



February 15, 2019

Heather L. Lamboy
City of Aurora
15151 E. Alameda Parkway, Ste. 2300
Aurora, CO 80012

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

Dear Ms. Lamboy:

Thank you for the comments on January 30, 2019 for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the plat, we have summarized your comments and our responses below.

FIRST SUBMISSION REVIEW

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

PLANNING DEPARTMENT COMMENTS

Community and External Agency Comments

1. No community comments were received.
 - *Response: Acknowledged.*

Completeness and Clarity of the Application

1. Please refer to the sample plat attached to this review for additional guidance.
 - *Response: Acknowledged. The sample plat has been used for guidance.*
2. As noted in the redlines, please include the adjoining lots along S. Boston Street.
 - *Response: The adjoining lot lines have been added.*
3. Please include the names of the other jurisdictions on the abutting parcels.
 - *Response: The adjacent jurisdictions have been added on abutting parcels.*
4. Update the vicinity map to match the Site Plan vicinity map.
 - *Response: The plat vicinity map now matches the Site Plan.*
5. Bold and enlarge the street names.
 - *Response: Street names have been enlarged with bolded text.*
6. Bold and enlarge the Lot__, Block__ label for better legibility.

- *Response: The Lot and Block labels have been enlarged with bolded text.*
- 7. Include the entire description for Lot 1, Block 2 (located to the east of the site).
 - *Response: This information has been included in the Legend of Pg2.*
- 8. Ensure all easements and associated labels match the Site Plan.
 - *Response: Acknowledged. The plat has been updated to match Site Plan labels.*
- 9. 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.
 - *Response: Once the easements are relinquished they will be removed from the final signed plat. The plat will remain a draft with the existing graphic until that time. The easement relinquishment process has begun.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

Civil Engineering

1. 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.
 - *Response: The “access easement” label now reflects “fire land and access easement”.*

Real Property

1. See the red line comments on the plat.
 - *Response: The redlines on the plat have been addressed, with a comment response PDF also included in this resubmittal.*
2. Start the easement release process with Andy Niquette.
 - *Response: The easement release process has begun. Andy will receive the full application next week once signatures are received from Xcel, Comcast and Century Link.*
3. Upload the revised Title work and the revised closure sheet and the State Monument records for the found aliquot corners.
 - *Response: The revised title, closure sheet, and monument records have been included in this resubmittal.*
4. Make sure all the easements match the Site Plan sizes, labels and configurations.
 - *Response: The easements on the plat have been updated to reflect the Site Plan labels and configurations.*

Revenue

1. 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.

- *Response: Acknowledged.*

Xcel Energy

1. Please see the attached letter. Please begin the easement dedication required by Xcel with Russ McClung.
 - *Response: Coordination with Xcel regarding easement dedication has begun and is ongoing. Final easement coordination and layout will be reflected on the next plat submittal.*


Arapahoe County

1. The planning division has no comments on the project; however, other Divisions and/or Departments in Arapahoe County may submit comments. We appreciate the opportunity to review and comment on this project.
 - *Response: Acknowledged.*

We appreciate your review and approval of this Project. Please contact me at (303) 228-2300 or meaghan.turner@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Meaghan Turner, P.E. LEED AP
Project Manager