

05/08/2024

Ariana Muca, PLA, AICP
Landscape Architect, Planner II
Planning and Development Services

Re: Minor Amendment: Prose Murphy Creek
Application Number: DA-1250-53
Case Numbers: 2022-4002-00; 2022-3001-00

Dear Ariana:

Please accept herewith our Minor Amendment submittal for the project mentioned above. We understand that a Minor Amendment is needed as the changes involved require multiple referrals to departments within the City of Aurora. The summary of changes is listed below.

Updates to all Civil Engineering Sheets:

The civil engineering, grading and stormwater management design of the project site has undergone an extensive review by on-staff City of Aurora Civil Engineers resulting in several changes and adjustments via the Civil Construction Drawings review process. We are hopeful that as these changes have already been approved by the Civil Engineering department with the City of Aurora, that this portion of sheets is more an administrative correction to ensure the recorded mylars match the construction drawings.

Relocations of Landscape plantings, hardscape & softscape:

Directly related to the Civil Engineering review process as well as the coordination of utilities with XCEL Energy and a 3rd party ADA/FHA Compliance Reviewer, several small adjustments to planting locations, hardscape and softscape locations have been adjusted. Total quantities of plantings have not changed, and certain areas containing landscaping attributed to the UDO required 'Usable Outdoor Space' have been adjusted to maintain the original claimed areas/values.

Redesign of Carports

The project currently contains several carports to comply with the UDO requirement that 40% of the parking stalls shall be covered. Previously, these structures were designed as primarily wood-frame construction with steel columns, however we have consulted with a manufacturer/vendor that specializes in carport design and construction and have found their carport design & construction to be more cost effective. We have redesigned the carports based on their guidelines and undergone review from the wider Murphy Creek Architectural Review Committee with the new design and have received approval from them. The Approval letter is also included with our submittal. The new design is substantially similar to the original design.

This concludes our narrative of changes. We hope these revisions are deemed acceptable with the Aurora UDO and all pertinent standards and all pertinent review agencies may grant us approval. Should further revisions be required we shall work to gain City Staff's satisfaction with Aurora UDO compliance.

Sincerely,

Sean Murray
Project Architect, Santulan Architecture