

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250



October 14, 2022

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

**Re: Initial 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 initial submission, which we started to process on September 22<sup>nd</sup>, 2022. 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 several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before October 27<sup>th</sup>, 2022.

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 set for December 14<sup>th</sup>, 2022. 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  
Scott Campbell, Neighborhood Liaison  
Cesarina Dancy, ODA  
Filed: K:\SDA\1200-1299\1250-58rev1



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- The site plan will not be approved by public works until the preliminary drainage letter/report is approved. [Civil Engineering]
- A 6' sidewalk should be provided on collector streets and 0.5' is required between the back of walk and easements. [Civil Engineering]
- Show all road and sidewalk striping. Road striping must be 4". [Traffic Engineering]
- Please show any proposed hydrants. [Aurora Water]
- Various information shown on the site plan does not match the County Assessor's site. [Real Property]
- 10-foot-wide utility easements should be dedicated abutting all property lines located along public rights-of-way for natural gas and electric distribution facilities. [Xcel Energy]

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. Paula Smolen (24011 E. Hawaii Pl. / 720-532-1088 / [pmsmolen@yahoo.com](mailto:pmsmolen@yahoo.com)): I do not like the idea that there is no neighborhood meeting regarding this request. Administrative decisions on any development or changes to any proposed or previously approved development are inconsiderate of the families who live and are affected by these changes.

#### **2. Completeness and Clarity of the Application**

[Site Plan Page 1]

- 2A. This should say "Infrastructure Site Plan".
- 2B. PC and CC signatures are not needed unless the project is reviewed in front of these bodies. This project is anticipated to be approved administratively. Remove.
- 2C. The additional signature block is not needed.

#### **3. Zoning and Land Use Comments**

- 3A. There were no zoning or land use comments on this review.

#### **4. Streets and Pedestrian Issues**

- 4A. There were no streets or pedestrian issues in this review.

#### **5. Parking Issues**

- 5A. There were no parking issues in this review.

#### **6. Architectural and Urban Design Issues**

- 6A. There were no architectural or urban design issues in this review.

#### **7. Signage Issues**

- 7A. There were no signage comments on this review.

#### **8. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)**

- 8A. There were no Landscaping comments on this review.



## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

### **9. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

[Site Plan Page 1]

- 9A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
- 9B. This will be a public document and will need to be reproduced. Remove the copyright statement.
- 9C. A 6' sidewalk should be provided on collector streets. Additionally, 0.5' is required between the back of the walk and the easement.

[Site Plan Page 3]

- 9D. Label proposed slopes
- 9E. Label proposed street lights. Indicate the fixture to be used. Add a note that the street light locations are conceptual. Final street light locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal.
- 9F. Add a note indicating if the storm sewer system is public or private and who will maintain it.

[Site Plan Page 4]

- 9G. Add a note indicating if the storm sewer system is public or private and who will maintain it.

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

[Site Plan Page 5]

- 10A. Move sign.
- 10B. Transition to a standard left turn lane striping. [3 comments]
- 10C. Show crosswalk striping. [2 comments]
- 10D. Add sight triangles per COA TE-13. [2 comments]
- 10E. Add 3 sign. [2 comments]
- 10F. Callout sign.
- 10G. Remove E-W ped ramps.
- 10H. 4" striping. [5 comments]
- 10I. 30"x30" sign.
- 10J. "STD. Detail TE-12" [2 comments]
- 10K. Callout all striping.

### **11. Fire / Life Safety** (Stephen Kirchner / 303-739-7489 / [stkirchn@auroragov.org](mailto:stkirchn@auroragov.org) / Comments in blue)

[Site Plan Page 1]

- 11A. Please verify with Planning that the provided label is acceptable.

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

[Site Plan Page 4]

- 12A. I recommend the installation of all stubs (water and sanitary) for any connecting roadways in order to prevent the excavation of Flatrock after asphalt is placed.
- 12B. Please show any proposed hydrants in accordance with life safety spacing requirements.
- 12C. Existing hydrant may need to be relocated. Please reference section 16 for hydrant placement.
- 12D. How is sanitary service intended to be extended to serve Iliff Place?

### **13. Real Property** (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

[Site Plan Page 1]

- 13A. Should this be 30?
- 13B. Add property description per COA 2022 Site Plan Checklist.

[Site Plan Page 3]

- 13C. 70' ROW?
- 13D. Reception No. E1188908.
- 13E. Assessor shows this plat has been filed.



- 13F. U.E. Rec. No. B5094173. [3 comments]
- 13G. Provide Reception Number for existing ROW and ROW Width (Typical).
- 13H. The assessor shows this ROW as existing.
- 13I. Label B&D's and Curve Data for exterior (Typical).
- 13J. Tract R? [2 comments]
- 13K. Label Road Name, ROW Width (64'?) & Reception Number.
- 13L. Provide ROW Width, and ROW Reception Number.
- 13M. Future Harvard Place?
- 13N. Tract Q?
- 13O. The assessors Map shows this as unplatted? [3 comments]
- 13P. Tract L? [2 comments]
- 13Q. Existing or proposed easement?
- 13R. 70' ROW? Rec. No. B1014742.
- 13S. Proposed? & Will this require an offsite easement?
- 13T. Show adjoining parcel lines (Typical).
- 13U. Reception Number B6105595. [2 comments]
- 13V. Legend?
- 13W. ROW Varies (67' to 64'). Reception Number B6105595.
- 13X. 16' U.E. & D.E.?
- 13Y. Future East Vassar Place?
- 13Z. Provide ROW width (110'?) and Reception Number for ROW.
- 13AA. Assessor shows existing ROW.
- 13BB. East.

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

- 14A. 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 requests that 10-foot-wide utility easements are dedicated abutting all property lines located along public rights-of-way for natural gas and electric distribution facilities.
- 14B. As the project progresses, the property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to the existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.
- 14C. For additional easements that may need to be acquired by separate documents for new facilities, the Designer must contact a Right-of-Way and Permits Agent.
- 14D. It also appears that the Section listed on the top of the plan is incorrect - should it be Section 30?

**15. Mile High Flood District (Derek Clark / 303-455-6277 / [submittals@udfed.org](mailto:submittals@udfed.org))**

- 15A. We have no comments on the referenced project as it is not eligible for maintenance. The site is not adjacent to a major drainage way or mapped floodplain and does not include any proposed MHFD master plan improvements.

**16. Arapahoe County Engineering Services Division (Sarah L White / 720-874-6500 / [referrals@arapahoe.gov](mailto:referrals@arapahoe.gov))**

- 16A. Harvest Road Improvements and the Xcel parcel easements were handled with the previous referrals. Staff has no further comments regarding the referral at this time based on the information submitted.

**17. Arapahoe County Planning Division (Terri Maulik / 720-874-6650 / [referrals@arapahoe.gov](mailto:referrals@arapahoe.gov))**

- 17A. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and/or divisions may submit comments.