

May 9, 2022

City of Aurora
Heather Lamboy
15151 E. Alameda Parkway, Suite 5200
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 second submission for the Metro Center Plat project in Aurora, Colorado. We received comments and valuable feedback on March 29, 2022. Please see the following pages for responses to comments.

Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please update plat to reflect comments made by Real Property. There were a substantial number of comments; you may want to refer to the Subdivision Plat checklist to ensure fewer comments with the next submission.

Response: Noted.

- The small urban park area needs to be defined as a tract.

Response: Based on specific coordination with Michelle Teller, Laura Rickhoff, and Thelma Gutierrez on 02/07/2022, a separate tract for the SUP boundary is not needed. A note has been added to the Site Plan which states “All areas within the SUP boundary are to be used for public access.”

- ROW should be dedicated with this plat.

Response: A legal description and exhibit have been prepared for the Dawson St. ROW dedication and submitted to Andy Niquette.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No comments were received from the community.

Response: Noted, thank you.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Civil Engineering (Julie Bingham / jbingham@auroragov.org / Comments in green)

2A. The plat shall match the Site Plan.

Response: Noted.

2B. The ROW should be dedicated with this plat

Response: Revised.

2C. Revise the curb radius to be a minimum of 26 feet.

Response: Revised.

2D. Update indicated number to be accurate

Response: Revised.

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

3A. Please add a comma after Lane (Sheet 3)

Response: Revised.

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

4A. Revise to WATER UTILITY EASEMENT. Typ on all pocket easements (Sheet 3)

Response: Revised.

4B. Looking at site plan, no overhangs or encroachments (roof overhangs, footers, etc) are allowed. Please verify as easement or building may need to be relocated.

Response: Water Utility Easement has been relocated.

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

5A. 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.

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

6A. Repeat Comment: The small urban park area needs to be defined by a tract. The tract needs to say 'for public purposes' and identify 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.

6B. Please also 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.

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

7A. If you haven't already, begin the easement dedication and release process. Visit www.auroragov.org, click on Departments; then Public Works, then Real Property Services for the easement dedication and release packets. You may also contact a Real Property Specialist in Real Property Services at 303-739-7300.

Response: The easement dedication and release process has been initiated.

7B. If you haven't already, begin the off-site ROW dedication process. Visit www.auroragov.org, click on Departments; then Public Works, then Real Property Services for the easement/ROW dedication packet. You may also contact a Real Property Specialist in Real Property Services at 303-739-7300. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

Response: The ROW dedication process has been initiated.

Sheet 1

7C. Please update all the text edits in the Certificate of Dedication and Ownership.

Response: Revised.

7D. Include the covenants and edit as appropriate.

Response: Revised.

7E. Add the "Arapahoe County Case No. xxxx-xxx" prior to final submittal. [Heather's note: Do you mean the Aurora Case Number?]

Response: Revised.

7F. Edit the surveyor's certificate as noted.

Response: Revised.

7G. There are no revisions on a plat, remove table.

Response: Revised.

7H. Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date (if applicable).

Response: Not applicable.

7I. Send in the closure sheet for the description (the closure sheet included is incomplete).

Response: Closure sheet has been included.

7J. Begin the easement dedication and release process. Visit www.auroragov.org, click on Departments; then Public Works, then Real Property Services for the easement dedication and release packets. You may also contact a Real Property Specialist in Real Property Services at 303-739-7300.

Response: Easement dedication and release process has been initiated.

7K. Begin the off-site ROW dedication process. Visit www.auroragov.org, click on Departments; then Public Works, then Real Property Services for the easement/right of way dedication packet. You may also contact a Real Property Specialist in Real Property Services at 303-739-7300.

Response: Off-site ROW dedication process has been initiated.

7L. Add standard plat notes a, c, d, g and h from the 2022 Subdivision Plat checklist. Edit as appropriate.)

Response: Revised.

7M. Remove the double border on the recording box on the upper part of the page.

Response: Revised.

7N. The legal description in the title block should be one line.

Response: Revised.

Sheet 2

7O. See sheets 3 of 4 and 4 of 4 for Easement and Additional Right of Way information.

Response: Revised.

7P. Correct labels where noted for distances and bearings.

Response: Revised.

7Q. This is a Gross area. Include Net area (without ROW to be dedicated by separate document)

Response: Revised.

7R. Illustrate the ROW and label, "DEDICATED TO THE CITY OF AURORA AS STREET RIGHT-OF-WAY _____ S.F."

Response: Revised.

7S. Show measured and record distances, angles and bearing where they differ (typical all sheets).

Response: Revised.

7T. Label the size and material of the cap and monument rather than "per monument record". Note if it is in a range box.

Response: Revised.

7U. The legal description in the title block should be one line.

Response: Revised.

Sheet 3

7V. Add the "Arapahoe County Case No. xxxx-xxx" prior to final submittal. [Heather's note: Do you mean the Aurora Case Number?]

Response: Revised.

7W. The legal description in the title block should be one line.

Response: Revised.

7X. Illustrate the ROW and label, "DEDICATED TO THE CITY OF AURORA AS STREET RIGHT-OF-WAY _____ S.F."

Response: Revised.

7Y. Add the 10' Utility easement on the perimeter. On plats other than single-family detached, there should be a 10' utility easement around the perimeter of each lot.

Response: Specific coordination with Samantha Rogers from Xcel Energy regarding the 10' utility easement location. Plat to be updated once the easement placement is confirmed.

7Z. Add bearings, distances and curve data for existing and proposed easements (typical).

Response: Revised.

7AA. Update labels as redlined.

Response: Revised.

7BB. See page 4 of 4 for Drainage Easement Detail Sheet.

Response: Revised.

7CC. The “variable width sidewalk easement” is unclear.

Response: Revised.

7DD. In the legend add “Public Road Right-of-Way Line” and “Section Line.”

Response: Revised.

7EE. You will need to show a street centerline monument here.

Response: After reviewing the Colorado Statutes, monuments will need to be set prior to recording the plat, so prior to construction. If the general contractor will need to remove these monuments as part of construction activities, they will need to hire their own surveyor to locate our monuments prior to their destruction, and then have that surveyor replace them to meet the city’s requirements.

7FF. Add ticks at PC/PT

Response: Revised.

7GG. Tie pocket easement to FUE.

Response: Revised.

7HH. If Bk 7642, Pg 509 vacated the right-of-way and retained an easement, you might just want to call the easement.

Response: Revised.

7II. Add the 10’ Utility easement on perimeter.

Response: Kimley-Horn has been coordinating with Samantha Rogers from Xcel Energy regarding the 10’ utility easement location. Plat to be updated once the easement placement is confirmed.

7JJ. If Bk 7642, Pg 509 vacated the right-of-way and retained an easement, you might just want to call the easement.

Response: Revised.

Sheet 4

7KK. Include the gross and net area.

Response: Revised.

7LL. See sheet 3 of 4 for additional easements and rights of way.

Response: Revised.

7MM. In the legend add “Public Road Right-of-Way Line” and “Section Line.”

Response: Revised.

7NN. Consider showing fire lane line work to depict relationship to drainage easement.

Response: Revised.

7OO. Show ROW dedication.

Response: Revised.

7PP. The legal description in the title block should be one line.

Response: Revised.

7QQ. Remove, but add the tie distance to the ROW dedication.

Response: Revised.

End of comment response.