



July 15, 2024

Eric Gates
Planner
15151 E. Alameda Parkway, Ste. 2300
Aurora, CO 80012

RE: DA-1250-58 Response to Comments

Atwell Project Number: 21003852

Dear Eric,

Please see below for Atwell's response to comments provided by Aurora Planning and Development Services on June 5, 2024. This is in regards to the proposed Flatrock Trail development, also known as DA-1250-58.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

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

Response: Comment noted.

2. Planning Comments (Erik Gates / 303-739-7132 /

egates@auroragov.org / Comments in teal) 2A. There were no more planning comments on this review.

Response: Comment noted.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Kendra Hanagami / 303-739-7295 /

khanagam@auroragov.org / Comments in green) [Site Plan Page 3]

3A. EDN 223074 is the approved drainage plan. Instead, please reference RSN 1742922 for the civil plans in review.

Response: RSN provided.

3B. Advisory Comment: I couldn't find this benchmark number (4S6519SRE001) on the Aurora website. During civil plan review, the benchmark and survey control drawings will be checked to ensure a correct benchmark is referenced, typ. ALL.

Response: Comment noted. Benchmark to be verified with CDs.

3C. Show connection to proposed design. Per Section 4.04.1.06 dead-end streets are required to have an adequate turnaround. If E Yale Avenue is not provided, a compliant turnaround will be required prior to acceptance of public improvements.

Response: The current design of Yale within the Murphy Creek East Fil. 3 is shown. Per discussion with Aurora, this is the correct design



3D. Please add a note stating: "Per Section 4.04.1.06 dead-end streets are required to have an adequate turnaround. If E Yale Avenue is not provided, a compliant turnaround will be required prior to acceptance of public improvements."

Response: Note added.

4. Traffic Engineering (Jason Igo / jigo@auroragov.org / Comments in amber) [Site Plan Page 5]

4A. Verify if we need signs 1 & 2.

Response: Signs are within scope of Murphy Creek East Filing 3 plans.

4B. Remove leader where identified. [2 comments]

Response: Leader removed.

4C. Based on the traffic study the E Yale Ave intersection will be a Roundabout.

Study can be accessed at

(<https://apps2.auroragov.org/publicdocuments/publicrecordsearch.aspx?legrefnum=TIS%20Detail-243>)

Response: Per discussion with Aurora, a T-intersection will be designed for this intersection..

4D. Previous Comment was not fully addressed: In anticipation for roundabout, need to end bike lane and provide a way for bikes to exit road.

Response: Per discussion with Aurora, a T-intersection will be designed for this intersection. Bicycles will exit the road and use the proposed 14' walk/bike lane along Yale.

4E. Move identified light to the other side of the street light.

Response: Street light moved.

5. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red) [Site Plan Page 1]

5A. This ISP cannot be approved until the Preliminary Drainage Report has been approved.

Response: General comments noted.

6. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com) 6A. No comments

were received from Xcel Energy on this review.

Response: General comments noted.

Respectfully,

ATWELL, LLC

Greenwood Village, CO

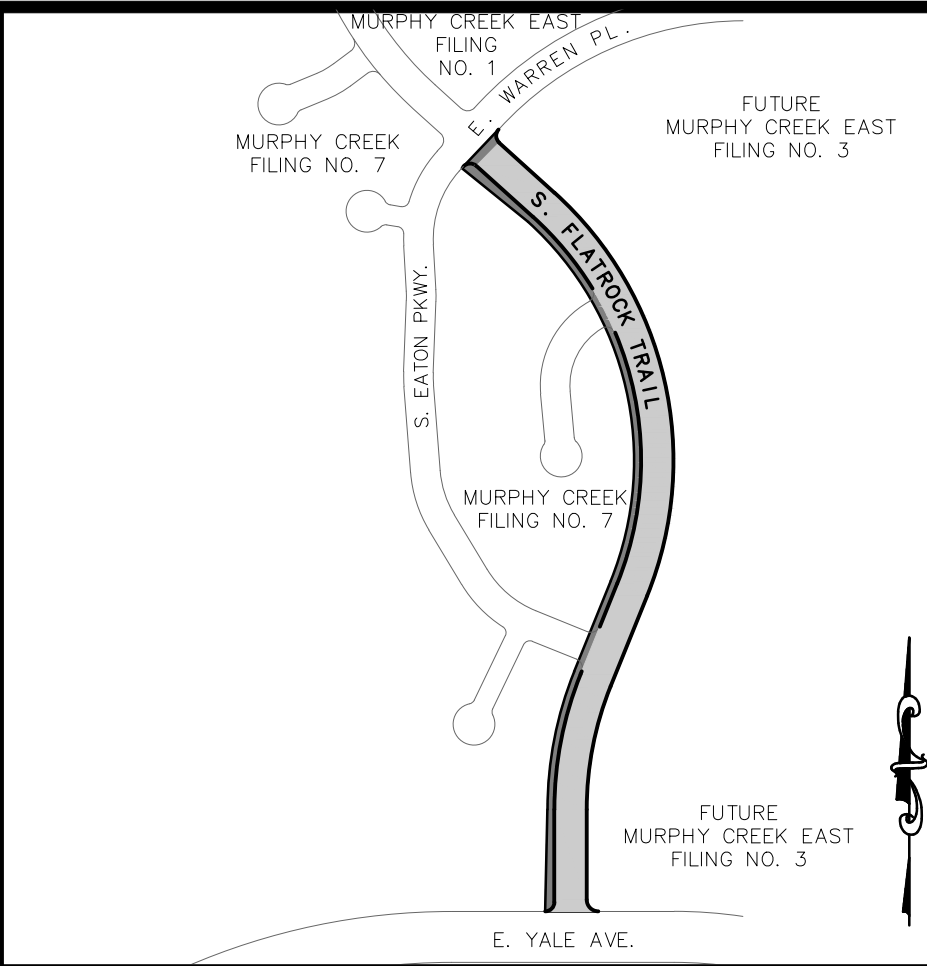
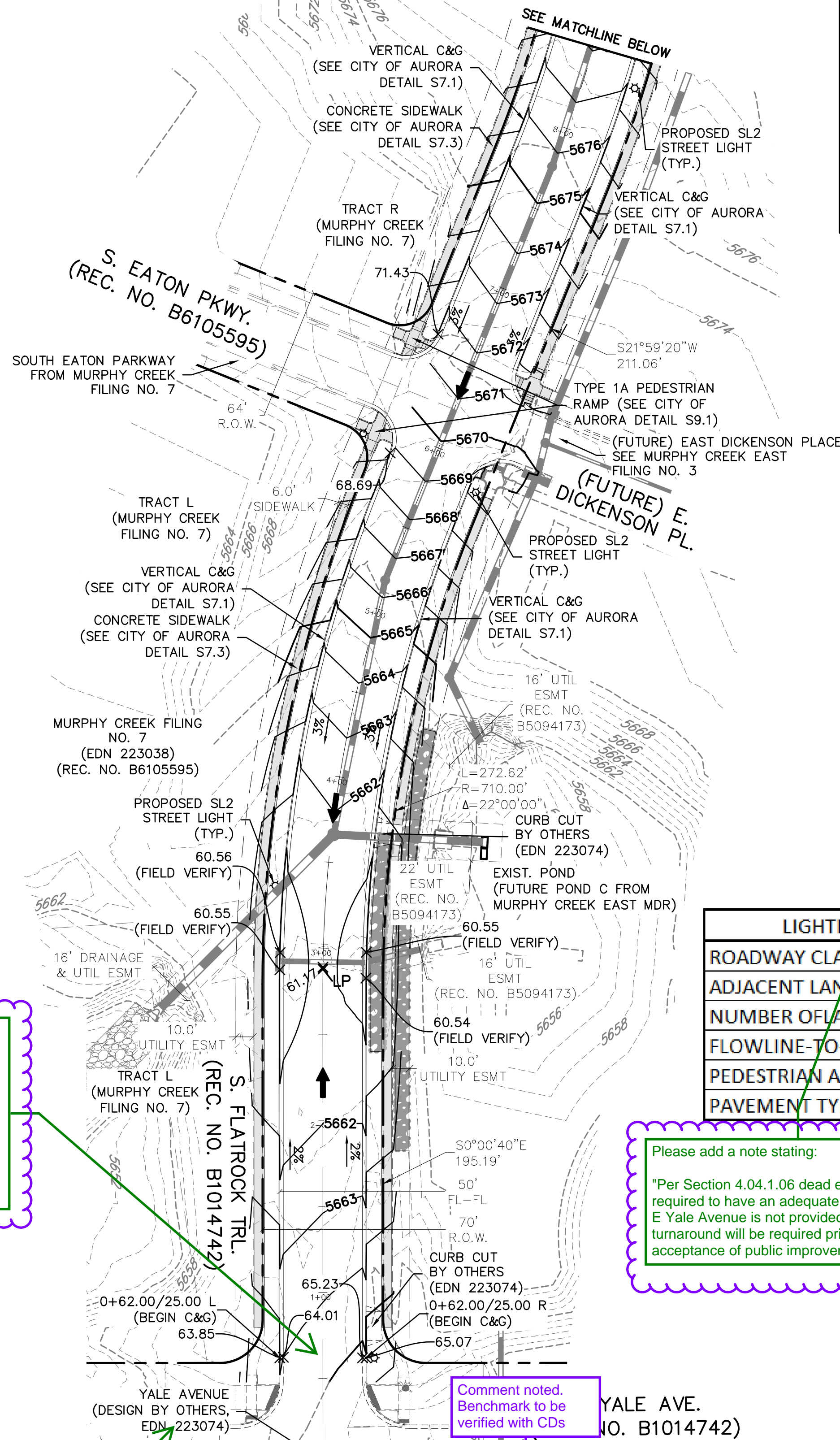
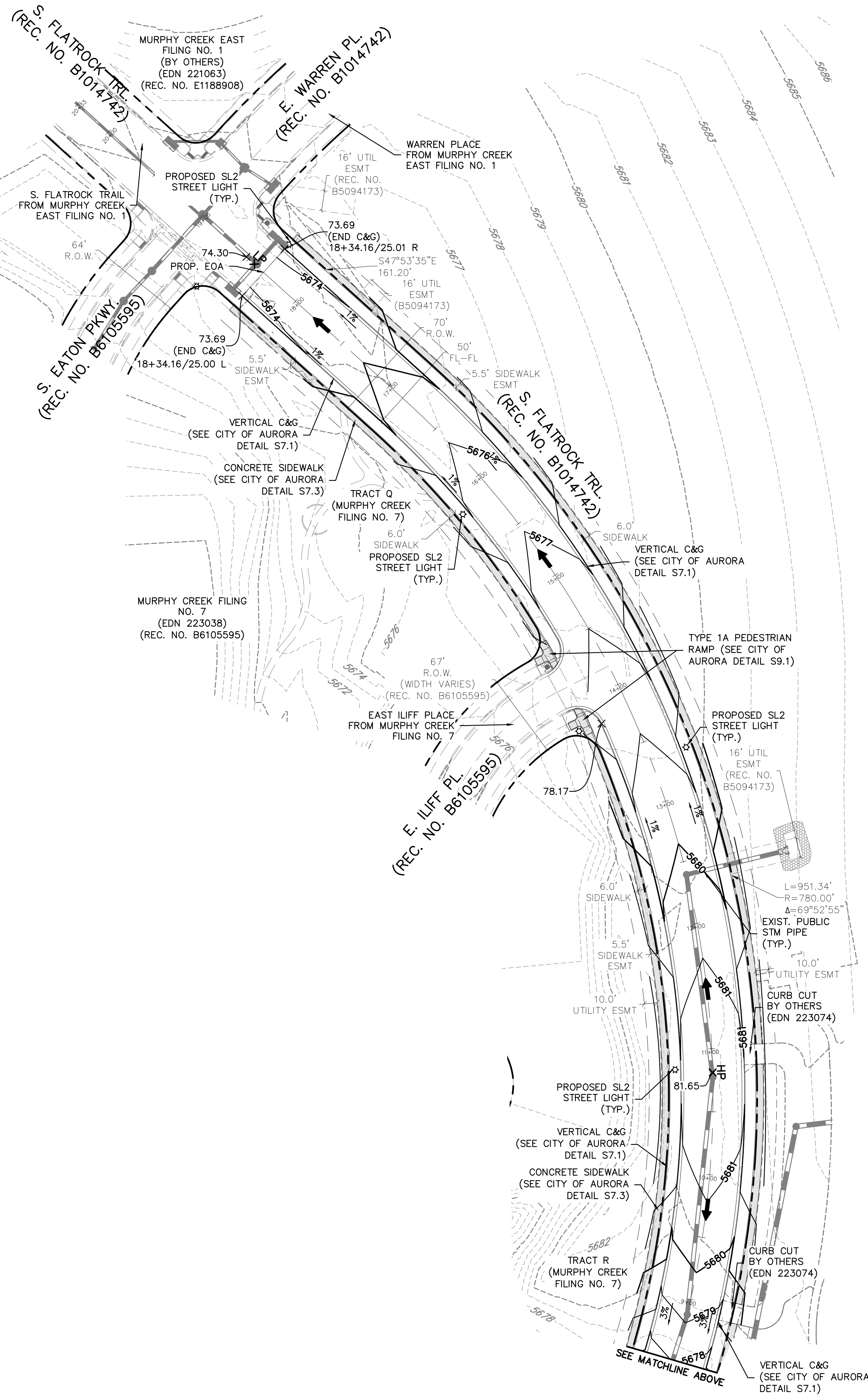
Kevin M. Blumhardt, P.E.
Associate Project Manager

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING – FIRE LANE."
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
7. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII – NUMBERING OF BUILDINGS.
9. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
10. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTICE.
11. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
12. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
13. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
14. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
15. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
16. ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 55 – 60 (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
17. THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
18. STATE ANY REQUESTED WAIVERS OF DEVELOPMENT STANDARDS AND THE APPLICABLE TERMS AND CONDITIONS PURSUANT THERETO.
19. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
20. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
21. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATIONS OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.



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KEY MAP
1"=500'

LEGEND	
	PROPERTY BOUNDARY
	EXISTING RIGHT-OF-WAY
	PROPOSED CATCH CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS
	FLOW ARROW

- NOTES:
- STREET LIGHT LOCATIONS ARE CONCEPTUAL AND WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL. PROPOSED STREET LIGHTS SHALL MEET THE PRE-APPROVED 2023 STREET LIGHTING EQUIPMENT LIST.
 - ALL STORM SEWER INFRASTRUCTURE WITHIN S. FLATROCK TRAIL IS EXISTING, PUBLIC, AND IS TO BE MAINTAINED BY THE CITY OF AURORA.

LIGHTING CRITERIA FOR S FLATROCK TRAIL	
ROADWAY CLASSIFICATION	70' COLLECTOR
ADJACENT LAND USE CATEGORY	R-2
NUMBER OF LANES	2
FLOWLINE-TO-FLOWLINE WIDTH	50'
PEDESTRIAN ACTIVITY LEVEL	MEDIUM
PAVEMENT TYPE	R3

Show connection to proposed design.

Per Section 4.04.1.06 dead end streets are required to have an adequate turnaround. If E Yale Avenue is not provided, a compliant turnaround will be required prior to acceptance of public improvements.

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RSN provided

EDN 223074 is the approved drainage plan. Instead please reference RSN 1742922 for the civil plans in review.

Please add a note stating:

"Per Section 4.04.1.06 dead end streets are required to have an adequate turnaround. If E Yale Avenue is not provided, a compliant turnaround will be required prior to acceptance of public improvements."

note added

Comment noted. Benchmark to be verified with CDS

Advisory Comment, I couldn't find this benchmark number (4S6519SRE001) on the aurora website. During civil plan review, the benchmark and survey control drawings will be checked to ensure a correct benchmark is referenced, typ. ALL

BENCHMARK
CITY OF AURORA ID: 4S6519SRE001 (OLD #21-065)
PUNCH IN 3" DIAM. BRASS CAP ON NORTHEAST CORNER IN CONCRETE BASE FOR 1ST POWER TOWER SOUTH OF THE FLORIDA LANDLINE; SAID POWER TOWER BEING ON THE WEST SIDE OF HARVEST ROAD.

PUBLISHED ELEVATION: 5,629.98 (C.O.A. DATUM: NAVD 88-U.S. SURVEY FT.)

Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

DEVELOPER

MURPHY CREEK DEVELOPMENT, LLC
9335 E. HARVARD AVE.
DENVER, CO 80231

CLIENT

MURPHY CREEK DEVELOPMENT, LLC
SOUTH FLATROCK TRAIL
AURORA, COLORADO

DATE

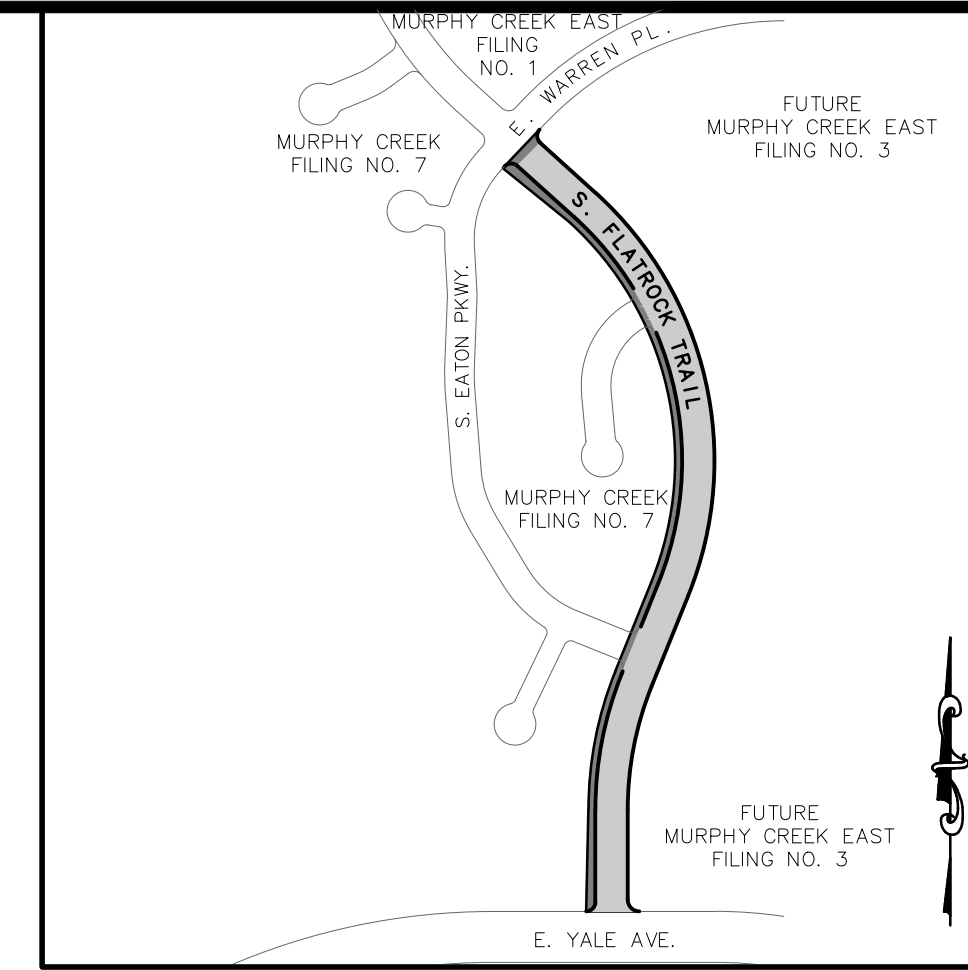
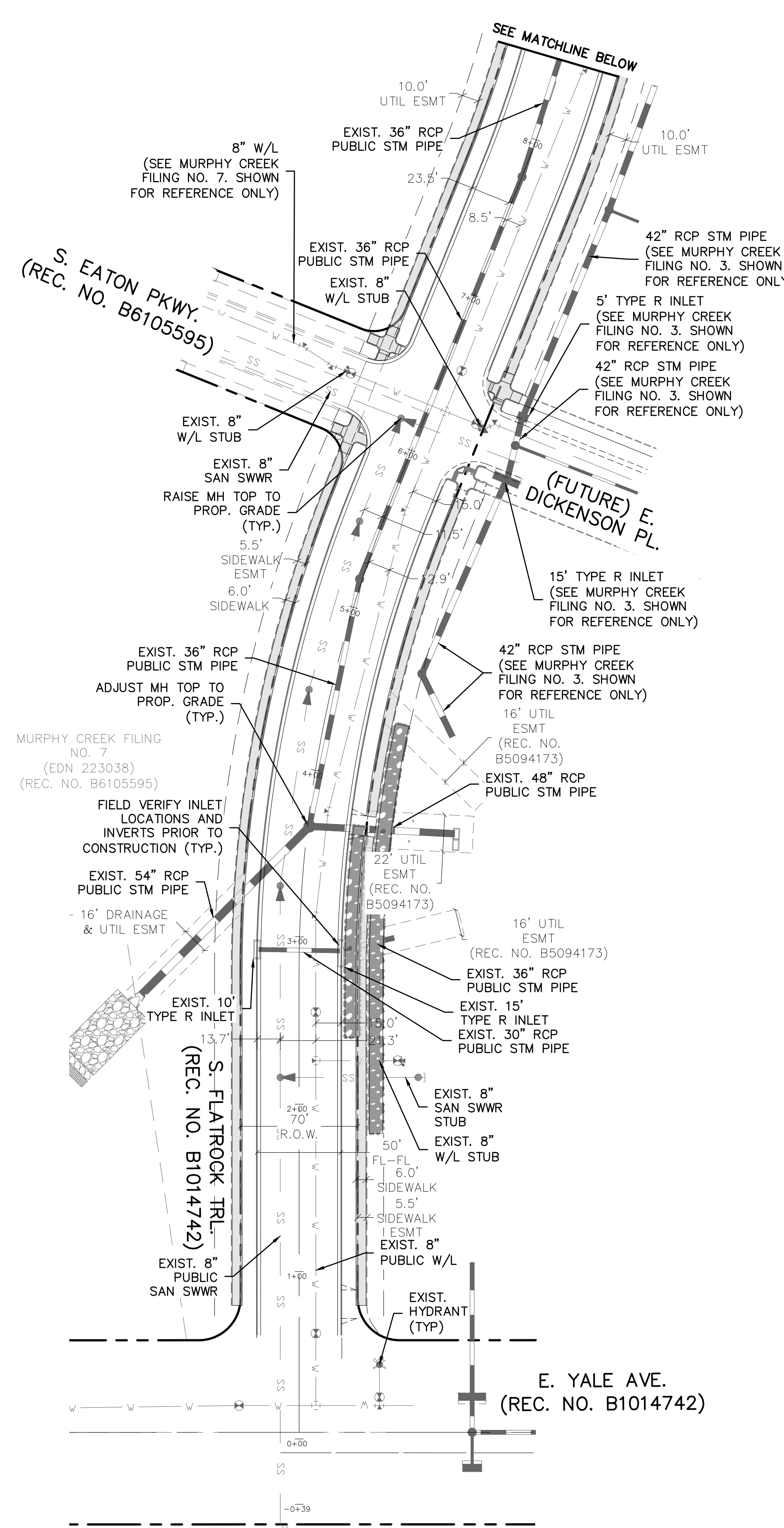
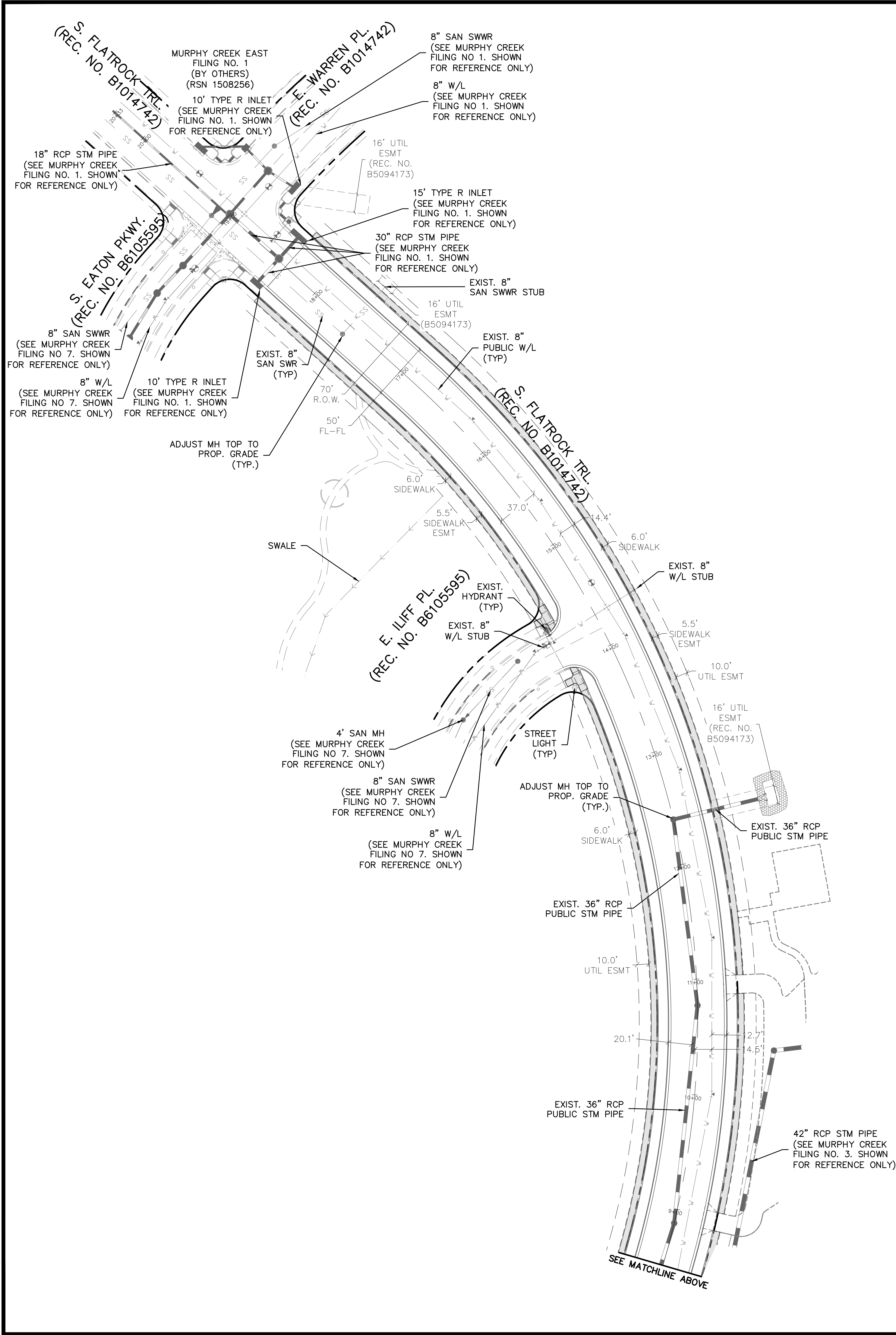
06/13/2022

A	1st SUBMITTAL TO JURISDICTION	07/11/2023	DM
B	2nd SUBMITTAL TO JURISDICTION	08/01/2023	DM
C	3rd SUBMITTAL TO JURISDICTION	04/05/2024	DM

REVISIONS

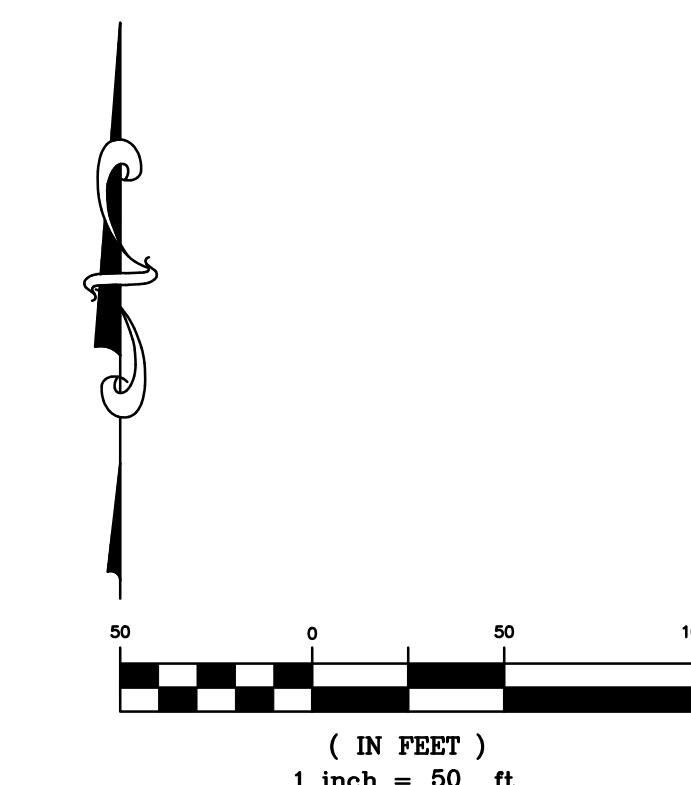
DR.	EAP	CH.	DJM
P.M.	DJM		
JOB	21003852		
SHEET NO.	03		

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KEY MAP
1"=500'

- NOTES:
1. ALL STORM SEWER INFRASTRUCTURE WITHIN S. FLATROCK TRAIL IS EXISTING, PUBLIC, AND IS TO BE MAINTAINED BY THE CITY OF AURORA.
 2. ALL SANITARY SEWER INFRASTRUCTURE WITHIN S. FLATROCK TRAIL IS EXISTING, PUBLIC, AND IS TO BE MAINTAINED BY THE CITY OF AURORA.
 3. ALL WATER LINE INFRASTRUCTURE WITHIN S. FLATROCK TRAIL IS EXISTING, PUBLIC, AND IS TO BE MAINTAINED BY THE CITY OF AURORA.



BENCHMARK
CITY OF AURORA ID: 4S6519SRE001 (OLD #21-065)
PUNCH IN 3" DIAM. BRASS CAP ON NORTHEAST CORNER IN CONCRETE BASE FOR 1ST POWER TOWER SOUTH OF THE FLORIDA LANDLINE; SAID POWER TOWER BEING ON THE WEST SIDE OF HARVEST ROAD.

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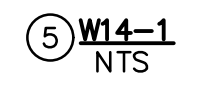
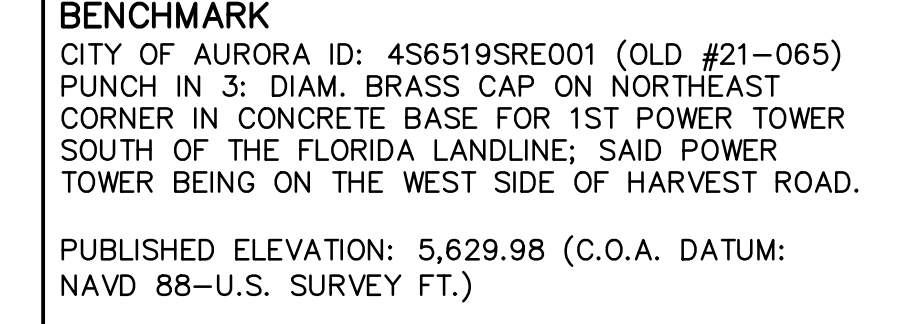
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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LAKEWOOD, CO 80228
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DEVELOPER	MURPHY CREEK DEVELOPMENT, LLC
CLIENT	SOUTH FLATROCK TRAIL AURORA, COLORADO
DATE	06/13/2022
1st SUBMITTAL TO JURISDICTION	07/11/2023 - DJM
2nd SUBMITTAL TO JURISDICTION	08/11/2023 - DJM
3rd SUBMITTAL TO JURISDICTION	04/05/2024 - DJM
REVISIONS	
DR.	EAP
CH.	DJM
P.M.	DJM
JOB	21003852
SHEET NO.	04

CAD FILE: 21003852-EXISTING UTILITIES PLAN - 10/11/2024



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