



Planning Division  
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February 10, 2020

Soufiane Elaamili  
Moors Realty Group LLC  
9600 Mount Pyramid Court Suite 400  
Englewood, CO 80112

**Re: Second Submission Review** – Meadows at Highline Pointe – Major Site Plan and Plat  
Application Number: **DA-2213-00**  
Case Number(s): **2019-4021-00; 2019-3063-00**

Dear Mr. Elaamili:

Thank you for your second submission. As with our first review, we have made redline comments on your plan sets and summarized or elaborated on those comments in this letter. Due to the number and content of the issues which still remain, you will need to make another submission prior to a Planning Commission hearing to ensure that necessary comments from City Departments can be accommodated. Please revise your previous work accordingly and send us a new submission on or before Friday, February 28<sup>th</sup>, 2020.

As with the first submittal, please include a cover letter specifically responding to each item in this letter when you resubmit. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Your estimated Planning Commission hearing will be provided with your third review letter. As always, if you have any comments or concerns, please give me a call. I may be reached at [chjohnso@auroragov.org](mailto:chjohnso@auroragov.org) or (303) 739-7112.

Sincerely,

Christopher Johnson, Planner II  
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department  
Casey Adragna, Adragna Architecture + Development  
Meg Allen, Neighborhood Services  
Jacob Cox, ODA  
Filed: K:\\$DA\2213-00rev2.rtf



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Review and address all redline comments from all departments on the Site Plan and Plat.
- Further discussion is needed on prohibited encroachments into the Highline Canal buffer. Please review department comments.
- Submit a notarized avigation easement prior to final plan recordation. (see Item 2)
- Review all comments concerning planting counts and species (see item 4)
- Revise labels and legend symbols as requested (see Item 4)
- Update the site entrance drawings to conform with Public Works standards (see Item 5)
- Review PROS comments regarding detention pond infrastructure encroachments to the Highline Canal buffer (see Item 10)
- Revise plans to accommodate necessary Forestry information for tree mitigation (see Item 11)
- Fees for Storm Water, Parks Cash-in-lieu, Schools dedication, and tree mitigation will be due prior to final recordation of the plat.

### PLANNING DEPARTMENT COMMENTS

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

During the second referral comments were received from two (2) agencies, Xcel Energy and CDOT. Please review and address all comments from these agencies as necessary.

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#### **2. Buckley Air Influence District**

The Avigation Easement must be submitted to Porter Ingrum in Planning & Development Services prior to recordation of Final Mylars and Issuance of any permits.

**NID:** The property is located within the Noise Impact District (NID) of Buckley AFB. The NID is composed of those areas between the Ldn 55 and the Ldn 60 noise contours. New residential uses or structures in the NID permitted by the underlying zone restrictions must include noise reduction measures in the design and construction in accordance with Section 146-810 of the Aurora Zoning Code. Please contact the Building Division at 303-739-7240 regarding the specific construction requirements for building in the NID. Please provide confirmation that this has been done.

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

3D. Please revise the unit counts in the Data Block, they refer to feet and show a different unit count than is reflected on the floor plans.

#### **4. Landscape Design Issues (Kelly K. Bish, PLA, LEED AP/ [Kbish@auroragov.org](mailto:Kbish@auroragov.org) / 303 - 739-7189/ PDF comments in teal)**

##### **Sheet 2 Site Plan**

- Please dimension the planting area adjacent to the proposed buildings. See comment on plan.

##### **Sheet 5 Landscape Plan**

- Include a specific line type to delineate the fence so there is some idea of the full length of where the fence is proposed. Add line type to the legend.
- Because a fence is being proposed, the landscaping shall be located on the exterior side of the fence.
- Change the line type scale so that the sanitary sewer line reads like a sanitary sewer line
- Dimension the buffer per previous comment. See Site Plan Sheet 2 for buffer dimension provided.



- Use different line types to help the plan read. The easements should have dashed line types.
- Adjust the street frontage buffer measurement as it is measured from the face of the curb for this project.
- Consider making the landscape bed along the buffer one larger bed. Irrigating the small space between the edge of bed and property line given the curvilinear shape makes it problematic.
- There appears to be an extra shrub not accounted for in the current plant count.
- Columnar Buckthorn gets 3-4' wide and this space is just a little over 2'. If it's possible to shift the parking lot 2-3' to the north, that would give adequate space for these trees. Or as an alternative, shift the buildings 2-3' to the south.
- Dimension the planting bed adjacent to the building. See comment on plan.
- Show the 25' wide buffer line as a dashed line. It currently reads like a contour.
- Incorrect plant count and BUF is not in the plant schedule.
- Label the retaining wall.
- Update the legend to remove the information pertaining to existing trees being removed.
- While a comment was made on the previous submission to not include the trees that are being removed, the applicant should provide a "separate" tree inventory sheet that shows the trees to be removed for review by our Forestry Division. The tree inventory and assessment information provided here should be included on that sheet and not the landscape plan. If any trees are proposed to be saved, they may be included on this sheet and a separate and distinct tree symbology should be used for those trees.
- General comment: Adjust line types so that not all the lines are solid. Utilities, contours, easements etc. currently all read the same.
- Text mask the text.

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### **5. Civil Engineering** (Kristen Tanabe/ 303-739-7306/ [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / comments in green)

#### Site Plan Set

##### Sheet 1

- The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

##### Sheet 2

- A drainage easement is required from the adjacent owner for the emergency overflow.
- Indicate material type of the retaining wall and a max height or height range.
- An access easement is required from the drainage easement to a public right of way.
- Maintenance access is required to the top of the outlet structure as well as the bottom of the pond.
- Please add a curb ramp to the indicated location. Label the curb return radii.
- The entrance to the site should be a cross pan per Standard Detail S4.1.
- The standard tree lawn (curbside landscaping) for an arterial is 10'. A sidewalk easement can be dedicated when the sidewalk is outside of ROW.

##### Sheet 3

- Maintenance access is required to the top of the outlet structure as well as the bottom of the pond.
- Walls greater than 30" require a railing.
- Label the pond as Private.
- A maximum 2% slope in any direction at handicap parking spaces.
- **Add a note indicating if the storm sewer system is public or private and who will maintain it.**

##### Sheet 5

- Please keep a minimum of 10' between the trees and the roof drain or other storm pipes.

#### Plat

- Please change the indicated easement label to an Access Easement.



**6. Traffic Engineering** (Briana Medema / 303-739- 7336/ [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / comments in yellow)

Site Plan Set

Sheet 2

- Add Note: "Striping modifications on Colfax Ave as determined by COA Traffic Engineering & CDOT in Civil Plans"

Sheet 8

- Stop Signs must be 30"x30".

Traffic Impact Study

The Traffic Impact Study has been approved, no further submittals are required.

**7. Aurora Water** (Daniel Pershing / 303-739-7646 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / comments in red)

Site Plan

Sheet 4

- Please verify existing WL alignment. Our records show the approximate alignment in red.
- Please relocate Valve to the East side of the tee to separate the Hydrant and Fireline.
- A License Agreement will be required where Fireline crosses existing Utility Easement.
- Please label meter size.

**8. Revenue** (Diana Porter / 303-739-7395 / [dsporter@auroragov.org](mailto:dsporter@auroragov.org))

Storm Drainage Development Fees – 1.457/acre x \$1,242.00/acre = \$1,809.59. Checks should be made payable to the City of Aurora. Fees are due prior to recordation of the Plat. Please contact Diana Porter for your invoice.

**9. Life Safety** (William Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / comments in blue)

Sheet 1

- Please remove feet from the unit categories.
- Please include "2015 IBC" to the construction type and occupancy group.
- Please include code path showing how you arrived at the number of accessible units.

Sheet 2

- Please include code path showing how you arrived at the number of accessible units.
- Please remove "With Approved Hardware" from the Knox Box label.

Sheet 8

- Please revise by adding the fire lane signs shown below. Fire line signs shall have a "graphic" tow-away sign attached.

**10. Parks, Recreation and Open Space Department** (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / Comments in Deep Purple)

Sheet 5

- Per code, detention pond infrastructure is not allowed within special landscape buffers. Buffer reductions are also not permitted. You may submit a letter to the Director of Parks, Recreation and Open Space requesting an exception to the detention pond code requirement however, this does not guarantee approval.
- Move plants more internal given how close the trail edge is to the plantings. A 2' setback from any plant material is required as well as a 5' minimum from trees to prevent root obstruction.

Land Dedication

- Verify that you are still showing 25 units on site. *Please update the data block on the site plan to correspond to the total unit count.*
- Cash in lieu of land dedication on site is due prior to recordation of the plat. Since this is infill, no open space land dedication is required. Based on the total amount of units proposed the following will be due for 2020 (\$13,234.00)



- Please be aware that Park Development Fees will be due at the timing of building permit. For multi-family units, the 2020 fee is \$1,814.57 per unit.

#### **11. Forestry** (Rebecca Lamphear / 303-739-7139 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org))

11A. There will be trees impacted by this project. The applicant must determine what sort of mitigation method will be used, planting back on site, payment into the community tree fund or a combination of both. This needs to be added to the plan. If the applicant decides to use a combination of planting back on site in addition to paying into the community tree fund the cost per diameter inch will be \$191.22/inch. Please contact forestry for assistance in applying this to your landscape plan.

The caliper inches that will be lost are 102.5", the mitigation value is \$19,600.00.

Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

#### **12. Real Property**

Darren Akrie/ 303-739-7337/ [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / comments in pink

Maurice Brooks/ 303-739-7294/ [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / comments in pink

##### Site Plan Set

Review all redline comments and address all necessary changes for completeness and accuracy.

##### Sheet 1

- Add: Lot 1, Block 1, Highline Meadows Subdivision Filing No. \_\_\_\_ to the Legal Description.
- Revise the description to match the revised plat description.

##### Sheet 2

- Any physical features located in the Drainage easements will need to be covered by a License Agreement. Contact Grace Gray to start the License Agreement process. Address throughout.
- Check the name of the indicated easements and ensure completeness and consistency of labels throughout plan set.
- Send in all requested easement documents.
- Delete "aerial" and add the word easement to the label.
- Make sure the subdivision labels all match the plat.
- Add the appropriate easement notation for the access easement to the pond.
- Label the indicated dashed line. Address throughout.

##### Sheet 3

- Add Drainage Easement.

##### Sheet 5

- Check the names of the indicated easements and add all necessary references to easements.

##### Plat

Review all redline comments and address all necessary changes for completeness and accuracy.

- **Show and label all public streets within ½ mile of the site on the vicinity map.**
- Review and address all comments on the Dedication.
- Send in the updated Title Commitment dated within 120 days of the plat approval date.
- Add the Filing No. Designation to the title.
- Add the name and title to match the Title Commitment "Deed of Trust" holder's name and title to the Mortgagee's Certificate.
- Make all requested changes concerning labelling, formatting, and accuracy for the plat exhibit. Send in all requested easement documents.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571. 3284  
donna.l.george@xcelenergy.com

February 3, 2020

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Christopher Johnson

**Re: Meadows at Highline Pointe - 2nd referral, Case # DA-2213-00**

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the second referral plat and site plans for **Meadows at Highline Pointe**, and advises the property owner/developer/contractor to work with our Design and Right-of-Way teams on natural gas and electric design and utility easements.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

# STATE OF COLORADO

## Traffic & Safety

Region 1

2829 W. Howard Place

Denver, Colorado 80204



**COLORADO**  
Department of Transportation

Project Name: **Meadows at Highline**

Print Date: 2/7/2020

Highway:

040

Mile Marker:

308.098

### Drainage Comments:

I have reviewed the attached drainage report, I concluded that there will be no negative drainage impact to Colfax as a result of the improvements

they plan to construct an extended detention onsite and there will be no negative drainage impact to the downstream properties

samer 12-16-2019

### Traffic Comments:

There are following unclear traffic information needed to be verified and revised in the TIS:

- Speed
- Auxiliary lanes
- Trip distribution
- Operations
- Traffic Forecasts.

Susi Marlina 12/13/2019

No changes made on the TIS based on previous comments (Previous comments have not been fully addressed).

The latest Highway Capacity Manual (6th Edition) should be used in the analysis (methodology), not HCM 2010. It supposed to be 20-year planning. Between 2021 and 2040 is only 19 years? why?

Figures 4 and 5 - During the AM and PM peak hours at Adjacent intersection/Colfax intersection no incoming traffic, but there are outgoing traffic.

What was the basis of background traffic growth number for year 2040?

Similarly, the trip distribution justification has not been described, 70% going to west Colfax and 30% east Colfax (in/out), what were the rationales?

Please consider continuous lane as an alternative of auxiliary lane.

SM 2/6/2020

Resident Engineer Comments:

02.04.20 TDM:

Below comments still need to be addressed.

12.17.19 TDM:

- Clearly delineate and annotate CDOT right-of-way.
- Proposed curb and gutter along Colfax shall follow CDOT M-609-1.
- Existing driveway is in poor shape and substandard. Clearly define what driveway improvements will be included. Reference CDOT M&S Standards for concrete driveway entrances.
- Proposed ADA Curb ramps shall meet CDOT M-608-1, Revised on May 3<sup>rd</sup>, 2019. Clearly define what type of ramp on the plans.
- Sidewalk cross slope shall be defined as 2% or less.

Permits Comments:

Appropriate to consolidate & share access with adjacent property. However, the TIS has a false premise on background traffic. The abutting property to the west has a one-way drive isle from the westernmost adjacent access, and yet the TIS figures 4 & 5 shows zero inbound traffic here. That inbound traffic circles counterclockwise around the adjacent property with over 40 parking spaces along the west property line. That additional parking circulates back to the east and primarily utilizes the new-shared access point, thus those minuscule numbers on figure 6 (& resulting LOS) within the report are suspect. Public Improvements will be assessed separately via the access permit with consideration for warrants for eastbound auxiliary lanes.

The site plan needs to show the existing center median improvements on Colfax. Aerial images of this location indicate that residents & visitors to these properties are making illegal outbound left or U-turns at the bicycle trail crossover. Both accesses are right in-out only with U-turns permitted at Norfolk. Because this area is in the COA-CDOT Contract Maintenance area, the City needs to post signs and/or install bollards in the center median to inhibit such unsafe practice. Furthermore, there is no MUTCD signs approaching the regional trail crossing of Colfax, and the City should consider posting such signs, stenciling a crosswalk, and reposition the existing twin cobra overhead street light closer to the mid-block trail crossing to improve safety.

- RS 01-21-20

~~Although there is an existing curb cut on Colfax, this proposed development will require an Access permit from CDOT Region 1.~~

~~The plat shows only 150-ft of RoW existing on US 40/Colfax. CDOT is unfamiliar with a City arterial cross section of that dimension. Our expectation is that ultimately, Colfax is to have 3 eastbound lanes of traffic adjacent to this property. Please show that:~~

- ~~Sufficient pavement exist to accommodate three 12-foot lanes of traffic (eastbound), and/or~~
- ~~That additional right of way will be dedicated to accommodate the necessary lanes of traffic plus the 10-ft sidewalk requested by the City staff.~~

~~This segment of US 40 is access classified as R-A. The TIS & traffic count projected for this proposed access will warrant a right turn deceleration lane plus taper built to Code~~



~~standards. We believe the TIS does not accurately account for a portion of the traffic emanating from the multi-family immediately adjacent to the west. Based on a more precise traffic count & projection for the shared access, other public improvements along Colfax may be defined by the Access Permit. The TIS has incorrectly ID the posted speed limit on Colfax which in this segment is 45 mph, and which has a bearing on the applicable design standards. Furthermore, the TIS shows zero inbound trips on the adjacent driveway to the west, meaning if that access is to be restricted to outbound only, a hard-right U-turn movement is suggested at the proposed access. The TIS as prepared & submitted with oversights identified, will not suffice for the access permit application.~~

~~We have noted that limited space for roadway improvements might exist over the adjacent Highline canal for eastbound improvements. Our expectation is that the City will require the developer/applicant to demonstrate that the eastbound auxiliary lane and sidewalk can be accommodated in the right-of-way.~~

~~The site plan shows a shared property access with the property to the west. Please add the notation of the cross-property access easement to both the plat and site plan accordingly. Please note that CDOT promotes & encourages shared access to reduce additional conflict points on our limited access highways.~~

~~It is reasonable to expect by introducing residential units here, that additional pedestrian & bike traffic will occur on the adjacent Highline Canal regional trail. Currently, the trail ends mid-block on Colfax and a makeshift mountable center median exist that invites unsafe crossings of the arterial roadway without appropriate pedestrian and cyclist demarcations & features. If a mid-block pedestrian crossing is under consideration, coordination with CDOT is essential understanding a new 3<sup>rd</sup> auxiliary eastbound lane may exist here.~~

~~This segment of Colfax is within the CDOT COA Contract Maintenance, therefore all utility and landscape work in the RoW is under the City purview and permitting.~~

~~RS 12-10-19~~

#### Other Comments:

A State Highway Access Permit will be required at the time of development. Contact for that permit is Steve Loeffler who can be reached at 303-757-9891 or [steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us). At that time it should be further discussed if the warranted right turn declaration lane should be constructed. Also, along with the application a proposal should be included as to how to restrict drivers from using the existing pedestrian path crossover area in the Highway median as a driving area. This access will be right-in, right-out only.

--Steve Loeffler 2-4-20