

KAISER PLAT

SECOND SUBMISSION – RESPONSES TO COMMENT LETTER FROM CITY OF AURORA DATED JANUARY 3, 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 first submittal). The letter was dated January 3, 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 four outside agencies. One outside agency, Arapahoe County Planning, stated that they had no comments and are therefore not attached to this letter. Two other outside agencies, RTD and Xcel Energy, did have comments and you will find them included in this letter.

Response: We acknowledge the comments received in the letter from RTD and Xcel Energy.

2. Completeness and Clarity of the Application

2A. Upon your next resubmittal, please submit a narrative that describes your subdivision application, including the purpose, scope, and desired outcome for this property.

Response: We are including a narrative in our second submittal to the City.

2B. Please pay the outstanding application fee, \$10,525, before providing your next submittal. A 2nd round of review cannot proceed unless this fee has been paid.

Response: We are paying this fee at the same time that we make the second submittal to the City.

3. Zoning and Subdivision Use Comments (James Schireman / 303-739-7468 / jschirem@auroragov.org / Comments in teal)

3A. 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.

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

3B. Please take note that these adjusted parcels are subject to the regulations of the Aurora Centretech Design Guidelines, which have been attached to this letter for your benefit. Any new development occurring on these adjusted parcels will be required to adhere to the guidelines in addition to the provisions of the Unified Development Ordinance.

Response: Acknowledged. The applicant will keep this information in mind as any development plans (going forward) are created. This is useful information going forward, but we understand that it does not impact the approval of the current re-plat application with the City.

4. Addressing (Phil Turner / 303-739-7357 / 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 / 303-739-7403 / Comments in green)

5A. Please clarify whether 25' of the right of way will be dedicated at the northeast corner to connect E. 1st Avenue to Airport Boulevard.

Response: This revision is not needed. The right of way of 1st Avenue has been vacated in this area, and thus a connection to Airport Blvd is not needed. The corner of the present parcel is located 55 feet (approximately) from the section corner as indicated by the governing plat and matches into the right-of-way continuing south. There is no further need for dedications in this area.

6. Traffic Engineering (Jason Igo / jigo@auroragov.org / Comments in amber)

6A. The proposed parcel boundaries would not allow for access on Centretech Parkway. Please shift the shared property line roughly 40' to the west so it aligns with the adjacent access to the south.

Response: Per discussion with the City on 1/29/24, and from discussions internally, we have left the parcel boundaries in the same location as shown in the first submittal. We anticipate that access into the eastern parcel created (through this re-plat) will be provided by a right-in, right-out driveway on the north side of Centretech, located at least 300 feet west of the centerline of Airport Boulevard. While the exact location of access for the newly created parcel will be determined during the site planning process, we do not anticipate needing an access across the street from the existing access point (on the south side of Centretech Parkway) and therefore we are leaving the lot line in the same location as the first submittal.

6B. Please show the adjacent access on Centretech Parkway to the south of the proposed parcels.

Response: We have noted the location of the adjacent access on Centretech Parkway, to the south of the proposed parcels, in the second submittal.

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

7A. Please clearly identify which lot line is being removed to combine the lots on the plans.

Response: The lines are labeled in the second submittal (and were labeled in our first submission), and the line type is indicated in the legend. However, there was another comment from the City in the

redlines that requested that we remove those lines altogether. We have elected to keep the lines in our second submittal. We have added vacated lot line to the various lines in the graphic.

7B. A Pocket Utility Easement is shown in the middle of the drive aisle on the current Easements Map. Please work with Land Development Services to ensure what is shown properly reflects what is on site. (snapshot provided below)

Response: The easements shown are existing and are shown as dedicated without alterations. It is not the intention of this plat to alter the existing easements.

7C. Please incorporate the inside turning radii at the north end of the existing Fire Lane and Utility Easement.

Response: We have updated the exhibit to include the turning radii information provided by City staff.

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

8A. Relabel utility easements as water easements per the provided redlines.

Response: The dedication documents declare these as a Utility Easement and thus we have retained the labeling of these items as Utility Easements. We are unable to alter the purpose of existing easements.

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

9A. Send in a closure sheet for description.

Response: We are providing this information with the second submittal.

9B. Send in the State Monument Records for the aliquot corners used in the plat.

Response: We are providing this information with the second submittal.

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

Response: We have addressed the redline comments and our surveyor has provided responses to the redlines within the Bluebeam document of comments (concerning the plat).

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 as we proceed through the approval process.

10. Revenue- Aurora Water (Melody Oestmann / 303-739-7244 / 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)

11A. Please note that the location for this plat is adjacent to RTD bus stop # 24123 on Centretech Pkwy & Airport Blvd - WBFS. The bus stop should be included in any forthcoming development plans. The developer should plan on making improvements to the existing bus boarding area to provide an ADA-compliant bus boarding area. Please refer to section 810 of the 2010 ADA standards.

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

12. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

12A. Please see the attached letter on the following page for preliminary comments regarding new gas or electric services as well as additional easements.

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