

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



January 30, 2019

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

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

Dear Mr. Kreutz:

Thank you for your initial submission, which we started to process on Monday, December 31, 2018. We reviewed it 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 still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, February 15, 2019.

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.

The plat review process is administrative. Once all redlines have been addressed and approved, you can proceed to recording the plat.

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\2159-01rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

PLANNING DEPARTMENT COMMENTS

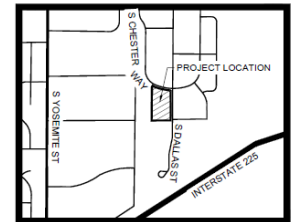
Reviewed by: Heather Lamboy / hlamboy@auroragov.org / 303-739-7184 / PDF comment color is green clouds.

1. Community and External Agency Comments

- A. No community comments were received.

2. Completeness and Clarity of the Application

- A. Please refer to the sample plat attached to this review for additional guidance.
B. As noted in the redlines, please include adjoining lots along S Boston Street.
C. Please include the names of the other jurisdictions on the abutting parcels.
D. Update the vicinity map to match the Site Plan vicinity map.
E. Bold and enlarge the street names.
F. Bold and enlarge the Lot ____, Block ____ label for better legibility.
G. Include the entire description for Lot 1, Block 2 (located to the east of the site).
H. Ensure all easements and associated labels match the Site Plan.
I. On the existing easement detail graphic, it would be best to release these easements first by separate document. Then the plat can be recorded with the new easements and the existing easement graphic would not be necessary.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering

Kristin Tanabe, ktanabe@auroragov.org / 303-739-7306 / Comments in green.

- A. The “access easement” labeled on the plat are labeled as “fire lane and access easement” on the Site Plan. Please correct to match the Site Plan label.

4. Real Property

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

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

- A. See the red line comments on the plat.
B. Start the easement release process with Andy Niquette.
C. Upload the revised Title work and the revised closure sheet and the State Monument records for the found aliquot corners.
D. Make sure all the easements match the Site Plan sizes, labels, and configurations.

4. Revenue

Diana Porter/ dsporter@auroragov.org / 303-739-7395

- A. This development application is associated with Annexations #85-03, 85-036 and 85-5037. No development fees are due, all fees were paid on June 1, 1999.

14. Xcel Energy

Reviewed by: Donna George, Right of Way & Permits / donna.l.george@xcelenergy.com / (303) 571-3524

- A. Please see attached letter.

15. Arapahoe County

- A. Name: Terri Maulik, Duty Planner
Organization: Public Works and Development Division, Arapahoe County
Email: tmaulik@arapahoe.gov
Comment: The Planning Division has no comments on this project; however, other Divisions and/or Departments in Arapahoe County may submit comments. We appreciate the opportunity to review and comment on this project.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

January 16, 2019

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Heather Lamboy

Re: Hampden Town Center Subdivision Filing No. 8, Case # DA-2159-01

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for **Hampden Town Center Subdivision F8**. The property owner/developer/contractor must contact **Russ McClung**, Right-of-Way Agent at 303-671-3932 for additional easements that will need to be acquired by separate document for new facilities.

The property owner/developer/contractor must complete the **application process** for any new gas or electric service, or modification to existing facilities via FastApp-Fax-Email-USPS (go to: <https://www.xcelenergy.com/start, stop, transfer/new construction service activation for builders>). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-922-1987 to have all utilities located prior to any construction.

Please contact me at 303-571-3306 or donna.l.george@xcelenergy.com if there are any questions about this referral response.

Donna George
Right of Way and Permits
Public Service Company of Colorado