

## **KAISER PLAT**

### **THIRD SUBMISSION – RESPONSES TO COMMENT LETTER FROM CITY OF AURORA DATED MARCH 21, 2024**

#### **Kaiser Permanente Re-Plat**

**Application Number:** DA-1005-31

**Case Number:** 2023-3059-00

The following provides the applicant's responses to the comments made in the comment letter (concerning the second submittal). The letter was dated March 21, 2024.

#### **1. Community Questions, Comments and Concerns**

1A. Thirteen (13) registered neighborhood organizations and eight (8) adjacent property owners were notified of the Subdivision Plat application. As of the date of this letter, no public comments have been received. Review comments were received by one outside agency, RTD, and are attached to this letter.

**Response:** We acknowledge the comments received in the letter from RTD.

#### **2. Completeness and Clarity of the Application**

2A. (Repeat Comment) Upon your next resubmittal, please submit a comment response letter that directly responds to each review comment posed in this letter.

**Response:** We are including this response letter in our third submittal to the City.

#### **3. Zoning and Subdivision Use Comments (James Schireman / 303-739-7468 / [jschirem@auroragov.org](mailto:jschirem@auroragov.org) / Comments in teal)**

3A. (Repeat Comment) This property lies within the Airport Influence Zone Overlay District. As a result, an avigation easement document will need to be executed before recording the plat. Please see the template attached and fill it out with the appropriate information. Should an avigation easement already exist for this property, please provide a copy of the recorded document. As we discussed via email, I am happy to meet with you all to further review the avigation easement requirements and answer any questions you have on the process.

**Response:** Acknowledged. The applicant will provide an executed avigation easement document prior to the recording of the plat.

#### **4. Addressing (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))**

4A. No comments at this time

**Response:** No response needed.

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### 5. Civil Engineering (Julie Bingham / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / 303-739-7403 / Comments in green)

5A. Approved, no further comments at this time.

**Response:** No response needed.

### 6. Traffic Engineering (Jason Igo / [jigo@auroragov.org](mailto:jigo@auroragov.org) / Comments in amber)

6A. Approved, no further comments at this time.

**Response:** No response needed.

### 7. Fire / Life Safety (Erick Bumpass / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / 303-739-7627 / Comments in blue)

7A. Approved, no further comments at this time.

**Response:** No response needed.

### 8. Aurora Water (Alicia Caton / 303-739-7490 / [acaton@auroragov.org](mailto:acaton@auroragov.org) / Comments in red)

8A. A 10' wide easement is required for existing fire hydrants. Please refer to the redlines.

**Response:** We had a conference call with Alicia and Maurice prior to submittal and we pointed out that the fire hydrant was already located within a utility easement. It was agreed that the existing easement is sufficient for the fire hydrant.

### 9. Land Development Services (Roger Nelson / 303-739-7294 / [rnelson@auroragov.org](mailto:rnelson@auroragov.org) Comments in magenta)

9A. Fill in the information regarding the names of any arterial, collector, and continuous type 1 local streets on the cover sheet.

**Response:** We are providing this information with the third submittal, on the cover sheet.

9B. Remove any old lot dimensions and do not show any lot lines vacated by this plat.

**Response:** We have made this change in the third submittal.

9C. Refer to and address the redline comments provided on the plat.

**Response:** We have addressed the redline comments and our surveyor has noted (in the file we are uploading) with yellow highlighter, the completion of the edits necessary to respond to each redline in the file received from the City following the second submittal.

9D. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)

**Response:** Acknowledged. We will provide the updated Title Commitment within 30 calendar days of the plat approval date.

9E. (Advisory Comment) Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)

**Response:** Acknowledged. We will provide this document as part of the final submittal of the plat for recording.

9F. (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected, thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

**Response:** Acknowledged. We will keep this information in mind.

**10. Revenue- Aurora Water** (Melody Oestmann / 303-739-7244 / [moestman@auroragov.org](mailto:moestman@auroragov.org))

10A. Storm drainage development fees are due in accordance with 2.108 acres at \$1,242.00 per acre resulting in \$2,618.14 (due at the time of plat recording). Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based on the total landscaped area.

**Response:** Acknowledged. We will pay this fee at the time of plat recording.

**11. Regional Transportation District** (RTD / 303-299-2439 / [Engineering@rtd-denver.com](mailto:Engineering@rtd-denver.com))

11A. Please refer to the advisory letter from RTD regarding the proposed replat: The RTD engineering review has no exceptions to this plat. This review is for Design concepts and to identify any necessary improvements to RTD stops and properties affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements, or permits that may be required by the RTD for any work on or around our facilities and property.

**Response:** Acknowledged. We will keep this in mind for any forthcoming site plan or development plan submittals (beyond this replat process).