

Xie, Austin

From: Madrid, Shelby
Sent: Thursday, March 27, 2025 2:44 PM
To: Bumpass, Erick; Karabashian, Ani
Cc: Xie, Austin
Subject: RE: Centretech Inventory Parking Lot - Site Plan (DA-1005-33) Comment Inquiry

Great! Thank you for checking on that! In that case, we will trim the easement around the porkchop 😊

Shelby Madrid | PE (CO)
Kimley-Horn | 6200 South Syracuse Way, Suite 300, Greenwood Village, CO 80111
Direct: 303.228.2327 | Cell: 520.468.8665 | www.kimley-horn.com

*****Upcoming Out of Office Dates*****

March 31st
April 1st (Jury Duty)
April 10th – 11th

Celebrating 17 years as one of Fortune's 100 Best Companies to Work For

From: Bumpass, Erick <ebumpass@auroragov.org>
Sent: Thursday, March 27, 2025 1:15 PM
To: Madrid, Shelby <Shelby.Madrid@kimley-horn.com>; Karabashian, Ani <AKarabas@auroragov.org>
Cc: Xie, Austin <Austin.Xie@kimley-horn.com>
Subject: RE: Centretech Inventory Parking Lot - Site Plan (DA-1005-33) Comment Inquiry

Shelby thank you for the additional insight. I was wrong in my initial response to your previous suggestion for "trimming" around the FLE. I reached out to my coworker Mark Apodaca and spoke to him at length about this and he made me aware that it's ok in these situations with the Pork Chop to Trim it from the Easement and no License Agreement should be necessary. I apologize for my mistake and hope this is helpful.

From: Madrid, Shelby <Shelby.Madrid@kimley-horn.com>
Sent: Thursday, March 27, 2025 12:48 PM
To: Bumpass, Erick <ebumpass@auroragov.org>; Karabashian, Ani <AKarabas@auroragov.org>
Cc: Xie, Austin <Austin.Xie@kimley-horn.com>
Subject: RE: Centretech Inventory Parking Lot - Site Plan (DA-1005-33) Comment Inquiry

Erick – for more context, we had a very similar situation to this on Lamar Landing (QT 4209 at Gun Club and 6th Parkway). And for that site, we did a license agreement for the porkchop in the easement BUT we completed that process and detailed the design of the porkchop with the Civil CDs (pre typical COA standards).

What is confusing on this project is that we are being asked to detail the design and have the license agreement completed prior to site plan completion, which I very atypical (in fact, I don't think we can even submit license agreement until civils are submitted).

Ideally, we leave the easement as is and complete the license agreement and details as part of the civils. However, since this project seems to be atypical, we are trying to find other ways to achieve a compliant design with the site plan phase.

Can you help me understand why we are being asked to complete these items with the site plan phase of the project?

Shelby Madrid | PE (CO)

Kimley-Horn | 6200 South Syracuse Way, Suite 300, Greenwood Village, CO 80111
Direct: 303.228.2327 | Cell: 520.468.8665 | www.kimley-horn.com

*****Upcoming Out of Office Dates*****

March 31st

April 1st (Jury Duty)

April 10th – 11th

Celebrating 17 years as one of Fortune's 100 Best Companies to Work For

From: Bumpass, Erick <ebumpass@auroragov.org>

Sent: Thursday, March 27, 2025 12:42 PM

To: Xie, Austin <Austin.Xie@kimley-horn.com>; Karabashian, Ani <AKarabas@auroragov.org>

Cc: Madrid, Shelby <Shelby.Madrid@kimley-horn.com>

Subject: RE: Centretech Inventory Parking Lot - Site Plan (DA-1005-33) Comment Inquiry

Good afternoon. Trimming around the Pork Chop still leaves an encroachment in the easement. Have you spoken with land Development Services and or Engineering?

From: Xie, Austin <Austin.Xie@kimley-horn.com>

Sent: Wednesday, March 26, 2025 5:53 PM

To: Karabashian, Ani <AKarabas@auroragov.org>; Bumpass, Erick <ebumpass@auroragov.org>

Cc: Madrid, Shelby <shelby.madrid@kimley-horn.com>

Subject: Centretech Inventory Parking Lot - Site Plan (DA-1005-33) Comment Inquiry

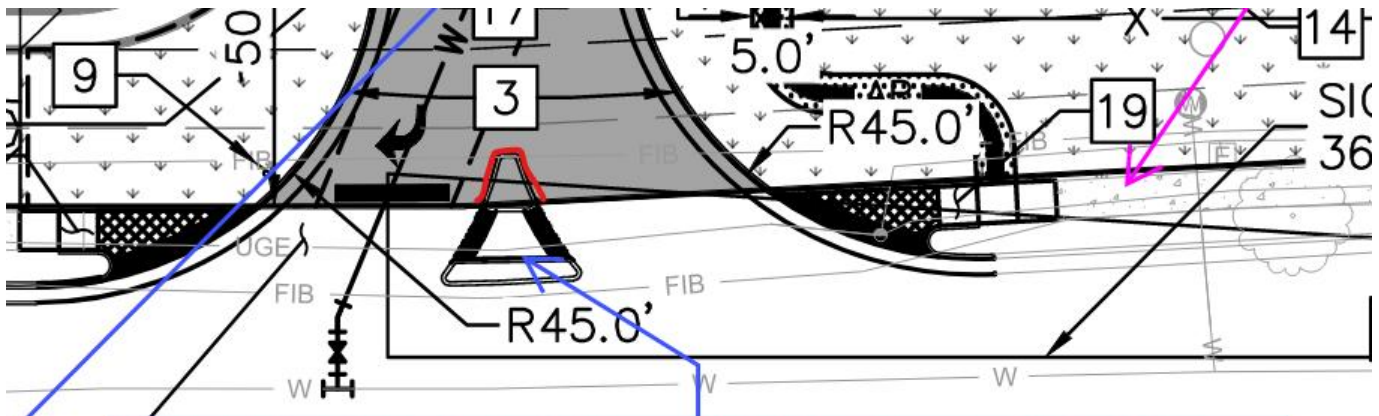
Hi Ani and Erick,

I hope you had a fantastic Wednesday. For our project case #DA-1005-33, I wanted to get some clarification on what we can do to satisfy comment 6C/6D from Fire/Life Safety.

The comment is as follows:

6C. The pork chop is not permitted to encroach into the Fire Lane Easement as shown. Please work with Real Property and Engineering on a License Agreement. The license agreement must be complete before this can be approved and the review completed.

Per the exhibit below – if we were to trim the fire easement around the red portion of the pork chop and leave the pork chop as it is shown, would this satisfy the comment? This change would not impact the width of the lanes for the fire apparatus into or out of our site.



The pork chop is not permitted to encroach into the Fire Lane Easement as shown. Please remove or work with real Property and Engineering on a License Agreement.- The license agreement will need to be complete before this can be approved and the review completed.

Also, if this change is acceptable – would there the pork chop details still be necessary on our site plans (Comment 6D)?

6D. Please show the Pork Chop details. Mountable? vertical? Designed for mini lbs.

Thank you!

Austin Xie | E.I.

Kimley-Horn | 6200 South Syracuse Way, Suite 300, Greenwood Village, CO 80111

Direct: 720-464-4421

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#) | [Kimley-Horn.com](#)



Please consider the environment before printing this e-mail

Celebrating 15 years as one of FORTUNE's 100 Best Companies to Work For