscape Plan

- 3M. Sod is not permitted in curbside landscape areas that are less than 10' wide. Maintenance will be problematic trying to mow such small strips and so many of them.
- 3N. Include the overflow and maintenance path for the pond grayed back. Adjust landscaping accordingly.
- 3O. Because there is nothing to match a sheet, please delete the matchline symbology.

Sheet L-5 Landscape Plan

- 3P. All of the common areas or tracts, needed to be listed separately and their requirements listed as such. That is Tract A, B, C etc.
- 3Q. Update the note to remove the reference to the previous landscape code.
- 3R. Provide a table demonstrating compliance with the 1 shrub per 40 sf of curbside landscape. This should be done by street. No more than 40% of the shrub total may be ornamental grasses.
- 3S. Provide information for the front yard landscape requirement. Are there various lot sizes? if so, the site may need to be broken down into A, B, C lots etc. Sod is not permitted in the front yards unless it is 400 contiguous sf. Provide a table that accounts for the number of shrubs/grasses etc. that are to be provided. An example may be provided upon request.

4. Architectural and Urban Design Issues

- 4A. 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.

5. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 5A. *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.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Site Plan

- 6A. Please remove AutoCad SHX text items in the comment section. Please flatten to reduce the select-ability of the items.
- 6B. The local type 2 alternate ROW section is 44'. Please revise.
- 6C. Show/label drainage easement.
- 6D. Please label the curb return radius on Sheet 5.
- 6E. Please label street slope at the noted intersection on Sheets 7 and 8.
- 6F. Railing is required on all retaining walls greater than 30".

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

Site Plan

Sheets 4, 5, &

- 7A. Please add a Detail Showing the Accessibility from the Roadway including Ramp(s) and Sidewalk(s). Please Reference the ICC A117.1-2009.

Sheet 4

- 7B. Please label the 23' fire lane easement in the redlined areas.



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

Cover Sheet

- 8A. Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date.
- 8B. Send in the closure sheet for the description.
- 8C. Send in the State Monument Records for the aliquot corners used in the plat.
- 8D. Send in the Certificate of Taxes Due for the site. This can be obtained from the County Treasurer's Office.
- 8E. Add the names for the public streets within 1/2 mile of the platted site.
- 8F. 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).
- 8G. Fill in the blanks where noted.
- 8H. Send in the closure sheet for this description to confirm the boundary information.
- 8I. Delete the logo on the north arrow.
- 8J. Add the area for the exception parcel.
- 8K. Include "...a gross" where noted under the Dedication.
- 8L. Add the net total area.
- 8M. Match the ownership in the Title Commitment.
- 8N. Add the description of the monuments at each end of the basis of bearing line.
- 8O. Update the note to be within 120 calendar days of the plat approval date.
- 8P. Add the Note pertaining to the Tracts shown hereon.
- 8Q. A statement indicating any conflicting boundary evidence (if any) must be shown.
- 8R. Add the overflight statement note for this new ownership.

Sheet 2

- 8S. Add legend to the other graphic pages of the plat.
- 8T. Switch the Lot numbers to make them sequential.

Site Plan

Sheet 3

- 8U. License Agreement need for the gate in the easement(s). Contact Grace Gray at ggray@auroragov.org to start the processes.
- 8V. Match the lots and street names on the plat.
- 8W. Add recording numbers where noted.

Sheet 4

- 8X. Match obscured text.
- 8Y. Match the lots on the plat.

Sheet 5

- 8Z. Add the recording number where noted.
- 8AA. Do the noted easements stop at the subdivision line?

Sheets 7 & 8

- 8BB. Match the lots on the plat.