



July 3, 2024

City of Aurora Planning Department
Ariana Muca
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

RE: Initial Submission Review Response – Murphy Creek General Development Plan Minor Amendment
Case Number – 1995-2002-12

Dear Ariana Muca,

Thank you for your review of the initial submission. Responses are included below in blue to the comments provided by the City of Aurora.

PLANNING DEPARTMENT COMMENTS

1. Planning and Landscape Issues (Ariana Muca / 303-739-7259 / amuca@auroragov.org / Comments in bright teal)

2. Cover Page 1:

- This would be amendment # 3 therefore, please include an amendment box with the associated delta 3 on the cover. The amendment block should also include an explanation of the changes in this amendment - for example please review the MA application.
[A box for Amendment 3 explaining changes has been added to the cover.](#)
- Please note that this minor amendment is to update the Murphy Creek GDP. Zante Street must come into Planning as an infrastructure site plan application.
[Noted.](#)

2. Civil Engineering (Kendra Hanagami / 303-739-7295 / khanagam@auroragov.org / Comments in green)

2A. No further comments.

[Noted.](#)

4. Utilities (Chong Woo / +1 (303) 7397249 x37249/ cwoo@auroragov.org / Comments in red)

4A. Please include a Master Utility Conformance Letter to address both the existing sanitary sewer alignment and the future water main alignment. As a note, the existing sanitary main does not align with this proposed road configuration. Either the sanitary will require re-location or the planning areas will require adjustment. In addition, please include any adjustments and/or updates to the previously approved flows and sanitary loadings to ensure capacity of downstream infrastructure.



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Utility conformance letter has been included with this amendment. There are no updates to flows, as the PAs are intended to stay the same use and density. The sanitary line will be rerouted near the south end for access, and then will be left in its exiting location on the eastern side of the site.

5. **Fire / Life Safety** (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

5A. Add fire hydrant to the street section.

[Hydrant has been added to the street section.](#)

Sincerely,

Jess Kordziel, PE, CFM

CORE Consultants, Inc.

Project Manager



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