



Planning Division
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March 17, 2020

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

Re: Third 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 third submission, which we received on Friday, February 7, 2020. We reviewed it and attached our comments along with this cover letter. There are still several comments remaining, which will be handled during a technical review period following your Planning Commission hearing.

Your estimated Planning Commission hearing date is set for Wednesday, April 8, 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 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\2213-00rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Review all remaining comments concerning formatting and accuracy of the plans.
- Revise plans to accommodate necessary Forestry information for tree mitigation (see Item 6)
- 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. Landscape Design Issues (Kelly K. Bish, PLA, LEED AP/ Kbish@auroragov.org / 303 - 739-7189/ PDF comments in teal)

Sheet 5 Landscape Plan

- While a comment was made on the last two previous submissions to include a separate tree inventory sheet that shows the trees to be removed for review by our Forestry Division, a plan has still not been included. 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.
- Label the edger where noted on the plan.
- Text mask where noted on the plan.
- Update the Curbside Landscape, Residential Buffer, Special Buffer table where indicated.

Sheet 6 Landscape Notes and Details

- Update the plant schedule as noted.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. 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.

Sheet 2

- Minimum 25-foot radius required on arterial roads.

Sheet 3

- Maximum 4% slope permitted across fire lanes.

Sheet 8

- Please do not include standard details in the plan. Reference the detail number where applicable.

3. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / comments in red)

Site Plan

Sheet 4

- Please revise width of the indicated easement to 10 feet.
- Please verify the Fireline will not be within the 10-foot utility easement dedicated for the meter. Fireline alignment may need to be changed to assure private infrastructure is not located in public easements.

4. Revenue (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

Storm Drainage Development Fees – 1.457/acres 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.



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

- Per the conversation with Aurora Water, PROS, and Public Works, the maintenance access to the top of the outfall structure may be removed out of the 25' special landscape buffer. Please revise to remove the access and resubmit with your technical review.
- Reminder that your cash-in-lieu payment will be due prior to finalization of your plat. Please reach out to Curt Bish at Cbish@auroragov.org to request your invoice.

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

6A. Please add a separate sheet called a tree mitigation plan, show and label all existing trees. Indicate which existing trees will be preserved or removed. You should also add your tree mitigation table to this sheet.

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.

7. 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 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.**
- The proposed drainage easement in the indicated location needs to be dedicated by separate document. Contact Andy Niquette to start the process.
- Match all easement names to those shown on the plat.
Adjust the indicated measurement line.
- Dedicate a sidewalk easement in the indicated location to cover the sidewalk.

Plat

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

- Add the name and title to match the Title Commitment "Deed of Trust" holder's name and title.
- Send in the updated Title Commitment dated within 120 days of the plat approval date.
- The site plan shows a proposed drainage easement in the indicated location. Dedicate it by separate document. Contact Andy Niquette to start the process.
- Dedicate a sidewalk easement in the indicated location to cover the sidewalk.
- Move the indicated measurement to the edge of the easement.