

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



March 29, 2022

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

Re: Second 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 second submission, which we started to process on Thursday, March 10, 2022. 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 April 15, 2022.

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.

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:\\$DA\1489-21rev2.rtf



Second 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.
- The small urban park area needs to be defined as a tract.
- ROW should be dedicated with this plat.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No comments were received from the community.

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.
2B. The ROW should be dedicated with this plat.
2C. Revise the curb radius to be a minimum of 26 feet.
2D. Update indicated number to be accurate.

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

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

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)
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.

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

6. PROS (Alex Grimsman / 303-739-7437 / agrimisma@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.
6B. Please also label the total tract acreage.

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.
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.



Sheet 1

- 7C. Please update all the text edits in the Certificate of Dedication and Ownership.
- 7D. Include the covenants and edit as appropriate.
- 7E. Add the "Arapahoe County Case No. xxxx-xxx" prior to final submittal. [*Heather's note: Do you mean the Aurora Case Number?*"]
- 7F. Edit the surveyor's certificate as noted.
- 7G. There are no revisions on a plat, remove table.
- 7H. Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date (if applicable).
- 7I. Send in the closure sheet for the description (the closure sheet included is incomplete).
- 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.
- 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.
- 7L. Add standard plat notes a, c, d, g and h from the 2022 Subdivision Plat checklist. Edit as appropriate.
- 7M. Remove the double border on the recording box on the upper part of the page.
- 7N. The legal description in the title block should be one line.

Sheet 2

- 7O. See sheets 3 of 4 and 4 of 4 for Easement and Additional Right of Way information.
- 7P. Correct labels where noted for distances and bearings.
- 7Q. This is a Gross area. Include Net area (without ROW to be dedicated by separate document)
- 7R. Illustrate the ROW and label, "DEDICATED TO THE CITY OF AURORA AS STREET RIGHT-OF-WAY _____ S.F."
- 7S. Show measured and record distances, angles and bearing where they differ (typical all sheets).
- 7T. Label the size and material of the cap and monument rather than "per monument record". Note if it is in a range box.
- 7U. The legal description in the title block should be one line.

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?*"]
- 7W. The legal description in the title block should be one line.
- 7X. Illustrate the ROW and label, "DEDICATED TO THE CITY OF AURORA AS STREET RIGHT-OF-WAY _____ S.F."
- 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.
- 7Z. Add bearings, distances and curve data for existing and proposed easements (typical)
- 7AA. Update labels as redlined.
- 7BB. See page 4 of 4 for Drainage Easement Detail Sheet.
- 7CC. The "variable width sidewalk easement" is unclear.
- 7DD. In the legend add "Public Road Right-of-Way Line" and "Section Line."
- 7EE. You will need to show a street centerline monument here.
- 7FF. Add ticks at PC/PT
- 7GG. Tie pocket easement to FUE.
- 7HH. If Bk 7642, Pg 509 vacated the right-of-way and retained an easement, you might just want to call the easement.
- 7II. Add the 10' Utility easement on perimeter.
- 7JJ. If Bk 7642, Pg 509 vacated the right-of-way and retained an easement, you might just want to call the easement.



Sheet 4

- 7KK. Include the gross and net area.
- 7LL. See sheet 3 of 4 for additional easements and rights of way.
- 7MM. In the legend add "Public Road Right-of-Way Line" and "Section Line."
- 7NN. Consider showing fire lane line work to depict relationship to drainage easement.
- 7OO. Show ROW dedication.
- 7PP. The legal description in the title block should be one line.
- 7QQ. Remove, but add the tie distance to the ROW dedication.