



Planning Division  
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January 28, 2021

R Lane Cutter  
Legacy Partners  
6312 S Fiddler's Green Circle, Suite 300E  
Greenwood Village, CO 80111

**Re: Initial Submission Review – Legacy Metro Center Subdivision Filing No 1 – Plat**  
Application Number: **DA-1489-21**  
Case Numbers: **2021-3073-00**

Dear Mr. Cutter:

Thank you for your initial submission, which we started to process on Monday, December 20, 2021. 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 February 11, 2021. Please note that the second submission will not be accepted until the \$10,652 fee is paid.

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) 739-7184 or [hlamboy@auroragov.org](mailto:hlamboy@auroragov.org).

Sincerely,

Heather L. Lamboy, AICP  
Planning Supervisor

cc: Eva Mather, Norris Design 1101 Bannock St, Denver, CO 80204  
Scott Campbell, Neighborhood Liaison  
Laura Rickhoff, ODA  
Filed: K:\SDA\1489-21.rtf



## *Initial Submission Review*

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

- Please include separate documents as noted by Real Property with the second submission.
- Enough right-of-way should be dedication for Dawson to account for the roadway improvements per the Public Improvement Plan.
- Please continue discussions regarding public or private stormwater facilities.

### **PLANNING DEPARTMENT COMMENTS**

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

1A. No comments were received from the community.

#### **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.

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

#### **3. Civil Engineering** (Julie Bingham / [jbingham@auroragov.org](mailto: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.
- 3B. Enough ROW should be dedicated for Dawson to cover the required roadway improvements per the PIP at a minimum.
- 3C. All easements dedicated on this plat should be reflected on the site plan.
- 3D. Per the PIP, the public ROW for Dawson is required between Centrepoint and Fraser. The ROW does not reach to the end of the proposed lot.
- 3E. Dedicate a fire lane, utility, access easement for the area past the limits of the ROW for the private street.

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

4A. No comments.

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

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

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

#### **7. Aurora Water - Revenue** (Diana Porter / 303-739-7395 / [dsporter@auroragov.org](mailto:dsporter@auroragov.org))

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

#### **8. PROS** (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto: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.
- 8B. Please label tract acreage.

**9. Real Property (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto: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](mailto:releaseeasements@auroragov.org) for the easement concerns.
- 9B. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.
- 9C. Send in the separate documents still needed. Send in the separate documents listed on the first page of the plat.

*Sheet 1*

- 9D. Add the owner's name - match the Title Commitment information.
- 9E. Delete notes 3, 7 and 10-13.
- 9F. Change spelling in note 8 to state "guaranty."
- 9G. Change the noted section to the dedicatory language and preamble statement from the subdivision plat checklist.
- 9H. Change the redlined area to the metes and bound description for the site boundary.
- 9I. Send in the closure sheet for the description.
- 9J. In title block, change "An Administrative Replat" to "A Resubdivision."
- 9K. Add all the public street names within 1/2 mile of the site.
- 9L. Change the side bar Title Block to be a rectangle in the bottom corner of the page. (Typical)
- 9M. Add 1"x3" rectangle for the County recording info.

*Sheet 2*

- 9N. Point of commencement?
- 9O. Add B&D tie out from P.O.C. to P.O.B.
- 9P. Point of beginning?
- 9Q. In title block, change "An Administrative Replat" to "A Resubdivision."
- 9R. Change this info to the current Lot and Block.
- 9S. Label where noted.

*Sheet 3*

- 9T. In title block, change "An Administrative Replat" to "A Resubdivision."
- 9U. Add the 10' Utility easement on the perimeter.
- 9V. Label the easement.
- 9W. "Dedicated to the City of Aurora as Street Right-of-Way \_\_\_\_\_ sq. feet"
- 9X. Delete items where noted.
- 9Y. Label "lane" where noted.
- 9Z. If these are separate easements, then show and label the different lines.
- 9AA. Add a line of delineation between the pocket easement and the other.
- 9BB. All easement lines need to be dashed lines.
- 9CC. The plat cannot vacate any easement. Contact Andy Niquette at [releaseeasement@auroragov.org](mailto:releaseeasement@auroragov.org) to start the separate document release (vacation).

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

- 10A. Please see attached letter.

**11. Arapahoe Planning Division (Terri Maulik / (720-874-6650 / [referrals@arapahoegov.com](mailto: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.



**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

January 12, 2022

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

Attn: Heather Lamboy

**Re: Legacy Metro Center Subdivision Filing No. 1, Case # DA-1489-21**

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](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.

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.

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](mailto:donna.l.george@xcelenergy.com)