

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



June 5, 2024

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

**Re: Technical 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 technical submission, which we started to process on May 17<sup>th</sup>, 2024. 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. 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.

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,

A handwritten signature in cursive script that reads "Erik Gates".

Erik Gates  
Planner

cc: Richard Lyon, Atwell LLC  
Cesarina Dancy, ODA  
Filed: K:\SDA\1200-1299\1250-58tech1



## Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- 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. [Civil Engineering].
- Based on the traffic study the E Yale Ave intersection will be a Roundabout. [Traffic Engineering]
- This ISP cannot be approved until the Preliminary Drainage Report has been approved. [Aurora Water]

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

#### 4. Traffic Engineering (Jason Igo / [jigo@auroragov.org](mailto:jigo@auroragov.org) / Comments in amber)

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- 4A. Verify if we need signs 1 & 2.
- 4B. Remove leader where identified. [2 comments]
- 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>)
- 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.
- 4E. Move identified light to the other side of the street light.

#### 5. Aurora Water (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

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

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

- 6A. No comments were received from Xcel Energy on this review.