

July 01, 2022

Ms. Deborah Bickmire  
Senior Planner  
City of Aurora Planning Department

Re: third submission review | comment response  
Application Number: DA-2304-00  
Case Number 2022-7001-00

Dear Ms. Bickmire,

We have reviewed the comment letter and annotated comments provided in the third submission review. The Master Plan Graphics have been revised in response to the annotated comments provided.

## **2. Zoning and Land Use Comments**

### **TAB #3: Context Map**

The boundary for the Murphy Creek Master Plan has been revised as shown on the redline comments.

### **TAB #8: Land Use Map**

2B. An arrow has not been shown to indicate access can connect to the property to the north. Extensive grading studies have shown once this parcel is graded to a developed state a retaining wall shall be required along the northern property line that will preclude any connection to the north property.

2C. The acreage of the Planning Areas have been revised to coordinate with those shown in other tabulations within the Master Plan documents.

2D. The map scale has been revised to represent 1"=400'-0". The same revisions have been incorporated into the Open Space Map

### **TAB #10: Urban Design Standards**

2E. the signage paragraphs and references have been simplified to refer to the City of Aurora UDO standards.

2F. the recessed lighting note has been revised to indicate "internally lit" signs

2G. repetitious comments have been eliminated.

### **TAB #11: Landscape Standards**

2H. Street buffer standards have been revised to consistently indicate a 25' buffer adjacent to public streets and 10' along internal private streets.

2I. retaining walls within Detention areas have been noted not to exceed 48" in height.

2J. the note has been removed to avoid confusion regarding 50% living landscape.

2K. The landscape requirements have been removed as noted.

2L. The redline comments and edits have been addressed on sheets 1, 3, 4, 7, 10, 11, 12, 13, and 16

### **TAB #12: Architectural Standards**

2M. The note provided on the redlines has been added to sheet 2

### **TAB #13: Public Improvement Plan**

See attached letter from Ware Malcomb.

Additional referral comments are addressed in the attached response letter from Ware Malcomb

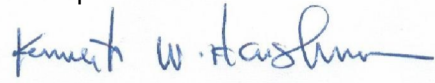


GREY WOLF ARCHITECTURE

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We believe the revised documents address both the written comments and the redlines as provided in your June 10, 2022 submission review.

Sincerely,  
Kenneth W. Harshman, AIA  
Principal



Grey Wolf Architecture

Attachments

TAB #3 Context Map  
TAB #8 Land Use Map  
TAB #9 Open Space Map  
TAB #10 Urban Design Standards  
TAB #11 Landscape Standards  
Tab #12 Architecture Standards  
Response from Ware Malcomb | DcS21-4144\_SSW Exhibit



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