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October 11, 2023

Brian Alpert  
Murphy Creek Development, INC.  
30 Cherry Hills Farm Dr.  
Englewood, CO 80110

**Re: Third Submission Review** – Flatrock Trail and Yale Avenue at Murphy Creek – Site Plan  
Application Number: **DA-1250-58**  
Case Numbers: **2022-6049-00**

Dear Mr. Alpert:

Thank you for your third submission, which we started to process on September 20<sup>th</sup>, 2023. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since some issues remain, you will need to make a technical submission. Please revise your previous work and send us a new submission after your Administrative Decision date of November 1<sup>st</sup>.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Your estimated Administrative Decision date is conditionally set for November 1<sup>st</sup>, 2023. Please remember that all abutter notices and site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility, and the lack of proper notification will cause your administrative decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7132 or [egates@auroragov.org](mailto:egates@auroragov.org).

Sincerely,

Erik Gates  
Planner

cc: Richard Lyon, Atwell LLC  
Cesarina Dancy, ODA  
Filed: K:\SDA\1200-1299\1250-58rev3



## Third Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- No cul-de-sac shall be longer than 500 feet unless a secondary emergency access is approved by the fire marshal. The cul-de-sac will need to be revised to bring it into compliance. [Civil Engineering] *Planning Note: The administrative decision approval will be conditioned upon no homes being built more than 500 ft south of S Eaton Parkway along S Flatrock Trail until a second point of access is provided.*
- Add pedestrian ramps and move signs as indicated. [Traffic Engineering]
- The site plan will not be approved by Aurora Water until the preliminary drainage report is approved. [Aurora Water]
- Please review the previous Xcel Energy comments and include a response to them on the next review. [Xcel Energy]

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions, Comments, and Concerns

1A. There were no more community comments on this review.

#### 2. Planning Comments (Erik Gates / 303-739-7132 / [egates@auroragov.org](mailto:egates@auroragov.org) / Comments in teal)

2A. There were no more planning comments on this review.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 3. Civil Engineering (Kendra Hanagami / 303-739-7295 / [khanagam@auroragov.org](mailto:khanagam@auroragov.org) / Comments in green)

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- 3A. Per Section 4.04.1.05 of the 2023 Roadway Manual, no cul-de-sac shall be longer than 500 feet unless a secondary emergency access is approved by the fire marshal. Please revise the cul-de-sac to bring it into compliance.
- 3B. Please add a header to table: "Lighting Criteria for S Flatrock Trail".
- 3C. Please fix any spelling errors on this table, typical all.
- 3D. Please revise left column of the table to "Flowline-to-flowline width" and the right column to 50'.

#### 4. Traffic Engineering (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

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- 4A. Verify end of taper length. [2 comments]
- 4B. Include taper rate. [4 comments]
- 4C. Missing street name signs.
- 4D. In anticipation for roundabout, need to end bike lane and provide a way for bikes to exit road.
- 4E. Move R2-1 and R3-17 to separate posts, spaced a minimum 100'. [3 comments]
- 4F. Callout striping.
- 4G. Callout all road/bike lane widths.
- 4H. Remove callouts from on top of ped ramp.
- 4I. Previous submittal had these ped ramps, replace.
- 4J. Remove ped ramps if east ped ramps will not be in place.

#### 5. Aurora Water (Daniel Pershing / 303-739-7646 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)

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- 5A. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

#### 6. Land Development Review (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 6A. There were no more comments from Land Development Review on this review.



**7. Xcel Energy (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))**

7A. Please review previous PSCo comments. Responses from the applicant were not found in this submittal.

[Previous Comments]

- 7B. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for Flatrock Trail and Yale Avenue at Murphy Creek and reminds the property owner/developer/contractor that 10-foot-wide utility easements are requested to be dedicated abutting all property lines located along public rights-of-way for natural gas and electric distribution facilities.
- 7C. The property owner/developer/contractor is also reminded to complete the application process for any new natural gas or electric service, or modification to the existing facilities via [www.xcelenergy.com/InstallAndConnect](http://www.xcelenergy.com/InstallAndConnect); and that if additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.
- 7D. A comment response is requested.