



Planning Division  
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October 8, 2019

Cliff Stout  
EMG Company  
510 E Memorial Road Suite A-1  
Oklahoma City, OK 73114

**Re: Initial Submission Review** – Southeast Commons Subdivision Filing No. 8 - Replat  
Application Number: **DA-1013-14**  
Case Number: **2019-3049-00**

Dear Mr. Stout,

Thank you for your initial submission. We reviewed it and attached our comments along with this cover letter. The redlined comments are on the Plat. The review contains specific comments, including those received from other city departments and community members. There are several minor issues that need to be addressed. Please review this letter and the redline comments on the Plat and resubmit your corrected document to address them. Upon verification that all comments have been appropriately addressed, and assuming no new comments or issues arise, an approval of the Plat can be issued. After this, Mylars can be accepted for submittal and recordation.

If you have any comments or concerns, please feel free to contact me.

Sincerely,

Christopher Johnson, Planner I  
City of Aurora Planning Department

cc: Mindy Parnes, Planning Manager  
Susan Barkman, Neighborhood Services  
Woody Bryant, Engineering Service Company  
Filed: K:\\$DA\1013-14rev1



## *Initial Submission Review*

### **PUBLIC COMMENTS, CONCERNS, AND QUESTIONS**

There are no public comments at this time.

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

- Update Note 5 per the comments from Fire/Life Safety.
- Ensure that no water service line crosses property boundaries.
- Review and address all accuracy and formatting comments from Real Property.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS**

#### **1. Life Safety** (Jeff Goorman / 303.739.7464 / [jgoorman@auroragov.org](mailto:jgoorman@auroragov.org) / comments in blue)

Plat: Sheet 1 of 2

1A. Replace note 5 with the following:

“THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE/SHE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD SURFACE AND THAT HE/SHE (THEY) SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING “FIRE LANE - NO PARKING”. THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.”

#### **2. Aurora Water** (Ryan Tigera / 303.739.8867 / [rtigera@auroragov.org](mailto:rtigera@auroragov.org) / comments in red)

Plat: Sheet 2 of 2

2A. Confirm that water service line feeding the indicated meter is located on the property it serves. Service lines cannot cross property boundaries. (typical)

#### **3. Real Property** (Maurice Brooks / 303.739.7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / comments in magenta)

Plat: Sheet 1 of 2

3A. Add the names of all public streets within ½ mile of the site. Delete the names of businesses or buildings shown on the map.

3B. Update the date in the Title Commitment to be within 120 calendar days of the plat approval date.

3C. Revise margins to meet Arapahoe County formatting requirements. 24"x36" sheets, with a 2" left margin and ½" margins on all other sides.

3D. Change Chapter 147 to Chapter 146 in the covenants.

3E. Delete the indicated line in the signature block. Change City Attorney to City Engineer.

Plat: Sheet 2 of 2

3F. Label the indicated easement.

3G. Add the indicated portion of the curve in the lot. Add the curve data for the indicated portion of the curve in this lot.

3H. Review and address all comments on distances shown on the plat.



## COMMENTS FROM OUTSIDE REFERRALS

**4. Xcel Energy** (Donna George / 303.571.3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

**4A. Re: Southeast Commons Subdivision Filing No. 8, Case # DA-1013-14**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the replat for **Southeast Commons Subdivision F8** and has no apparent conflict with the lot split.

Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the subject property. Should the project require any new natural gas or electric service or modification to existing facilities, the property owner/developer/contractor must complete the application process via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect).

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)

**5. Arapahoe County Engineering Services** (Sue Liu / 720.874.6500 / [sliu@arapahoegov.org](mailto:sliu@arapahoegov.org))

No comments at this time.

**6. Arapahoe County Planning Division** (Terri Maulik / 720.874.6650 / [referrals@arapahoegov.org](mailto:referrals@arapahoegov.org))

No comments at this time.