



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

December 24, 2019

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

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

Dear Mr. Elaamili:

Thank you for your initial submission, which we started to process on Monday, December 02, 2019. We reviewed it and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Tuesday, January 21, 2020.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item marked with an asterisk. 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 date is still set for Wednesday, March 11, 2020. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site.

As always, if you have any comments or concerns, please give me a call. I may be reached at chjohnso@auroragov.org or (303) 739-7112.

Sincerely,

Christopher Johnson, Planner I
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\2213-00rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Review and address all redline comments from all departments on the Site Plan, Plat, and Traffic Impact Study.
- Further discussion is needed on prohibited encroachments into the Highline Canal buffer. Please review department comments.
- Submit a notarized avigation easement with your second submittal. (see Item 2)
- Revise plans to address all comments on formatting, accuracy, and completeness of the plans.
- Reducing the required landscape buffer width requires the provision of a fence. (see Item 7)
- Provide a small amenity area for the ground floor units. (see Item 8)
- Ensure proposed materials and colors meet code requirements. (see Item 8)
- Submit a preliminary addressing .dwg file. (see Item 9)
- Add and edit all site plan notes as requested.
- Provide a stop sign and sight triangles. (see Item 11)
- Direct connections to the Highline Canal are not allowed by Aurora Water. (see Item 12)
- Provide a Fire Lane Easement through the site. (see Item 14)
- Identify the fire riser room on the plans. (see Item 14)
- 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

Three (3) adjacent property owners, eleven (11) registered neighborhood organizations, and nine (9) referral agencies were notified of this project. Comments have been received from three (3) agencies, Xcel Energy, CDOT, and Aurora Public Schools. A comment was also received from the Norfolk Glen neighborhood organization. Their comments have either been included in this letter or attached to the end of it. Please review and address all comments from these agencies as necessary.

2. Buckley Air Influence District

Because this property is located within the Airport Influence District of Buckley Air Force Base (BAFB), the applicant must assure that an avigation easement has been conveyed to the City of Aurora for this parcel and that this easement has been recorded with the Adams County Clerk and Recorder along with the first plat in accordance with Section 146-817 of the Aurora Zoning Code.

To streamline this process, the City of Aurora will record the avigation easement for the applicant. The applicant is responsible for the following:

- Completing the easement form
- Obtaining the property owner's signature
- Notarizing the document
- Including a legal description of the property
- Including a survey of the property

The completed easement form can be dropped off or e-mailed to Porter Ingram at pingrum@auroragov.org. It may also be e-mailed to the case manager. The easement form is available on the city website at www.auroragov.org, Business Services, Development Center, Development Process, Forms & Applications.



Development in the AID shall comply with height restrictions in the underlying zone district, which do not intrude into 14 CFR 77 surfaces for military airports.

Vendors of real property located within the Airport Influence District are required to provide notice to prospective purchasers in accordance with Section 146-811. The notice will state that the property may be subject to some of the annoyances or inconveniences associated with proximity to an airport including noise, vibration, and odors. Please contact Porter Ingram at 303-739-7227 with any additional questions regarding the AID.

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.

3. Completeness and Clarity of the Application

3A. Review comments on the Site Plan title. Change it to “Highline Meadows – Major Site Plan” or similar to be consistent with COA standard naming conventions. Update this throughout the plan set and be consistent on each sheet.

3B. Label the zone districts of all abutting properties and add the zone district of this parcel to the Data Block.

3C. Ensure that the ADA compliant pedestrian route is shown on the Site Plan and Photometric Plan to ensure it is provided in accordance with City and Federal regulations.

3D. Provide a unit count in the Data Block and include the number of ADA compliant units as required by federal regulations.

4. Lighting

4A. Are the indicated items on the building elevations intended to be light fixtures? If so, please provide a label or symbol in the legend.

4B. At least one footcandle of illumination must be provided along the entirety of the ADA compliant route. Use the Photometric Plan to prove this is achieved.

5. Parking

5A. A total unit count must be shown in the Data Block to ensure required parking is provided. Code requires 1 space per unit for multifamily residential uses. If between 26 and 50 spaces are required, then at least 2 of those spaces must be ADA compliant.

5B. All multifamily residential projects are required by code to provide bicycle parking equal to at least 10 percent of required vehicle parking. Each inverted-U rack counts as two spaces. Provide a symbol in the legend and show required racks on the plans.

6. Landscape Design Issues (Kelly K. Bish, PLA, LEED AP/ Kbish@auroragov.org / 303 - 739-7189/ PDF comments in teal)

Sheet 5

- A reduction in the buffer width from 15' to 10' along the western property boundary requires the installation of a fence. Is the applicant proposing a fence?
- Do not include the existing trees on the landscape plan unless they are being kept. If the trees are being kept, do not include numbers with them.
- Show the actual buffer dimension and make sure to show the measurement at the narrowest location.
- The shrubs along the western buffer do not have plant labels.
- Screen/landscape the dumpster with something other than grasses that get cut back in the winter or are impacted by snow loads and offer little to no screening.
- The BUF plant label is not in the plant schedule.



- Do not use all ornamental grasses in the landscaped island as they get cut down in the winter and are often affected by snow loads thereby providing little to no winter interest.
- Dimension and label the required street frontage buffer. Update the table to include the required buffer width and required and provided plant material. The buffer is measured from the flow line. Refer to the Pre-application review comments.
- Show the property line as a traditional line type i.e. a long dash and two short dashes.
- Sidewalks are typically not permitted within the Special Landscape Buffer. Coordinate with the Parks Recreation and Open Space Department. (PROS)
- Work with PROS as to whether they will permit the buffer plant material to be located outside of the actual buffer. While the landscape requirement is found in the zoning code, it is administered by PROS.
- Show the 100-year water surface elevation within the proposed detention pond.
- Total site area and landscape area do not match the numbers provided on the cover sheet.
- Update the various landscape tables to show the actual quantities required i.e. 1 tree and 5 shrubs per 40 lf etc. for the various buffers.

Sheet 6

- Remove and/or edit all contractor related notes. The city attorney's office will not sign the final mylars if there are contractor related notes on the drawings.
- Update the General Landscape Notes.

7. Site Design

7A. A Fire Lane Easement will be needed through the site. Please review Fire/Life Safety comments. Show the easement on the site plan and plat.

7B. Provide building footprint dimensions and setbacks from property lines on the plans.

7C. The indicated area would be a good location to provide an improved pedestrian connection to the Highline Canal trail. Consider providing a connection in this area.

7D. If a fence is proposed or required on site, then it should be shown on the plans and a detail provide on the site details sheet.

8. Building Design

8A. Correct the building height in the data block to reflect what is shown on the elevations. 42.5 feet rather than 45 feet.

8B. Code section 146-4.8.6.C prohibits "intense, bright, or fluorescent colors" from constituting more than 10 percent of any building elevation. Please provide some calculations showing how much of the facade is composed of accent colors E, F, G, or H. The east and west elevations appear to be meeting code, although this must be proved. The north and south appear to be greater than 10 percent. In the event these facades exceed the code limitations for bright colors, a simple fix could be changing this area to one of the other colors in the palette, or a similar approach to ensure the brighter colors are used as accents.

8C. The elevations indicate direct access points for the ground floor units. Provide a small patio area for each unit, or a connection to the sidewalk. Currently the landscape plan indicates plantings all along the eastern façade, which would preclude the use of these entrances and render the sliding doors pointless.

9. Addressing (Phil Turner / 303-739-7271 / pcturner@auroragov.org)

Please submit a preliminary digital .SHP or .DWG file for addressing and GIS mapping purposes. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)



Please ensure that the digital file provided is in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please e-mail these files to me.

Here is additional information regarding the City of Aurora's CAD submission requirements:

The city has developed CAD Data Submittal Standards for internal and external use to streamline the process of importing AutoCAD information into the city's Enterprise GIS. Please note that a digital submission meeting the CAD Data Submittal Standards is required before your final site plan mylars can be routed for signatures or recorded. Please review the CAD Data Submittal Standards and email your Case Manager the .DWG file before submitting your final site plan mylars. Once received, the city's AutoCAD Operator will run an audit report and your Case Manager will let you know within 2-3 days whether the .DWG file meets or does not meet the city's CAD Data Submittal Standards.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Civil Engineering (Kristen Tanabe/ 303-739-7306/ 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.
- Add the following note:
"IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER."

Sheet 2

- Please show/label pond maintenance access. Access is required to the bottom of the pond and the top of the outlet structure. The drainage easement needs to extend through the site to public right of way for maintenance access.
- Indicate the pavement material.
- Pull text out from the hatch in the indicated areas to make it more legible.
- The standard tree lawn (curbside landscaping) for an arterial is 10 feet.
- Label/dimension the existing sidewalk.

Sheet 3

- Please show/label pond maintenance access. Access is required to the bottom of the pond and the top of the outlet structure. The drainage easement needs to extend through the site to public right of way for maintenance access.
- The minimum slope away from the building is 5% for 10 feet for landscape areas, and minimum 2% for impervious areas. A minimum 2% slope in all non-paved areas is typical.
- Add a note indicating if the storm sewer system is public or private and who will maintain it.

Sheet 4

- Show proposed lights.
- Add a note indicating if the storm sewer system is public or private and who will maintain it.

Sheet 5

- Ensure there is adequate separation between the indicated tree and the roof drain.

Plat

- The drainage easement needs to extend through the site to public right of way for maintenance access.

**11. Traffic Engineering** (Briana Medema / 303-739- 7336/ bmedema@auroragov.org / comments in yellow)Site Plan Set

Sheet 1

- Per pre-application notes, add the following note:
“THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS.”

Sheet 2

- Add stop sign & right turn only sign at the site entrance.
- Sight triangle is required on Colfax, looking left only per COA STD TE-13.2.
- Curb return is required for both sides of the site access point.

Sheet 5

- Add sight triangles to landscape sheet per COA STD TE-13.2.
- Review the indicated tree location in relation to the required stop sign location.

Sheet 6

- Add the following note to the Landscape Plans:
“ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10”

Sheet 8

- Ensure Sign and Striping plan is included in the Civil Plans. In the Civil plans, include dimensions for all signs, sign post detail, striping material & dimensions.

Traffic Impact Study

Include CDOT SHAC aux lane discussion as requested. Review and address all comments throughout.

12. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / comments in red)Site Plan

Sheet 2

- Is a detention pond allowed in the canal buffer setback?

Sheet 3

- Provide access to the bottom of the pond and to the top of the outlet structure. Details can be provided during civil plans, but general concept should be included on the site plan. See Chapters 3.62 and 6.39 of the Storm Drainage Design & Technical Criteria for additional information.
- Maintenance access needs to be provided along the Highline Canal for the length of this property.
- Missing FF of this building.
- Direct connections to the Highline Canal are not allowed at this time. Please direct flows south to the existing storm sewer system.

Sheet 4

- Has the depth of this sewer main been verified by checking manhole inverts?
- What does the foundation for this structure look like? There are concerns regarding transfer of load from the foundation to the existing sanitary sewer main.
- Adjust private storm drain to cross existing sanitary sewer main at a significantly perpendicular angle. See example.
- A license agreement is required for any private utility that crosses a utility easement.
- Ensure that no overhang or any other portion of the structure is within any utility easement.
- Advisory Comment: If sewer service is 6-inches or larger, then a manhole is needed for the service connection.



- Flip valve to east side of tee so that it can be isolated separate from the building fireline.
- Easement for a main can be 16-feet in width, easement for hydrant laterals only need to be 10-feet wide, 5-feet behind the hydrant. See Section 5.04.
- Water meter should be connected to the 16-inch DIP line in East Colfax Ave. Meter itself should be located closer to the public ROW, if not within the public ROW then a pocket easement is required. See Section 5.04.
- Missing irrigation meter.

Sheet 5

- Trees are not allowed within utility easements. See Section 5.04. Tree shall be moved so that the extend of the drip line is outside of the utility easement.

13. Revenue (Diana Porter / 303-739-7395 / 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.

14. Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.org / comments in blue)

Site Plan Set

Sheet 1

- Provide Replace note 9 with the following:
“ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.”
- Please add the following note:
“THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL BUILDING PERMIT THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ICC/ANSI A117.1 - 2009. OWNER OF PROPERTY FOR THE ABOVE PERMIT: _____.”
- Please add the following note:
“ATTENTION BUILDING DIVISION: per ARTICLE xi, C.O.A. Building and Zoning Code, Section 22-425 through 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING NID (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.”
- Remove the indicated portion of Note 4.
- This appears to be a strayed note. Please check with other COA reviewers to determine if this information needs to be relocated.
- Please indicate within the data block if this structure is sprinklered or non-sprinklered
- Please add the following note:
“THE CURRENTLY ADOPTED 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE



GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.”

- Please indicate on the site plan which garage parking space is accessible
- Please indicate the 2015 IBC Construction Type of structure(s) and occupancy classification.
- Per the 2015-IBC Section 1106, the required number of accessible parking spaces shall be distributed between surface, under and within buildings; to include 2% of the number of Individual Private Parking Garages.
- Are the units intended to be R2s constructed under the IBC, or R3s built under the IRC? Advisory comment: R3 Townhouses are required to provide separate electrical and gas utility services to each townhouse unit. Banking of gas and electrical of meters for service is not permitted for R3 structures within our jurisdiction.

Sheet 2

- Show the location of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.
- Will there be a mail kiosk amenity? If so, please provide an accessible route to the mail kiosks and details.
- Include new fire hydrant and signage within the legend. Delineate between the required signage.
- This portion of the parking lot will be required to be a turnaround element for the dedicated fire lane easement.
- Show and label the location of all handicap accessible living units and garages (Type A or B) required by Chapter 11 of the 2015 IBC.
- The site sheet must show the location of the fire department connection, Knox boxes and fire riser room.
- Show 26' wide Aerial Fire Lane within 15' to 30' of one side of the structure per 2015-IFC D105 for roof surfaces greater than 30' above grade. With inside turning radii of 26' and outside turning radii of 49'. (Show dashed fire lane typical on Site, Landscape and Photometric Plans.)
- Provide a 3' paved path to the exterior Fire Riser Room door.
- Please identify the fire riser room. TYP of site, utility, landscape sheets.
- Provide the location of the FDC. Identify the FDC with a "Y" and label it as "FDC with approved Knox Hardware". TYP of Utility, Landscape, Elevations and Photometric sheets.
- Relocate the fire hydrant to this location.
- This set is missing the Sign and Striping Package. Include all signage, striping with material/width/color/dimensions, pole details.
- Please reference the city design standard for sign support or provide a detail showing the posting method.
- Show the location of the curb stops as indicated on sheet 8
- Show and label the accessible parking signage.

Sheet 4

- Provide a 3' paved path to the exterior FDC. The FDC must be equipped with approved Knox Hardware. Provide a label for the fire department connection stating "FDC w/Approved Knox Hdwe".



- Provide the location of the FDC. Identify the FDC with a "Y" and label it as "FDC with approved Knox Hardware". TYP of Utility, Landscape, Elevations and Photometric sheets.
- Provide a 3' wide paved path to the exterior FDC. The FDC must be equipped with approved Knox Hardware.
- The indicated area would be ideal for the FDC and fire riser room.
- The utility sheets must show the location of the fire department connection, Knox boxes and fire riser room.
- Show the size and type of piping of the fire service water line supporting the interior automatic fire sprinkler system. Example for fire service line label: 4" Fire Line DIP (Private).

Sheet 5

- The landscape sheet must show the location of the fire department connection, Knox boxes and fire riser room.
- Add the following Fire Life Safety landscape note:
"LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS)."
- Provide a 3' paved path to the exterior FDC.
- Ensure that the fire hydrants are not physically or visually obstructed from responding fire crews.

Sheet 8

- Add the "graphic Tow-Away" sign to all accessible parking and fire lane signs.
- "SIGNAGE AND STRIPING" package shall be included for approval with the Site Plan, and shall include fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations for all. Sign package shall include all signs as required by other City of Aurora departments.

Sheet 9

- Show the accessible route to the accessible parking by heavy dashed line. Verify minimum 1 foot-candle of illumination along its entire length.
- Add the following note to the Photometric Site Plan:
"ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY"."

Plat

- See Site Plan for requested fire lane easement. Please revise plat to reflect requested fire lane.

15. Parks, Recreation and Open Space Department (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in Deep Purple)

Please review all redline comments on the plan set.

- You're currently showing sidewalk and detention pond infrastructure within the 25' special landscape buffer. As per code, neither is allowed within the buffer.
- Plantings within the special landscape buffer must equal 1 tree and 10 shrubs per 30 linear feet and should be dispersed throughout the buffer and include native species. Your proposal currently shows plantings mostly at the edge of the buffer; please revise.



- For any encroachments in the High Line Canal property, a license agreement with Denver Water is required. This would be for any outfall infrastructure, trail connections, or other. Please reach out to Brandon Ransom to start the license agreement process, brandon.ransom@denverwater.org.
- A trail connection should be considered from your site to the High Line Canal Trail. This should occur toward the southern end of your site.
- Cash in Lieu is due prior to recordation of the plat. Since this site is infill, no open space land dedication is required. Based on the total amount of units proposed (25 multi-family) and the generated land dedication acreage requirement (0.19 Neighborhood Park and 0.07 Community Park) \$13,234.00

16. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org)

16A. Please update existing tree inventory and assessment table on sheet 5. Add two columns providing mitigation inches and mitigation value for each tree. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation. If payment will be made into the Tree Planting Fund, indicate the payment amount that will be made. Tree mitigation is always above and beyond the Landscape Code requirements.

17. Real Property

Darren Akrie/ 303-739-7337/ dakrie@auroragov.org / comments in pink

Maurice Brooks/ 303-739-7294/ mbrooks@auroragov.org / comments in pink

Site Plan Set

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

Sheet 1

- Please change note 7 to say “All crossings OR encroachments...” rather than crossings and encroachments.
- Review and address all comments and formatting notes for the Legal Description on the cover sheet.
- Update the Recorder’s Certificate accordingly.

Sheet 2

- Add right of way width to the labels for all public streets. Typical throughout the plan set.
- No portion of the building may encroach into the Utility easement (foundations, footings, roof overhangs, gutters, eaves, etc.). Show the distance between the building roof overhang and/or eaves and the easement.
- Label all indicated linework.
- Add tic marks on the change of direction or the PC and PT of the curves.
- Add the reception number and record information for all off-site easements as needed. Dedicate off site easements by separate document.
- Show the Utility easement of the indicated water meter location.
- Add Tract, Lot, Block, and Subdivision Filing No. for this parcel and adjacent properties.
- Ensure labeling and dimension consistency between the Plat and the Site Plan. Typical throughout.

Plat

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

- Revise sheets to meet Arapahoe County standards: 24x36 inch sheets with a 2-inch left margin and ½ inches on all other margins.
- Show and label all public streets within ½ mile of the site on the vicinity map.
- Review and address all comments on the Dedication.
- Revise Title Block accordingly.
- Delete note 7 of the General Notes.
- The effective date will need to be updated to be within 120 calendar days of the plat approval date.
- Make all necessary edits to the City Approval block and the Clark and Recorder’s Certificate block.
- Send in the State Monument Record for all the aliquot corners used on the plat.



- Make all requested changes concerning labelling, formatting, and accuracy for the plat exhibit.

18. Aurora Public Schools (Joshua Hensley / (303) 365-7812 / jd hensley@aurorak12.org)

In accordance with Section 4.3.18 of the Unified Development Ordinance, the school land dedication obligation for the proposed Meadows at Highline Pointe apartments .0818 acres. Aurora Public Schools will accept cash-in-lieu of land for this obligation valued at market value of zoned land with infrastructure in place. Cash-in-lieu is due at the time of plat recording.

AURORA PUBLIC SCHOOLS - STUDENT YIELD
12/20/2019

Meadows at Highline Pointe, 1st Referral - December 2019

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW		0.3	0
MF-HIGH	25	0.145	4
TOTAL	25		4

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	0	0.16	0	0	0.2	0	0
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	2	0.04	1	3	0.03	1	4
TOTAL		2		1	3		1	4

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	2	0.0175	0.0328
MIDDLE	1	0.025	0.0250
HIGH	1	0.032	0.0240
TOTAL	4		0.0818

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: 12/19/2019

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

Resident Engineer Comments:

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 3rd, 2019. Clearly define what type of ramp on the plans.
- Sidewalk cross slope shall be defined as 2% or less.

Permits Comments:

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:

- a) Sufficient pavement exist to accommodate three 12-foot lanes of traffic (eastbound), and/or
- b) 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 3rd 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



Right of Way & Permits

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

December 18, 2019

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

Attn: Christopher Johnson

Re: Meadows at Highline Pointe, Case # DA-2213-00

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the final plat and site development plans for **Meadows at Highline Pointe** and requests that a 10-foot wide utility easement is dedicated abutting the westerly property line.

Please be aware PSCo owns and operates an existing natural gas main stubbed out just north of the property within East Colfax Avenue. The property owner/developer/contractor must complete the application process for any new natural gas or electric service including proposed transformer via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

PSCo also has an existing high pressure natural gas transmission line within East Colfax Avenue. Should there be any off-site activities in this area, the property owner/developer/contractor must contact PSCo's Encroachment Team for development plan review (upload all files in PDF format) at:

https://www.xcelenergy.com/working_with_us/builders/encroachment_requests

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

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

TIME RECEIVED
December 24, 2019 at 8:47:38 AM MST
11/20/2003 18:15 3033644478

REMOTE CSID
3033644478

DURATION
51

PAGES
1

STATUS
Received

PAGE 01

Planning & Development Services

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



City of Aurora

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Post-It® Fax Note	7671	Date	12/23/19	# of pages	1
To	Christopher Johnson	From	S. Stumbaugh		
Co./Dept.	DA Planning Dept	Co.	NGNA #13		
Phone #	3/739-7112	Phone #	3/364-4478		
Fax #	303/739-7412	Fax #	3/364-4478		

Case Manager

Application for your review

The Planning Department has received the following Development Application:

Development Application: DA-2213-00 Meadows at Highline Pointe – Major Site Plan and Plat
Case Number(s): 2019-4021-00; 2019-3063-00
Applicant's name: Moors Realty Group LLC
Site location: Southeast Corner of Colfax and Laredo
Processing start date: December 2, 2019

Application Summary:

The applicant is requesting approval of a Major Site Plan for a 25-unit apartment building and a Plat for one lot on 1.46 acres.

Please review the materials that are provided on the following website:

<http://aurora4biz.org/developmentplanreviewpub/> The project number is: 1418735

On the above noted website there is a Comments Tab where you may enter your comments and or concerns. Comments and or concerns should be made no later than Friday, December 20, 2019. This case will be heard at a Planning Commission public hearing.

Tracking information about the processing of the application will also be found on the website listed above throughout the review process.

For further information, I can be reached at 303-739-7112 or via e-mail at chjohnso@auroragov.org.

I look forward to hearing from you!

Filed: K:\SDA\2213-00memo.rtf

*Norfolk Glen Neighborhood Association #13
 is neutral on this proposal, finding
 per se no objection and yet uncomfortable
 with flatness of building's sides on north
 elevation especially
 S. Stumbaugh
 NGNA Chair*