

07/01/2024

Ariana Muca
City of Aurora
Planning and Development Services – Planning Division
15151 E Alameda Parkway, #5200
Aurora, Co 80012

Re: Prose Murphy Creek (DA#1250-53)

Dear Ariana:

Please accept herewith our resubmittal for the Minor Amendment. Below we have copied the comments provided from all departments from the first review and supplied a narrative response to those comments in Black.

1. Planning (Ariana Muca / 3037397259/ amuca@auroragov.org / Comments in teal)

1A. Page 1, Cover Sheet

- Please add a Delta 1 to all red clouded changes proposed as shown on the site plan. This can be in red.

All changes have been clouded as described per your comment.

- Please add the following to the revision list: Delta 1 Minor Amendment:6/20/2024– add a description. This can be in red.

This has been added to the list of Mylar Changes on the right side of the sheet within the title block.

- Please show the base of the proposed monument signs in the red cloud.

Graphics and flagnote #13 are present on Sheets 4 and 6 of the Site Plan package depicting the monument sign bases. These notations are present in the currently approved site plan package and have not changed with the Minor Amendment submittal.

1B. Page 3 of 41

- Please remove the added section to this page and add it to either a new page or reconfigure the sheet. The new sections cannot cover the intersection/site plan.

The sections mentioned have been moved to sheet 7 which has also been reorganized to allow for the sections without obscuring other information on the Site Plan.

1C. Page 4 of 41

- Fire and Life Safety was not included in the first review and will be included in the second review. Staff did not realize that additional stairs were being added and that the ADA pathways were being updated.

Acknowledged.

1D. Elevations

- In the letter of introduction, it is discussed that the carports are being updated but the site plan set submitted has not updated architecture on page 41. Please remove the carport line item from the introduction letter.

A file management error on our part occurred in that sheet 41 was not updated in the final file. We have corrected this error and have the appropriate carport design update depicted on sheet 41 provided with our resubmittal.

2. Land Development (Rebecca Westerfield/ rwesterf@auroragov.org / Comments in pink)

4A. Site Plan

- No issues with proposed changes. However, I did add the following comment to the cover page of the Site Plan Amendment and to the comment page in the Brown and Tan Application: -We have received a few building permit applications for monument signs. All monument signs with anchors need to be shown on the Site Plan Amendment.

Acknowledged, please note that graphics and flagnote #13 are present on Sheets 4 and 6 of the Site Plan package depicting the monument sign bases. These notations are present in the currently approved site plan package and have not changed with the Minor Amendment submittal.

3. Landscape (James Schireman / jschirem@auroragov.org)

3A. Sheet 27

The new transformers shown on this sheet are not adequately screened from view of the public right of way, specifically Old Tom Morris Rd. Please add tall evergreen shrubs to the western side of each transformer so they are properly screened from view.

Evergreen Shrubs have now been added along all transformers fronting public right-of-ways. Planting counts have also been updated.

3B. Sheet 29

The curbside landscaping areas to the north and northwest of the detention pond should feature rock mulch to support tree plantings in both curbside areas. Please update the treatment for both curbside areas and include the trees that were required of the original site plan along the northwestern curbside area. Our drainage department has confirmed that these trees should not interfere with the emergency overflow path of the pond.

Ground treatment and plantings along the north and east streetscape of the detention pond have been updated per the directions of this comment. Planting schedules have also been updated.

This concludes our narrative responses to your comments, and we hope you find the revisions acceptable pending the review by Fire/Life Safety regarding the updated Accessible Paths.

Sincerely,

Sean Murray
Project Architect
SANTULAN ARCHITECTURE