

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



August 4, 2023

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

**Re: Second 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 second submission, which we started to process on July 17<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 several issues remain, you will need to make another submission. Please revise your previous work and send us a new submission after your Administrative Decision date of August 30<sup>th</sup> if you are able to maintain that date (see the Key Comments). Otherwise, send us a new submission on or before August 25<sup>th</sup>, to maintain an October 4<sup>th</sup> Administrative Decision date.

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 August 30<sup>th</sup>, 2023, based on the response to the Key Comment from Civil Engineering. 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\1250-58rev2



## Initial Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please identify the RSN number or EDN number for improvements proposed to be done by others on the east side of S Flatrock Trail. If the frontage for this area is not the responsibility of another project, please update plans to reflect the frontage improvements for the area [Civil Engineering]
- *Case Manager Note: Administrative approval on the 30<sup>th</sup> is contingent upon no extra improvements being required for the east side of S Flatrock Trail per the comment from Civil Engineering. Please reach out to the Civil Engineering reviewer and Case Manager by August 14<sup>th</sup> regarding this comment to maintain this Administrative Decision date. If additional work is needed, the tentative Administrative Decision date will be set for October 4<sup>th</sup>.*
- A number of signage and sight triangle issues need to be addressed. [Traffic Engineering]
- The site plan will not be approved by Aurora Water until the preliminary drainage report is approved. [Aurora Water]
- . [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. 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. I could not find a site or master plan showing that this work was being done by others, since this area is not included in Murphy Creek Filing 3 or Murphy Creek East Flg. 1. Can you provide the RSN or EDN number for the area shaded in green and who will be responsible for the frontage along the east side of S. Flatrock Trail? If the frontage for this area is not the responsibility of another project, please update plans to reflect the frontage improvements for the shaded area.

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- 3B. Advisory Comment: Curb ramp ADA compliance will be reviewed during the civil plan set submittal review. The proposed curb ramp appears to be outside of the existing ROW.
- 3C. Please remove any reference to a crossspan within the site plan. This level of detail should only be included on the civil plan set submittal, typical all.
- 3D. Please remove any reference to a crossspan within the site plan. This level of detail should only be included on the civil plan set submittal, typical all.
- 3E. Please include a table showing all missing criteria required on site plans for public and private street lighting per section 2.12.0.1.
- 3F. Any partially constructed or dead-end roads need an adequate turn around (typical ALL).
- 3G. Please show sidewalk easements per the typical section on the cover sheet for the west side of the street, typical ALL.
- 3H. Proposed street lights need to meet pre-approved 2023 street lighting equipment list (ALL).
- 3I. Advisory comment: Proposed conceptual street light is overlapping the proposed curb ramp. Location will need to be reconsidered during civil plan review.
- 3J. I could not find a site or master plan showing that this work was being done by others, since this area is not included in Murphy Creek Filing 3 or Murphy Creek East Flg. 1. Can you provide the RSN or EDN number for the area shaded in green and who will be responsible for the frontage along the east side of S. Flatrock Trail? If



the frontage for this area is not the responsibility of another project, please update plans to reflect the frontage improvements for the shaded area (including sidewalk, street lights, sidewalk easement, etc).

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

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- 4A. Call out sight triangle.
- 4B. Why is there no LTL here?
- 4C. Show stop sign and SNS.
- 4D. Add bike lane sign.
- 4E. Why are these being placed for an interim dead end?
- 4F. These signs should be on Warren, Iliff, and Eaton/Dickenson per TIS.
- 4G. Label storage length and taper rate/length. per TIS, turn lane length should be 150'.
- 4H. Should there be type III barricades here as well?
- 4I. Need to add a dead-end sign in advance of Yale until roundabout is built.
- 4J. Verify sign is placed appropriately for future roundabout.
- 4K. Label all auxiliary storage lengths and taper rates/lengths 2. Verify all lane tapers meet SHAC requirements 3. Add base bike lane signing/stripping.
- 4L. All signposts and sign supports shall comply with COA Standard Detail TE-11.
- 4M. Label storage length and taper rate/length.

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

- 5A. There were no more comments from Fire/Life Safety on this review.

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

[Site Plan Page 1]

- 6A. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

**7. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 7A. Land Development Services comments are still forthcoming and will be sent by your Case Manager.

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

- 8A. 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.
- 8B. 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.
- 8C. A comment response is requested.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
donna.l.george@xcelenergy.com

July 21, 2023

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Erik Gates

**Re: Flatrock Trail and Yale Avenue at Murphy Creek - 2nd referral  
Case # DA-1250-58**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the second referral 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.

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 [xcelenergy.com/InstallAndConnect](https://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.

Comment response is requested.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com