

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



April 26, 2019

Jose Kreutz
Thompson Thrift Mixed Use Development
111 Monument Cir, Suite 1600
Indianapolis, IN 46204

Re: Third Submission Review – Townhomes at Dayton Station – Plat
Application Number: **DA-2159-01**
Case Number: **2018-3058-00**

Dear Mr. Kreutz:

Thank you for your third submission, which we started to process on April 3, 2019. We reviewed it and attached our comments along with this cover letter. Only minor comments remain.

Since the comments are very minor, please send the updated plat via a PDF directly to me. I will ascertain all comments have been addressed and prepare for Mylar recordation. A copy of the Mylar Checklist is provided for your reference and use. Please remember that title work must be up to date (within 120 days) and a Certificate of Taxes Due from Arapahoe County must be provided.

The plat review process is administrative. Once all redlines have been addressed and approved, you can proceed to recording the plat. Please keep in mind that all easement releases and license agreements must be complete prior to recording.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7184 or hlamboy@auroragov.org.

Sincerely,

Heather L. Lamboy, Planning Supervisor
City of Aurora Planning Department

Cc: Mindy Parnes, Planning Department
Eric Nelson, Thompson Thrift Mixed Use, 111 Monument Circle Ste 1600, Indianapolis, IN 46204
Scott Campbell, Neighborhood Liaison
Jacob Cox, ODA

Filed: K:\\$DA\2159-02rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ There has been recent correspondence regarding Denver Water and COA easements.
- ✓ Please provide a .SHP or .DWG file for addressing purposes.

PLANNING DEPARTMENT COMMENTS

Reviewed by: Heather Lamboy / hlamboy@auroragov.org / 303-739-7184 / PDF comment color is green clouds.

1. Community and External Agency Comments

- A. No community comments were received.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Addressing

Reviewed by: Phil Turner / pturner@auroragov.org / 303-739-7271

- A. Please submit a preliminary digital addressing .SHP or .DWG file as soon as possible. This digital file is used for street naming, addressing, and preliminary GIS analysis. Include the following layers as a minimum:
- a. Parcels
 - b. Street lines
 - c. Building footprints (if available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly in our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area.

3. Real Property

Darren Akrie / dakrie@auroragov.org / 303-739-7331

Maurice Brooks / mbrooks@auroragov.org / 303-739-7294

- A. Add the bearing and distance between the easement lines on Sheet 3.

Please address the subject of additional correspondence regarding the easements relating to Denver Water which was received April 25, 2019 (attached).

Lamboy, Heather

From: Akrie, Darren
Sent: Wednesday, April 24, 2019 8:11 AM
To: Keatley, Rachel; Lamboy, Heather; Brooks, Maurice
Cc: Domaracki, Darren
Subject: RE: Townhomes at Dayton Station - Plat Comment Clarification

I agree, please just follow our plat guidelines like you have been and show all existing easements on the Plat and include recording information. We can move forward with approval of the plat as long as all easements are shown. Please note that you will not be able to record your site plan if you are not showing the easements you are currently working on to release.

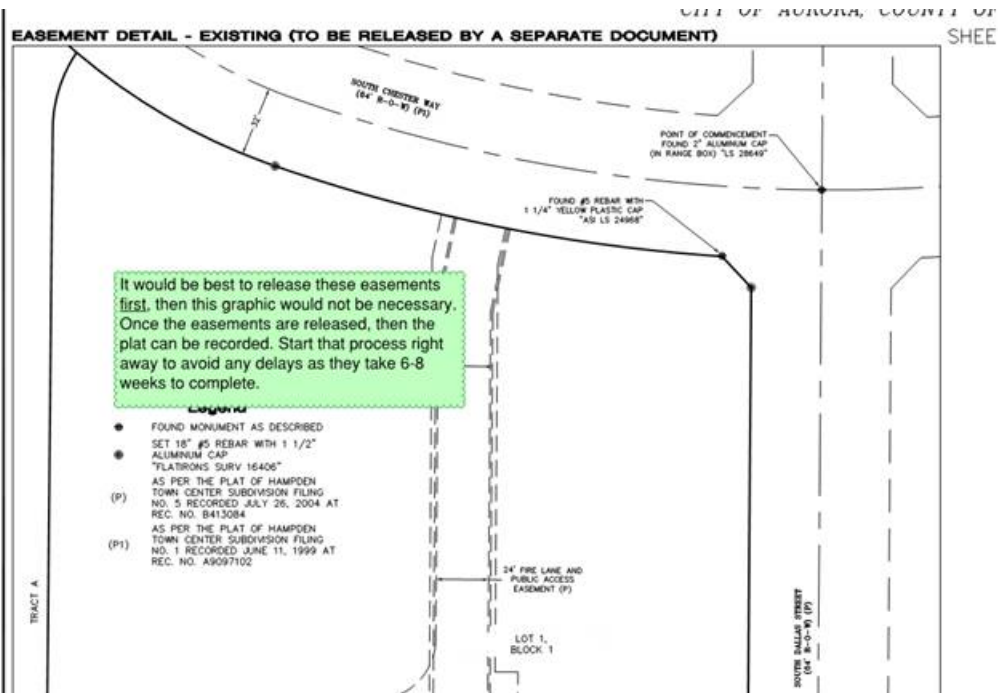
From: Keatley, Rachel <Rachel.Keatley@kimley-horn.com>
Sent: Tuesday, April 23, 2019 5:13 PM
To: Lamboy, Heather <hlamboy@auroragov.org>; Brooks, Maurice <MBROOKS@auroragov.org>; Akrie, Darren <DAKRIE@auroragov.org>
Cc: Domaracki, Darren <darren.domaracki@kimley-horn.com>
Subject: Townhomes at Dayton Station - Plat Comment Clarification

Good afternoon,

We wanted to clarify a previous comment received on the re-plat for the Townhomes at Dayton Station project (Hampden Town Center Subdivision Filing No 8). We received the comment below on the first round of plat redlines from 01/30/19, and responded that the graphic would be removed once all easements were relinquished and the plat is ready to be recorded. There are currently 3 existing COA easements (24' fire, 16' fire, 26' utility) and 1 existing Denver Water easement on-site. All three COA easements are currently being processed by Andy Niquette for easement relinquishment, and we are coordinating with Denver Water in order to release the existing water easement and dedicate a new water easement at the same time.

We have run into a tricky situation in that Denver Water processes their relinquishment and dedication at the same time, and that the dedication language should reference the new plat and the area gained. Therefore we would either have to relinquish and dedicate the Denver Water easement before the plat is recorded (in which case there is a reference to the plat which doesn't yet exist), or relinquish and dedicate after the plat is recorded (meaning that the Existing Easement Detail would need to stay). Is this plat comment something that will ultimately hold up recording the plat?

Thanks in advance for your coordination!



Rachel Keatley

Kimley-Horn | 4582 South Ulster Street, Suite 1500, Denver, CO 80237

Direct: 720-636-8270 | Main: 303-228-2300

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City of Aurora Planning and Development Services Department

MYLAR CHECKLIST

15151 E. Alameda Parkway, Ste 2300 • Aurora, CO 80012 • 303.739.7420

Instructions: The applicant shall confirm that each item listed below has been completed by checking each box or writing not applicable (N/A) and signing and dating the bottom of the form before submitting MYLARs to the Planning Case Manager.

- ☐ All required city fees have been paid (verify this with the Planning Case Manager).
- ☐ Comments from all departments have been addressed and all changes to the MYLARs have been approved by the affected departments prior to submittal of the final MYLARs to the Planning Case Manager.
- ☐ Drainage plan approved and civil drawings near completion.
- ☐ The effective date on the title work and Certificate of Taxes Due is within 120 days of final city approval of the plan.
- ☐ If an Avigation Easement is required, a copy of the recorded document has been submitted to the Planning Case Manager and the City Clerk and Recorder.
- ☐ Digital files, preferably on a compact disc, for the site plan, CSP, subdivision plat, GDP, FDP, etc. have been submitted to the Planning Case Manager. Instructions can be found online:
 - https://www.auroragov.org/UserFiles/Servers/Server_1881137/File/Final%20-%20CAD%20Data%20Submittal%20Standards_11_28_2016.pdf
 - Also refer to the **Instructions for Submitting Digital Files for Addressing**.
- ☐ The surveyor, property owner(s), and mortgage company have signed both cover sheets with **black indelible ink**.
 - Please ensure that the signatures, stamps and seals text do not smear
- ☐ The notary has filled in the signature block and applied their indelible stamp in **black indelible ink**.
 - Please ensure that the stamp does not smear
- ☐ The surveyor has applied their stamp and signed their name through the stamp.
 - Please ensure that the stamp does not smear
- ☐ Submit one complete set of signed and notarized MYLARs and one additional signed and notarized cover sheet for each site plan, CSP, GDP, FDP, etc. Subdivision plats require submittal of one set of signed and notarized MYLARs.
 - **Adams County**
 - a. One complete set of signed and notarized MYLARs in 18 inch by 24 inch format
 - b. One additional signed and notarized MYLAR cover sheet in 24 inch by 36 inch format for the city
 - c. For plats one complete set 18 inch by 24 inch
 - **Arapahoe County & Douglas County**
 - a. One complete set of signed and notarized MYLARs in 24 inch by 36 inch format
 - b. One additional signed and notarized MYLAR cover sheet in 24 inch by 36 inch format for the city
 - c. Please note that all MYLARs shall be four millimeters thick, double mat, reverse print/burn, and photo quality
 - d. For plats, one complete set of 24 inch by 36 inch plats

*Allow 7-10 business days for Mylar processing

Project Name: _____ DA #: _____

Applicant Signature: _____ Date: _____

Phone: _____ Email: _____

Note: This form is also available online