



June 23, 2020

Heather Lamboy, Planning Supervisor
City of Aurora Planning Department
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

Re: Initial Submission Review – BioScience III Subdivision Filing 1, Amendment No. 1 Plat
Application Number DA-1233-44
Case Number 2020-3020-00

Dear Heather,

In response to your Initial submittal comments on the above related project, we are re-submitting the following revised documents for review:

- 1st submittal comment response letter
- Revised plat pdf file
- Closure Sheets
- Monument Records

Responses (***bold and italicized***) to each of the plat review comments are located below:

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Be sure to include closure sheets with the next submission. ***Closure sheets for both tracts have been included with this submittal.***
- Portions of the legal description need to be combined as noted. ***The Tract A legal description has been combined and amended as noted.***
- Please review Tract naming – see Civil Engineering comments. ***The tract names were being confused with the offsite tracts which are not a part of this amendment. The offsite tract names and linework have been greyed back and “not a part of this plat” has been added to the labels.***
- Change the name of the plat from 1st Amendment to Amendment No.1. ***The plat name has been changed on all sheets.***

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No community comments were received.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

2A. There is no note for Tract C in the Notes section. ***This plat does not create a Tract C. The Tract C***

shown is an existing Tract and was previously labeled with the Subdivision Name and Reception Number. "Not a Part of the Plat" has been added to further emphasize this.

- 2B. Tract B itself is not a roadway. There is dedicated ROW for Scranton on each side. ***The Tract B shown on Sheet 2 is an existing Tract and was previously labeled with the Subdivision Name and Reception Number. "Not a Part of the Plat" has been added to further emphasize this.***
- 2C. Does the vacated right-of-way need a different tract designation since Tract B is located on the previous sheet? ***Tract B depicted on Sheet 3 is the only Tract B being created by this plat.***

3. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

- 3A. No comments.

4. Fire / Life Safety (Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

- 4A. No comments.

5. Aurora Water (Daniel Pershing / 303-739-7646 / dpershi@auroragov.org / Comments in red)

- 5A. There is a waterline currently stubbed out into Revere St (Tract A). Is this waterline to be removed or extended with a public utility easement? ***The intention of the development is to remove this water stub and to relocate the line into the new Revere St. right-of-way to the west. At the time of the vacation, there was no easement reserved over any portion of Revere between 22nd and 23rd. For this submittal an easement has not been added to cover the stub as the intention is to remove the line. Please advise if an easement should be added to the plat for the time being and released by separate document at the time of removal.***

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

- 6A. You may want to change the name from: 1st Amendment to Amendment No. 1. ***The plat name has been changed on all sheets.***
- 6B. Add the statement of intent of the Amendment. ***Statement of intent has been added.***
- 6C. Add "a parcel of land" in the Dedication and remove redlined areas. ***Added as noted.***
- 6D. Combine noted legal descriptions into one. ***The Tract A legal description has been combined and amended as noted.***
- 6E. Correct to "Chapter 146." ***Corrected as noted.***
- 6F. Add area to the Tract C legal description. ***There is no Tract C being created by this plat. Net area's have been added for Tract A and Tract B created by this plat as well as a gross overall area of the plat. Offsite linework has been greyed back to emphasize the area being replat.***
- 6G. Make sure this encompasses the area shown in the illustration for the new Tract A - send in the closure sheet. ***Legal description has been revised as noted and a closure sheet is included in this submittal.***
- 6H. Delete the Director of Public Works signature line. ***Deleted as noted.***
- 6I. Change "City Attorney" to "Engineer." ***Revised as requested***
- 6J. Send in all noted closure sheets. ***Closure sheets for Tracts A and B are included in this submittal.***
- 6K. Include "net area of" where noted. ***"Net" added to area of both Tracts.***
- 6L. Send in the state monument record where noted on Sheet 2. ***Monument records are included***

with this submittal.

- 6M. Add a monument pin at the POB on northern portion of the site. ***Added as noted.***
- 6N. Move note 5 to the Legend - not a plat note. ***Note 5 describes the dedication and usage of the Tract B created by this plat, not the existing Tract B which is now labeled with "Not a Part of this Plat."***
- 6O. The noted boundary should match the description. ***The meets and bounds description for Tract A has been revised as noted and now coincides with the graphic.***
- 6P. Add the reserved easement - add recording info where noted. ***The reserved easement within proposed Tract B was already shown with the original reception number. The reception number of the Ordinance has also been added. The vacation ordinance document does not reserve an easement within the northern, Tract A portion.***
- 6Q. Delete the notes on Sheet 3 - already shown on Sheet 2 of 3. ***The notes had been placed on both sheets for convenience. They have been removed from Sheet 3 as requested.***

7. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com / Comments in red)

- 7A. Xcel Energy states that there is no conflict. Please see the attached letter.

End of Comment Responses

We trust that the information provided addresses the comments and concerns raised during the initial review of the project. We appreciate your assistance and, if you have any questions or need additional information, please feel free to contact me by phone or email.

Sincerely,

Matrix Design Group, Inc.



Jeffrey A. Miller, PLS

Survey Project Manager