

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

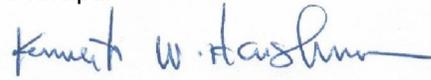


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We believe the revised documents address both the written comments and the redlines as provided in your June 10, 2022 submission review.

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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