



1st Review Response Letter

January 21, 2020

Christopher Johnson, Planner I
Planning and Development Services
15151 E. Alameda Parkway, Suite 5200
Aurora, CO 80012

RE: MEADOWS AT HIGHLINE POINTE - MAJOR SITE PLAN AND PLAT

Dear Mr. Johnson:

Below are our responses to the 1st review comments for the above referenced project. Aurora comments are in black and responses are in red.

We look forward to working with The City of Aurora on this project, please let me know if any additional information is needed.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Casey Adragna', is written over a light blue horizontal line.

Casey Adragna
Principal Architect
Adragna Architecture + Development



Meadows at Highline Pointe- First review comments

1. Community Questions Comments and Concerns:
 - a. CDOT comments. See pages 12-13 in comments.
 - b. Xcel Energy comments.
 - i. Xcel is requesting a 10' wide utility easement abutting the west property line. **An easement in this location would conflict with the new fire hydrant, fence and landscaping. We will work with Xcel to provide an easement in alternate location.**
 - c. Comments from Norfolk Glen Neighborhood Association #13
 - i. "Per se, no objection and yet we are uncomfortable with the flatness of the building's sides on north elevation especially." **Building façade has many horizontal and vertical projections as well material transitions in efforts to break up massing of façade and to give each elevation depth.**
2. Buckley Air Influence District:
 - a. Avigation Easement is required to be recorded for the site. **Noted, this is in progress by owners.**
3. Completeness and Clarity of the Application
 - a. 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. **Title has been revised.**
 - b. 3B. Label the zone districts of all abutting properties and add the zone district of this parcel to the Data Block. **Zoning has been added to the Site Plan sheet.**
 - c. 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. **ADA route is now shown.**
 - d. 3D. Provide a unit count in the Data Block and include the number of ADA compliant units as required by federal regulations. **These items are provided on the cover sheet data block.**
4. Lighting
 - a. 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. **Yes, these are light fixtures, they have been labeled now with keynote 1.**
 - b. 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. **The ADA route has been provided on the photometric plan and minimum footcandles are provided.**
5. Parking
 - a. 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. **Parking data is provided on the cover sheet data block. ADA parking locations are shown on the site plan.**



- b. 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. **Bicycle parking is now provided.**
6. Landscape Design Issues (Kelly K. Bish, PLA, LEED AP/ Kbish@auroragov.org / 303 - 739-7189/ PDF comments in teal)
 - a. Sheet 5
 - i. • 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? **A 6' privacy fence has been added to the western property boundary**
 - ii. • 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. **Existing trees have been removed**
 - iii. • Show the actual buffer dimension and make sure to show the measurement at the narrowest location. **Buffer dimensions are shown**
 - iv. • The shrubs along the western buffer do not have plant labels. **Labels have been added**
 - v. • 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. **Evergreen shrubs have been added to provide screening**
 - vi. • 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. **Labels have been corrected; ornamental grasses have been taken off plan**
 - vii. • 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. **Street frontage buffer has been labeled and added to plan table**
 - viii. • Show the property line as a traditional line type i.e. a long dash and two short dashes. **Property line has been modified**
 - ix. • Sidewalks are typically not permitted within the Special Landscape Buffer. Coordinate with the Parks Recreation and Open Space Department. (PROS) **main walk has been removed from Special Buffer, only a small portion remains. A walk connection has been provided to the Highline Canal walk.**
 - x. • 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. **Plant material has been relocated to the Special Landscape Buffer**
 - xi. • Show the 100-year water surface elevation within the proposed detention pond. **100 year water surface is shown and labeled on plan**
 - xii. • Total site area and landscape area do not match the numbers provided on the cover sheet. **Numbers have been modified to match cover sheet**



- xiii. • 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. **Table has been modified**
- b. Sheet 6
 - i. • 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. **References to contractors have been removed**
 - ii. • Update the General Landscape Notes. **Notes have been modified**
- 7. Site Design
 - a. 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. **A fire lane is now shown and labeled on the site plan.**
 - b. 7B. Provide building footprint dimensions and setbacks from property lines on the plans. **Provided.**
 - c. 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. **Pedestrian connection has been added.**
 - d. 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. **A fence has been added along the west edge of the property. Please see the landscape plan.**
- 8. Building Design
 - a. 8A. Correct the building height in the data block to reflect what is shown on the elevations. 42.5 feet rather than 45 feet. **Corrected.**
 - b. 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. **Accent colors 'G' and 'H' have been modified to be more earth tones versus intense, bright or fluorescent colors. Therefore, the only accent colors that fit this category are colors 'E' and 'F'. On the north and south elevations accent color 'E' has been switched out to color 'G' in order to reduce the about of bright accent included. We have also included a row in our exterior material table to show the exact percentage of accents 'E' and 'F' on each elevation, all of which are below 10%.**
 - c. 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. **Concrete walks have been added extending from the lower unit's sliding glass doors to the primary sidewalk.**
- 9. Addressing (Phil Turner / 303-739-7271 / pcturner@auroragov.org)



- a. Please submit a preliminary digital .SHP or .DWG file for addressing and GIS mapping purposes. Include the following layers as a minimum:
 - i. • Parcels
 - ii. • Street lines
 - iii. • Building footprints (If available) **This is included with our resubmittal.**
- b. Please ensure that the digital file provided 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. **Provided.**
- c. Here is additional information regarding the City of Aurora’s CAD submission requirements:
 - i. 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. **Noted.**

10. Civil Engineering (Kristen Tanabe/ 303-739-7306/ ktanabe@auroragov.org / comments in green)

- a. Site Plan Set
 - i. Sheet 1
 1. • The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved. **Noted.**
 2. • 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.” **Added.**
 - ii. Sheet 2
 1. • 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. **Now shown.**
 2. • Indicate the pavement material. **Now labeled.**
 3. • Pull text out from the hatch in the indicated areas to make it more legible. **Revised as requested.**
 4. • The standard tree lawn (curbside landscaping) for an arterial is 10 feet. **If we provided a 10’ tree it will push the back of walk onto private property. Therefore, the tree lawn has been kept at 8 feet.**



5. • Label/dimension the existing sidewalk. **Now labeled.**
- iii. Sheet 3
 1. • 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. **Now shown.**
 2. • 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. **Now provided.**
 3. • Add a note indicating if the storm sewer system is public or private and who will maintain it. **Now labeled as private.**
- iv. Sheet 4
 1. • Show proposed lights. **Now shown.**
 2. • Add a note indicating if the storm sewer system is public or private and who will maintain it. **Now labeled as private.**
- v. Sheet 5
 1. • Ensure there is adequate separation between the indicated tree and the roof drain. **Tree has been removed**
- b. Plat
 - i. • The drainage easement needs to extend through the site to public right of way for maintenance access. **Easement has been extended.**
11. Traffic Engineering (Briana Medema / 303-739- 7336/ bmedema@auroragov.org / comments in yellow)
 - a. Site Plan Set
 - i. Sheet 1
 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.” **Added.**
 - ii. Sheet 2
 1. • Add stop sign & right turn only sign at the site entrance. **Signs have been added.**
 2. • Sight triangle is required on Colfax, looking left only per COA STD TE-13.2. **Now provided.**
 3. • Curb return is required for both sides of the site access point. **Now provided.**
 - iii. Sheet 5

1. • Add sight triangles to landscape sheet per COA STD TE-13.2. **Site triangles have been added and labeled**
2. • Review the indicated tree location in relation to the required stop sign location. **Stop sign is shown and labeled, tree location does not interfere**
- iv. Sheet 6
 1. • 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" **Note has been added**
- v. Sheet 8
 1. • 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. **These details have been added to sheet 8.**
- b. Traffic Impact Study
 - i. Include CDOT SHAC aux lane discussion as requested. Review and address all comments throughout. **See revised traffic study and response letter.**
12. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / comments in red)
 - a. Site Plan
 - i. Sheet 2
 1. • Is a detention pond allowed in the canal buffer setback? **Yes. All structures have been located outside of the setback.**
 - ii. Sheet 3
 1. • 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. **Access path is now shown.**
 2. • Maintenance access needs to be provided along the Highline Canal for the length of this property. **Canal access is already provided on canal property.**
 3. • Missing FF of this building. **Now provided.**
 4. • Direct connections to the Highline Canal are not allowed at this time. Please direct flows south to the existing storm sewer system. **Storm sewer outfall has been revised to connect to existing storm sewer south of the property.**
 - iii. Sheet 4
 1. • Has the depth of this sewer main been verified by checking manhole inverts? **Yes, inverts have been added to the utility plan.**
 2. • 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. **The building has been shifted to the north. All foundation will remain outside the easement.**



3. • Adjust private storm drain to cross existing sanitary sewer main at a significantly perpendicular angle. See example. **Crossing has been revised.**
4. • A license agreement is required for any private utility that crosses a utility easement. **Noted.**
5. • Ensure that no overhang or any other portion of the structure is within any utility easement. **All portions of the structure will be outside of the easement.**
6. • Advisory Comment: If sewer service is 6-inches or larger, then a manhole is needed for the service connection. **Manhole connection is now shown.**
7. • Flip valve to east side of tee so that it can be isolated separate from the building fireline. **Revised as requested.**
8. • 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. **Easement widths have been revised.**
9. • 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. **Meter has been relocated.**
10. • Missing irrigation meter. **Irrigation will be pulled off the domestic line behind the domestic meter.**

iv. Sheet 5

1. • 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)

- a. Storm Drainage Development Fees – $1.457/\text{acres} \times \$1,242.00/\text{acre} = \$1,809.59$. Checks should be made payable to the City of Aurora. Fees are due prior to recordation of the Plat. **Tree has been taken out of easement**

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

a. Site Plan Set

i. Sheet 1

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.” **Note has been replaced.**
2. • 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: _____."

Note has been added.

3. • 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." Note has been added.
4. • Remove the indicated portion of Note 4. Removed.
5. • This appears to be a strayed note. Please check with other COA reviewers to determine if this information needs to be relocated. Note has been removed.
6. • Please indicate within the data block if this structure is sprinklered or non-sprinklered Added to data block.
7. • 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.” **Added.**

8. • Please indicate on the site plan which garage parking space is accessible. **Now labeled.**
 9. • Please indicate the 2015 IBC Construction Type of structure(s) and occupancy classification. **Added to data block.**
 10. • 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. **Provided.**
 11. • Are the units intended to be R2s constructed under the IBC, or R3s built under the IRC? **Yes, added to data block.** 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. **Units are intended to be sprinklered, R2 under IBC.**
- ii. Sheet 2
1. • 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. **Hydrants are shown and labeled.**
 2. • Will there be a mail kiosk amenity? If so, please provide an accessible route to the mail kiosks and details. **Now shown and labeled.**
 3. • Include new fire hydrant and signage within the legend. Delineate between the required signage. **Added.**
 4. • This portion of the parking lot will be required to be a turnaround element for the dedicated fire lane easement. **Firelane is now hatched and labeled.**
 5. • 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. **Now shown.**
 6. • The site sheet must show the location of the fire department connection, Knox boxes and fire riser room. **Now shown.**
 7. • 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.) **Now provided.**
 8. • Provide a 3' paved path to the exterior Fire Riser Room door. **Provided.**

9. • Please identify the fire riser room. TYP of site, utility, landscape sheets. **Now shown.**
10. • 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. **Now shown.**
11. • Relocate the fire hydrant to this location. **This location near the building will not work. The required easement would encroach well into the building. The previous location on the opposite side of the drive aisle works well.**
12. • This set is missing the Sign and Striping Package. Include all signage, striping with material/width/color/dimensions, pole details. **The sign package is included with our resubmittal on sheet 8.**
13. • Please reference the city design standard for sign support or provide a detail showing the posting method. **Noted.**
14. • Show the location of the curb stops as indicated on sheet 8 **Curb stop is shown on Sheet 4.**
15. • Show and label the accessible parking signage. **Now shown and labeled.**

iii. Sheet 4

1. • 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". **Provided.**
2. • 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. **Provided.**
3. • Provide a 3' wide paved path to the exterior FDC. The FDC must be equipped with approved Knox Hardware. **Provided.**
4. • The indicated area would be ideal for the FDC and fire riser room. **Provided.**
5. • The utility sheets must show the location of the fire department connection, Knox boxes and fire riser room. **Provided.**
6. • 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). **Now labeled.**

iv. Sheet 5

1. • The landscape sheet must show the location of the fire department connection, Knox boxes and fire riser room. **Knox box has been shown on landscape plan**
2. • 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).” **Note has been added to plan**

3. • Provide a 3' paved path to the exterior FDC. **Paved path is shown on plan**
4. • Ensure that the fire hydrants are not physically or visually obstructed from responding fire crews. **No shrubs are within 5' of the fire hydrant**

v. Sheet 8

1. • Add the "graphic Tow-Away" sign to all accessible parking and fire lane signs. **Provided.**
2. • “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. **Sign package is now provided on sheet 8.**

vi. Sheet 9

1. • Show the accessible route to the accessible parking by heavy dashed line. Verify minimum 1 foot-candle of illumination along its entire length.
2. • 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".”

b. Plat

- i. • See Site Plan for requested fire lane easement. Please revise plat to reflect requested fire lane. **Firelane easement is provided.**

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.

- a. • You're currently showing sidewalk and detention pond infrastructure within the 25' special landscape buffer. As per code, neither is allowed within the buffer. **Main walk has been removed from buffer**
- b. • 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.

Landscape plan has been revised

- c. • 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. **Noted**
 - d. • 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. **Trail connection has been added**
 - e. • 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 **Noted**
16. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org)
- a. 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. **Tree assessment table has been revised**
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
- a. Site Plan Set
 - i. Review all redline comments and address all necessary changes for completeness and accuracy.
 - ii. Sheet 1
 - 1. • Please change note 7 to say “All crossings OR encroachments...” rather than crossings and encroachments. **Note has been revised.**
 - 2. • Review and address all comments and formatting notes for the Legal Description on the cover sheet. **Cover sheet has been revised.**
 - 3. • Update the Recorder’s Certificate accordingly. **Revised.**
 - iii. Sheet 2
 - 1. • Add right of way width to the labels for all public streets. Typical throughout the plan set. **Added.**
 - 2. • 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. **Dimension has been added.**
 - 3. • Label all indicated linework. **Now labeled.**
 - 4. • Add tic marks on the change of direction or the PC and PT of the curves. **Added.**

5. • Add the reception number and record information for all off-site easements as needed. Dedicate off site easements by separate document. **Added.**
6. • Show the Utility easement of the indicated water meter location. **Easement is shown and labeled.**
7. • Add Tract, Lot, Block, and Subdivision Filing No. for this parcel and adjacent properties. **Provided.**
8. • Ensure labeling and dimension consistency between the Plat and the Site Plan. Typical throughout. **Done.**

b. Plat

- i. Review all redline comments and address all necessary changes for completeness and accuracy. **Redlines have been addressed.**
- ii. • Revise sheets to meet Arapahoe County standards: 24x36 inch sheets with a 2-inch left margin and ½ inches on all other margins. **Now provided.**
- iii. • Show and label all public streets within ½ mile of the site on the vicinity map. **Labeled.**
- iv. • Review and address all comments on the Dedication. **Comments have been addressed.**
- v. • Revise Title Block accordingly. **Revised.**
- vi. • Delete note 7 of the General Notes. **Deleted.**
- vii. • The effective date will need to be updated to be within 120 calendar days of the plat approval date. **Noted.**
- viii. • Make all necessary edits to the City Approval block and the Clark and Recorder's Certificate block. **Revised.**
- ix. • Send in the State Monument Record for all the aliquot corners used on the plat. **Included with this submittal.**
- x. • Make all requested changes concerning labelling, formatting, and accuracy for the plat exhibit. **Revised.**

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

- a. 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. **Noted.**