

March 9, 2022

City of Aurora, Planning Department

Attn: Heather Lamboy, AICP
15151 E. Alameda Parkway, Suite 2300
Aurora, Colorado 80012

Re: **Initial Submission Review** – Legacy Metro Center Subdivision Filing No. 1 – Plat

Application Number: **DA-1489-21**

Case Number(s): **2021-3073-00**

Dear Ms. Lamboy:

Thank you for taking the time to review the initial submission for the Metro Center Plat project in Aurora, Colorado. We received comments and valuable feedback on January 28, 2022. Please see the following pages for responses to comments.

Please feel free to contact me directly should you have any other comments, questions and/or special requests for additional information. We look forward to working with you to make this project a success.

Sincerely,
Norris Design



Eva Mather
Principal

Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please include separate documents as noted by Real Property with the second submission.
Response: Title Commitment, closure sheet, state monument records, and certificate of taxes have been included with this submission.
- Enough right-of-way should be dedication for Dawson to account for the roadway improvements per the Public Improvement Plan.
Response: Dawson St western 33' ROW is to be dedicated by this plat, and the eastern 33' ROW by separate document.
- Please continue discussions regarding public or private stormwater facilities.
Response: Public vs. Private stormwater facilities has been coordinated with Sam Keeven. We will continue to coordinate with the City as needed, but the plat is reflected of the intended final layout.

PLANNING DEPARTMENT COMMENTS

1. **Community Questions, Comments and Concerns**
1A. No comments were received from the community.
Response: Noted, thank you.
2. **Completeness and Clarity of the Application**
2A. The review fee invoice has not been paid. The fees due total \$10,652. The second submission will not be accepted until the fees are paid.
Response: The review fees have been paid.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. **Civil Engineering (Julie Bingham / jbingham@auroragov.org / Comments in green)**
3A. By including the fire lane with the drainage easement, grading restrictions are put on the entire area of the easement - 4% cross slope max. Due to the steeper slope of the area of the drainage easement - the easements should be separated out.
Response: The drainage easement has been separated from the sidewalk easement on Centrepont D. and fire lane, access, utility easement internal to the site.

3B. Enough ROW should be dedicated for Dawson to cover the required roadway improvements per the PIP at a minimum.
Response: The Dawson St western 33' ROW is to be dedicated by this plat, and the eastern 33' ROW by separate document.

3C. All easements dedicated on this plat should be reflected on the site plan.
Response: All easements are reflected on the site plan.

3D. Per the PIP, the public ROW for Dawson is required between Centrepont and Fraser. The ROW does not reach to the end of the proposed lot.
Response: Revised.

3E. Dedicate a fire lane, utility, access easement for the area past the limits of the ROW for the private street.

Response: Fire lane, utility, access easement added to plan.

4. **Traffic Engineering** (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

4A. No comments.

Response: Noted.

5. **Fire / Life Safety** (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

5A. 26' Fire Lane. Please show fire lane easement with a dashed line.

Response: Revised.

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

6A. Please continue discussion on private/public storm. If all storm is to be private, please separate into public utility and private drainage easements. This will trigger license agreements for private storm crossing public utility easements.

Response: Public vs. Private stormwater facilities has been coordinated with Sam Keeven. We will continue to coordinate with the city.

7. **Aurora Water - Revenue** (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

7A. Storm Drain Development fees due 8.344 acres x \$1,242.00 = \$ 10,363.25

Response: Comment noted, thank you. Fees will be paid at time of plat recordation.

7B. Please note: Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

Response: Comment noted, thank you.

8. **PROS** (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in mauve)

8A. The small urban park area needs to be defined by a tract. The tract needs to say 'for public purposes' and identify the private maintenance of that space.

Response: As discussed with City Staff, a note will be included on the site plan and a separate tract is not required.

8B. Please label tract acreage.

Response: As discussed with City Staff, a note will be included on the site plan and a separate tract is not required.

9. **Real Property** (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

9A. There are some easement issues. See the comments on the document(s). Contact Andy Niquette at releaseeasements@auroragov.org for the easement concerns.

Response: Existing drainage easement to be vacated by separate document.

9B. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

Response: Noted.

9C. Send in the separate documents still needed. Send in the separate documents listed on the first page of the plat.

Response: Title commitment, closure sheet, state monument records, and certificate of taxes have been included with the second submission.

Sheet 1

9D. Add the owner's name - match the Title Commitment information.

Response: Added to match title commitment

9E. Delete notes 3, 7 and 10-13.

Response: Deleted.

9F. Change spelling in note 8 to state "guaranty."

Response: Revised.

9G. Change the noted section to the dedicatory language and preamble statement from the subdivision plat checklist.

Response: Revised.

9H. Change the redlined area to the metes and bound description for the site boundary.

Response: Revised.

9I. Send in the closure sheet for the description.

Response: Closure sheet prepared and included.

9J. In title block, change "An Administrative Replat" to "A Resubdivision."

Response: Revised.

9K. Add all the public street names within 1/2 mile of the site.

Response: Additional details provided.

9L. Change the side bar Title Block to be a rectangle in the bottom corner of the page. (Typical)

Response: Revised.

9M. Add 1"x3" rectangle for the County recording info.

Response: Added.

Sheet 2

9N. Point of commencement?

Response: Added label.

9O. Add B&D tie out from P.O.C. to P.O.B.

Response: Added.

9P. Point of beginning?

Response: Added.

9Q. In title block, change "An Administrative Replat" to "A Resubdivision."

Response: Revised.

9R. Change this info to the current Lot and Block.

Response: Revised.

9S. Label where noted.

Response: Revised. (SEE 9N & 9P)

Sheet 3

9T. In title block, change "An Administrative Replat" to "A Resubdivision."

Response: Revised.

9U. Add the 10' Utility easement on the perimeter.

Response: Currently in coordination with Donna George from Xcel Energy on 10' utility easement. Any Xcel Energy Easements to be provided as needed by Separate Document.

9V. Label the easement.

Response: Easements revised and labeled.

9W. "Dedicated to the City of Aurora as Street Right-of-Way _____ sq. feet"

Response: Revised to read "33' DEDICATED TO THE CITY OF AURORA AS STREET RIGHT-OF-WAY 24,909 SQ. FT ±"

9X. Delete items where noted.

Response: Addressed.

9Y. Label "lane" where noted.

Response: Added.

9Z. If these are separate easements, then show and label the different lines.

Response: Easements revised and labeled.

9AA. Add a line of delineation between the pocket easement and the other.

Response: Easements revised and labeled.

9BB. All easement lines need to be dashed lines.

Response: Revised.

9CC. The plat cannot vacate any easement. Contact Andy Niquette at releaseeasement@auroragov.org to start the separate document release (vacation).

Response: Removed from plat-separate document has been prepared to vacate easement.

10. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

10A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for Legacy Metro Center F1. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along South Sable Boulevard. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Response: Noted, thank you.

Additional easements will need to be acquired by separate document for new facilities (i.e. transformer) – be sure to contact the Designer and request that they connect with a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

11. **Arapahoe Planning Division (Terri Maulik / (720-874-6650 / referrals@arapahoegov.com)**

11A. 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.

Response: Comment noted, thank you.