

March 25, 2019

Ms. Heather Lamboy
City of Aurora, Planning Department
15151 E. Alameda Parkway, 2nd Floor
Aurora, Colorado 80012

Re: Kings Point CSP No. 2 / Final Plat No. 2 :: Response to 2nd Technical Review
Application Number: **DA-1609-17**
Case Numbers: **2016-4013-00; 2016-3041-00**

Dear Heather:

Enclosed herein are the review comments provided to us on February 20, 2019 in regards to the 2nd technical review of the Kings Point CSP No. 2 and Final Plat No. 2. These have been addressed and are included with this letter. Additional comments to the redlines provided have been included at the end of this letter.

Please let me know if you have any questions or require any additional information. We look forward to continued work with the City of Aurora throughout the review and approval process of this exciting new project.

Sincerely,
Norris Design

Leanne Vielehr

Leanne Vielehr
Senior Associate

PLANNING DEPARTMENT COMMENTS

Reviewed by: Heather Lamboy / hlamboy@auroragov.org / 303.739.7184 / PDF comment color is green.

1. Community and External Agency Comments

A. During this review cycle no external community or agency comments were received.

Response: Comment noted, thank you.

2. Landscape Design Issues

Debbie Bickmire / dbickmire@auroragov.org / 303.739.7261 / Comments in teal clouds

A. Revise Note 4 on applicable sheets to include "irrigated and" regarding Metro District management of drainage easements.

Response: Note 4 has been revised to include "irrigation".

B. Per Civil review, a 3 rail fence is required along the drainage easement by Tract B.

Response: The 3-rail fence has been added along the drainage easement adjacent to Tract B.

C. Confirm the Metro district will maintain and irrigate the landscape in the periphery of Tract K.

Response: The landscape and irrigation outside the floodplain within Tract K will be maintained by the Metro district and has been included in the license agreement.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering

Janet Bender – jbender@auroragov.org / 303.739.7512

A. No additional comments.

Response: Noted.

4. Real Property

Darren Akrie / dakrie@auroragov.org / 303.739.7331

A. See red line comments on the plat and site plan.

Response: Comment noted, thank you.

B. Continue working on the Street vacation and the easement release(s).

Response: Noted.

C. Remove the private Retaining Wall easements from the plat and Site Plan. They will need to be dedicated by separate documents between the two private interested parties and not shown on the plat or site plan.

Response: Retaining wall easements have been dedicated and are now labeled as existing.

D. There is a need for a License Agreement for the encroachments shown on the site plan.

Response: License Agreement has been processed with Grace Gary, signed by the developer and is ready for recordation. A copy has been included with this submittal.

- E. On Note 9, make sure that all qualifying right-of-ways are listed.
Response: An additional street name was added to ensure all right-of-ways are listed.
- F. On Sheet 2, delete the “retaining wall easement by separate document” reference.
Response: The recordation information has been added.
- G. Match the monument records noted in the redlines.
Response: The monument records now match.
- H. The distance on the Detail A does not match the distance for this line on Sheet 4.
Response: This has been revised per comment.
- I. Send in the State Monument for the aliquot corner that is referenced in the redlines.
Response: The State Monument has been included at the end of this letter.
- J. Delete the number 32 noted on Lot 2, Block 7.
Response: Number 32 has been deleted.
- K. The fire lane easement that crosses lots where indicated will have to be vacated prior to building permit application.
Response: Noted, thank you. The existing fire lane easement must remain until another connection to East Dry Creek at Liberty Middle School is provided.
- L. On Tract X, match the plat area.
Response: CSP area has been updated to match the plat.
- M. On Block 12, Lots 7 & 8, match the plat area.
Response: CSP area has been updated to match the plat.
- N. Add the dimensions (bearings, distances and curve data for the Fire Lane easement) for Lots 11, 12, & 13 on Block 10 on E Dry Creek Road.
Response: The curve radius has been added per comment.
- O. Delete the reference of a non-existent private easement on Tract DD and on Lots 21 and 43, Block 11.
Response: The recordation information for this easement has been added.
- P. Add the dimensions (bearings, distances and curve data) for the Fire Lane easement on E Irish Circle.
Response: The curve radius has been added per comment.
- Q. On Block 2, label the IREA easement as a tract.
Response: The IREA easement is now labeled as a tract.

- R. On Tract P, delete the reference to a non-recorded private easement.
Response: The recordation information has been added for this easement.
- S. Add bearings for the distances noted on E King's Point Drive.
Response: These are direct offsets from ROW, where they are not a direct offset, dimensions have been shown.
- T. Check the street name on E Killarney Street.
Response: Street name has been revised.
- U. Label Tract J adjacent to S Ireland Way and E-470.
Response: The Tract label has been added.
- V. Has the right-of-way been vacated on E Gibraltar Court? If not, it needs to be vacated by ordinance, and a right-of-way vacation request must be submitted. Check the spelling of "Gibraltar."
Response: The call out has been revised to include a blank for the vacation reception number.
- W. Add the dimensions (bearings, distances, and curve data) for the easements noted on E Long Avenue.
Response: Dimension has been added per comment.
- X. Add the dimensions of the Tract and Lot line in Lot 6, Block 3.
Response: Dimension has been added per comment.
- Y. Add the dimensions (bearings, distances, and curve data) for the easements noted on S Himalaya Circle.
Response: The curve radius has been added per meeting at COA.
- Z. Tract C is shown on Sheet 7, please correct Sheet 12.
Response: Sheet 12 has been corrected per comment.
- AA. On Sheet 12, Tract E must be connected. Two different tracts are required here.
Response: Sheet 12 has been corrected per comment.
- BB. Add the area for Tract G on Sheet 12.
Response: Sheet 12 has been corrected per comment.
- CC. Send in the State Monument Record for the aliquot corner on Tract J on Sheet 12.
Response: The State Monument has been included at the end of this letter.
- DD. A portion of the utility easement in Tract U is non-existent. Please consult with Aurora Water to determine whether an easement should be dedicated here.

Response: Aurora Water has confirmed an easement is not required for the area in question. The parcel is owned by the City of Aurora. An email from Tony Tran in Aurora Water is included with this response.

EE. Delete the reference to the non-recorded private easement between E Irish Circle and E Jamison Place.

Response: The retaining wall easement has been dedicated and are now labeled as existing.

FF. There are many redlines on the Site Plan that reference the updates that were made in the plat. Be sure to ensure both the Site Plan and the Plat match.

Response: The Site Plan has been updated to match the Plat and all comments have been addressed.

5. **Traffic**

Reviewed by Brianna Medema / bmedema@auroragov.org / 303.739.7336

A. On Page 14 of the Site Plan, the maximum offset is to have one end align with the other edge. Shift top ramp west or bottom ramp east.

Response: The mid-block ADA ramps have been shifted to meet the maximum allowable offset.

COLORADO LAND SURVEY MONUMENT RECORD

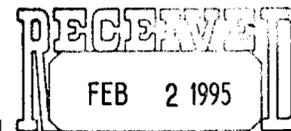
REPORT ONE MONUMENT ONLY ON THIS FORM
REPRODUCTION OF THIS FORM IS AUTHORIZED.

All items to be filled in by the Land Surveyor using permanent black lettering and lines which can be reproduced. (Except)*

- 1. TYPE OF MONUMENT (Check one)
 - Section Corner
 - Bench mark
 - Quarter Corner
 - Other _____

2. DESCRIPTION OF MONUMENT FOUND AND MONUMENT MARKINGS.

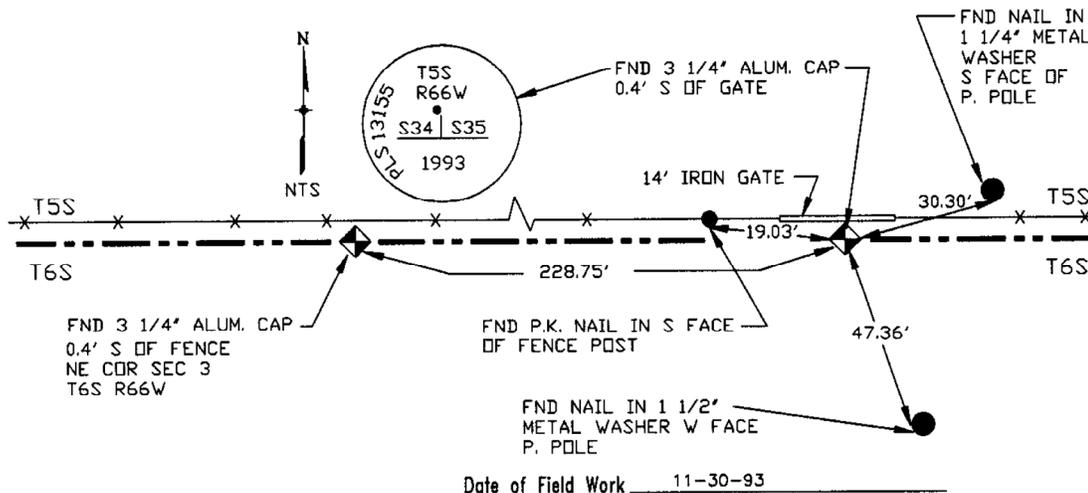
FOUND 3-1/4" ALUMINUM CAP (MARKED AS SHOWN IN SKETCH BELOW) 0.4' SOUTH OF GATE.



3. DESCRIPTION OF MONUMENT AND MONUMENT MARKINGS ESTABLISHED BY YOU TO PERPETUATE THE LOCATION OF THIS POINT.

COLO. ST. BD. OF REG.
FOR PE AND PLS

4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT ACCESSORIES AND REFERENCE POINTS STATING WHETHER FOUND OR SET. SHOW SUPPORTING AND/OR CONTRADICTORY EVIDENCE WHERE APPLICABLE



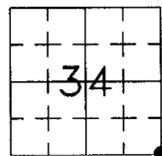
5. CERTIFICATION

This is to certify that I was in responsible charge of the survey work described in this record and that to the best of my knowledge the information presented herein is true and correct.

Signature: Lee E Lovell PLS 24960
 Firm Name: WESTERN STATES SURVEYING, INC.
 Firm Address: 19029 EAST PLAZA DRIVE #252 PARKER, CO. 80134
 Phone: (303) 841-7438
ETD Public Highway Authority

Date: 2-01-94

6. LOCATION DIAGRAM
1" = 1 Mile



• = Location of Monument

(Do not fill in)

Accepted for Filing
RECEIVED
 APR 03 1995
 COLO. ST. BD. OF REG.
 FOR PE AND PLS

By _____
 Date _____
 RECEIVED AT THE OFFICE OF THE COUNTY CLERK;
 _____ COUNTY

By _____
 Date _____

Record to be filed by Index Reference Number, numerically, then alphabetically, under appropriate Township, Range, and Meridian.

- 7. SEC. 34, T 5 S, R 66 W, 6th _____ P.M.
 COUNTY ARAPAHOE INDEX REF. NO. 17-A
- 8. SEC. 3, T 6 S, R 66 W, _____ P.M.
 COUNTY Douglas INDEX REF. NO. I 17Z