



February 9, 2024

City of Aurora, Planning Department
15151 E. Alameda Parkway
Aurora, CO 80012

RE: **DAVIS DEVELOPMENT MULTIFAMILY AT LAMAR LANDING – SITE PLAN AND PLAT.**
APPLICATION NUMBER: **DA-2239-02**

Dear Ms. Fusilier,

Thank you for taking the time to review the Davis Development Multifamily at Lamar Landing – Site Plan and Plat project. Valuable feedback was given by City Staff and adjustments have been made. We have reviewed the comments provided January 25, 2024 and following and have responded in the following pages.

Please feel free to contact me directly should you have any other comments, questions and/or special requests for additional information. We look forward to working with you to make this project a success

Sincerely,
Norris Design

A handwritten signature in black ink that reads "Elyse Appelgate".

Elyse Appelgate
Associate Planner



Fourth Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. Turn off all AutoCAD.

1B. Advisory note for Staff Tracking: The avigation easement needs to be signed and complete prior to the recordation of the subdivision plat. Please coordinate with your Case Manager to finalize this document during your review. (2nd Request).

Response: The team understands the need for this document and will submit it prior to plat recordation.

2. Landscaping Issues

2A. Sheet 25: Adjust/shift the tree away from the hydrant. Approved.

Response: Noted. Tree has been adjusted.

3. Addressing

3A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

Response: Addressing file will transmitted to Mr. Turner, directly.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Land Development Services

Subdivision Plat

9A. Sheet 1:

- Delete this rectangle and leave enough room for the recorder's block.
Response: Removed the rectangle, as requested. Text has been moved from the area for the recording information, as requested.
- Does this area reduce the overall area? If so, add area and show net area of the Plat.
Response: Yes, the ROW dedication reduces the overall area. Added the gross area and net area, as requested.
- Update and see the Advisory Comment on the top of the page. See additional minor redline comments.
Response: Added the recording information of the ROW conveyance, as requested. Will update the title information once received. Revised Note 3 with "and/or Tract" as requested.

9B. Sheet 3: change to the "Water" type easements.

Response: Revised/updated the labels of the utility easement to "Water Utility Easement" as requested.



9C. Sheet 4: Change to the "Water" type easements, add and label these separate easements. See additional minor redline comments.

Response: Changed the utility easement labels to "Water Utility Easement" as requested. This is one continuous water utility easement. The laterals are not separate easements, no change made.

10. Site Plan

10D. Sheet 1: Match the Plat area.

Response: Site Data table revised to match the plat area.

10E. Sheet 4: Water type easements, sidewalk easement.

Response: Easements have been relabeled, per comments.

10F. Sheet 6: Add a distance from building to easement.

Response: Distance has been added.

10G. Sheet 9: Change this to the Water type easement. Advisory - make sure the names if the easement match plat and vice versa.

Response: Revised to water easement.

10H. Sheets10-18: Advisory - make sure the names if the easement match plat and vice versa

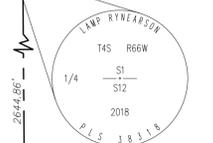
Response: Confirmed to match.

End of Comments

DAVIS GUN CLUB SUBDIVISION FILING NO. 1

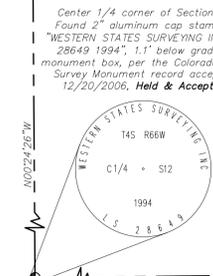
A PORTION OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 2 OF 4

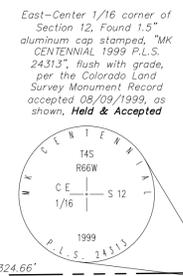


North 1/4 corner of Section 12
Found 3.25" aluminum cap stamped,
"LAMP RYNEARSON PLS 38318 2018",
0.5" below grade in monument box,
per the Colorado Land Survey
Monument record accepted
09/30/18, **Held & Accepted**

North-Center 1/16 corner of Section 12
Calculated position established by the
midpoint protraction of the opposing
Section lines, no monument record or
reference found. **TO BE SET**



Center 1/4 corner of Section 12
Found 2" aluminum cap stamped,
"WESTERN STATES SURVEYING INC LS
28849 1994", 1.1" below grade in
monument box, per the Colorado Land
Survey Monument record accepted
12/20/2006, **Held & Accepted**



East-Center 1/16 corner of
Section 12, Found 1.5" **MK**
aluminum cap stamped, "MK
CENTENNIAL 1999 PLS 21111",
24.31", flush with grade,
per the Colorado Land
Survey Monument Record
accepted 08/09/1999, as
shown, **Held & Accepted**

Found 2.5" aluminum cap stamped
"E-470 PUBLIC HIGHWAY AUTHORITY PLS
28649 RIGHT-OF-WAY" on #5
rebar, 0.1" above grade, **Held & Accepted**

East 1/16 corner of Section 12
& Section 1, Calculated position
established by the midpoint
protraction of the opposing
Section lines, no monument
record or reference found.

Northeast 1/16 corner of Section 12
Calculated position established by the
intersection of the opposing Section
corners, no monument record or
reference found.

Found 2.5" aluminum cap
stamped "E-470 PUBLIC
HIGHWAY AUTHORITY PLS
28649 RIGHT-OF-WAY" on
#5 rebar, 0.1" above grade,
Held & Accepted

Found 2.5" aluminum cap stamped
"E-470 PUBLIC HIGHWAY AUTHORITY PLS
28649 RIGHT-OF-WAY" on #5 rebar,
0.35" above grade, **Held & Accepted**

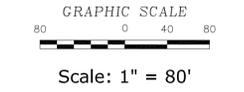
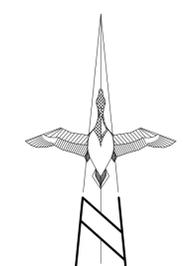
Found 2.5" aluminum cap stamped
"E-470 PUBLIC HIGHWAY AUTHORITY PLS
28649 RIGHT-OF-WAY" on #5
rebar, 0.1" above grade, **Held & Accepted**



Northeast corner of Section 12
Found 2" aluminum cap stamped "CITY OF
AURORA 2012 PLS 23571", 0.2" below grade in
monument box, per the Colorado Land Survey
Monument Record accepted 01/31/2013, **Held & Accepted & Point of Commencement**



East 1/4 corner Section 12
Found 3" brass cap stamped "CITY OF
AURORA 1983 LS 18419" in monument
box, per the Colorado Land Survey
Monument Record accepted
07/31/2018, **Held & Accepted**



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°40'41"W	30.00'

(TIE)

- MONUMENT NOTES**
- INDICATES FOUND SECTION MONUMENT AS NOTED
 - INDICATES FOUND MONUMENT AS NOTED
 - INDICATES MONUMENT SET 30" NO. 6 REBAR WITH 2" ALLOY CAP STAMPED "ALTURA LAND PLS 38081"

- SYMBOL & ABBREVIATION LEGEND**
- | | | | |
|----------|--------------------|------|---------------|
| REC. NO. | RECEPTION NUMBER | G.E. | GAS EASEMENT |
| R.O.W. | RIGHT OF WAY | R | RADIUS |
| P.M. | PRINCIPAL MERIDIAN | Δ | CENTRAL ANGLE |
| U.E. | UTILITY EASEMENT | L | ARC LENGTH |

- LINE LEGEND**
- SUBJECT PARCEL BOUNDARY LINES
 - SECTION LINES
 - ADJOINING PARCEL BOUNDARY LINES
 - EXISTING EASEMENT LINES
 - EASEMENT LINES CREATED BY THIS PLAT
 - RIGHT-OF-WAY DEDICATION LINES

EXISTING BOUNDARY & EASEMENT DETAIL

PREPARED BY:

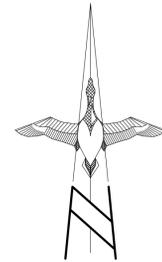
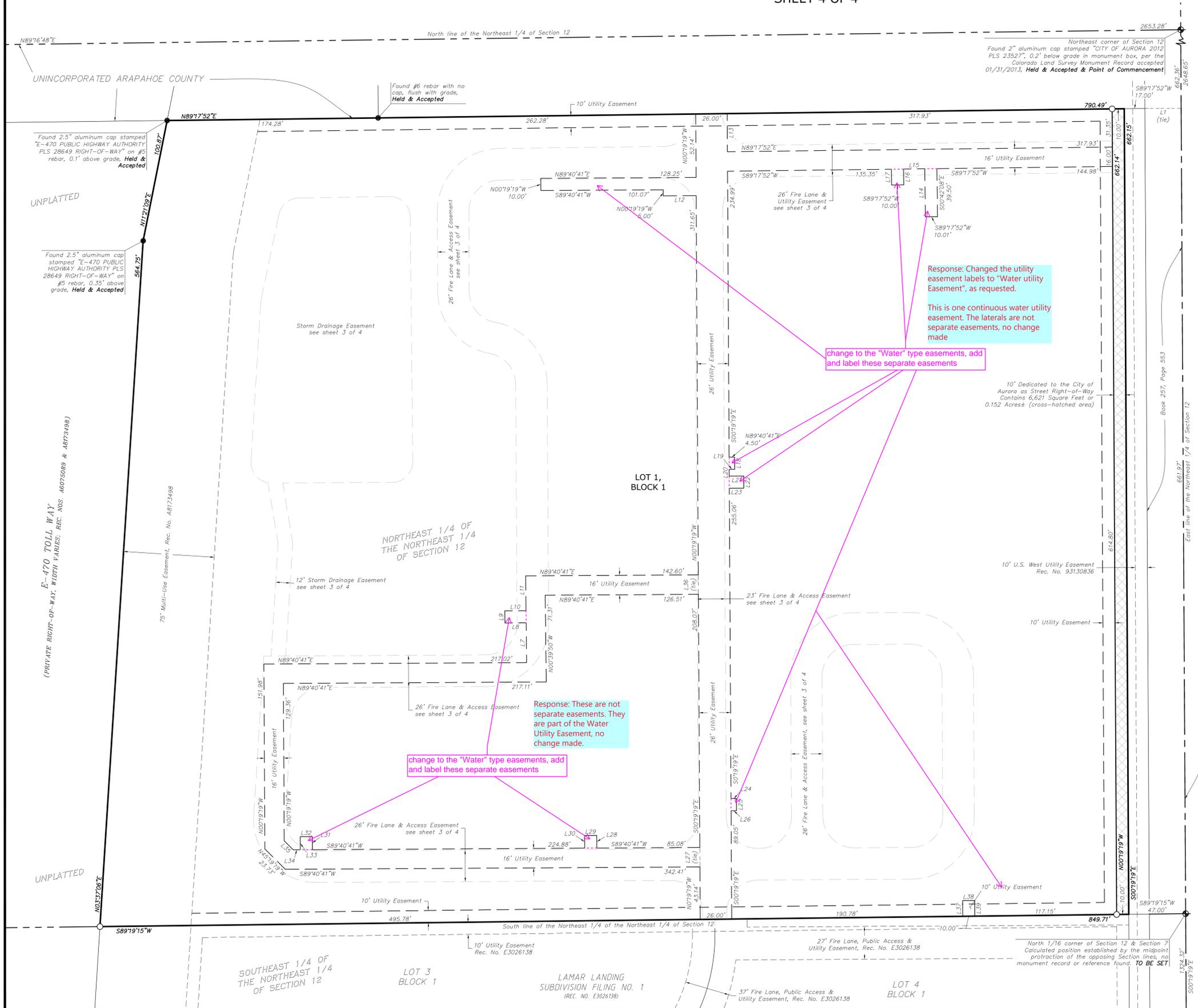
ALTURA
LAND CONSULTANTS

6950 S. Tucson Way, Unit C Phone: (720)488-1303
Centennial, Colorado 80112
JOB NO. 20436 APRIL 14, 2022

DAVIS GUN CLUB SUBDIVISION FILING NO. 1

A PORTION OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 4 OF 4



GRAPHIC SCALE
0 20 40
Scale: 1" = 40'

LINE	BEARING	LENGTH
L7	N00°39'50"W	32.73'
L8	S89°17'52"W	17.48'
L9	N00°42'08"W	10.00'
L10	N89°17'52"E	17.49'
L11	N00°39'50"W	28.58'
L12	S89°40'41"W	27.18'
L13	S00°19'19"E	31.35'
L14	N00°42'08"W	39.50'
L15	S89°17'52"W	17.59'
L16	S00°42'08"E	13.02'
L17	N00°42'08"W	13.02'
L18	S00°19'19"E	10.00'
L19	S89°40'41"W	4.50'
L20	S00°19'19"E	5.57'
L21	N89°40'41"E	12.00'
L22	S00°19'19"E	10.00'
L23	S89°40'41"W	12.00'
L24	N89°40'41"E	4.50'
L25	S00°19'19"E	10.00'
L26	S89°40'41"W	4.50'
L27	N00°19'19"W	16.00'
L28	N00°19'19"W	10.42'
L29	S89°40'41"W	10.00'
L30	S00°19'19"E	10.42'
L31	N00°19'19"W	10.70'
L32	S89°40'41"W	10.00'
L33	S00°19'19"E	10.70'
L34	S89°40'41"W	5.82'
L35	N45°19'19"W	10.47'
L36	S00°19'19"E	16.00'
L37	N00°19'19"W	12.91'
L38	N89°40'41"E	10.00'
L39	S00°19'19"E	12.85'

MONUMENT NOTES

- INDICATES FOUND SECTION MONUMENT AS NOTED
 - INDICATES FOUND MONUMENT AS NOTED
 - INDICATES MONUMENT SET 30" NO. 6 STAMPED "ALTURA LAND PLS 38081"
- Response: Removed the gas easement from the abbreviation legend, as requested.

SYMBOL & ABBREVIATION LEGEND

- | | | |
|----------|--------------------|-------------------|
| REC. NO. | RECEPTION NUMBER | G.E. GAS EASEMENT |
| R.O.W. | RIGHT OF WAY | R RADIUS |
| P.M. | PRINCIPAL MERIDIAN | Δ CENTRAL ANGLE |
| U.E. | UTILITY EASEMENT | L ARC LENGTH |

LINE LEGEND

- Response: Added Water Utility Easement to the abbreviation legend, as requested.
- ADJOINING PARCEL BOUNDARY LINES
- EXISTING EASEMENT LINES
- EASEMENT LINES CREATED BY THIS PLAT
- RIGHT-OF-WAY DEDICATION LINES

UTILITY EASEMENT DETAIL

PREPARED BY:

6950 S. Tucson Way, Unit C Phone: (720)488-1303
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