

Meadows at Highline Pointe- Third review comments- **Response**

1. Landscape Design Issues (Kelly K. Bish, PLA, LEED AP/ Kbish@auroragov.org / 303 - 739-7189/ PDF comments in teal)
  - a. Sheet 5 Landscape Plan
    - i. • 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. **Sheet 7 Tree Mitigation Plan has been added to the set.**
    - ii. • Label the edger where noted on the plan. **Edger has been noted on the plan.**
    - iii. • Text mask where noted on the plan. **Text mask has been corrected.**
    - iv. • Update the Curbside Landscape, Residential Buffer, Special Buffer table where indicated. **Tables have been updated as indicated.**
  - b. Sheet 6 Landscape Notes and Details
    - i. • Update the plant schedule as noted. **Plant schedule has need updated as noted.**
2. 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.**
    - ii. Sheet 2
      1. • Minimum 25-foot radius required on arterial roads. **The access to Colfax has been revised to incorporate 25' curb radii.**
    - iii. Sheet 3
      1. • Maximum 4% slope permitted across fire lanes. **Grading in the fire lane has been revised to 4% max.**
    - iv. Sheet 8
      1. • Please do not include standard details in the plan. Reference the detail number where applicable. **Standards details in the plan on sheet 8 have been removed and we have referenced the detail number where applicable.**
3. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / comments in red)
  - a. Site Plan
    - i. Sheet 4
      1. • Please revise width of the indicated easement to 10 feet. **The easement width has been reduced to 10 feet.**
      2. • 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. **The fireline has been moved to just outside the utility easement.**

4. 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. Please contact Diana Porter for your invoice. **We have reached out to Diane to receive invoice.**
5. Parks, Recreation and Open Space Department (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in Deep Purple)
  - a. • 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. **Revised plan set has removed maintenance access to the top of the outfall structure.**
  - b. • 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. **Noted.**
6. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org)
  - a. 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. **Separate tree mitigation plan sheet has been added along with the tree mitigation table. None of the existing trees will be kept.**
  - b. 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. **Payment into the community tree fund is the mitigation method that will used.**
  - c. 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. **Understood.**
  - d. The caliper inches that will be lost are 102.5", the mitigation value is \$19,600.00. **Understood.**
  - e. 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. **Understood.**
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
  - a. Site Plan Set Review all redline comments and address all necessary changes for completeness and accuracy. **All redline comments have been addressed.**
    - i. Sheet 2
      1. • 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. **Noted. We will work with Grace on the license agreement.**

2. • The proposed drainage easement in the indicated location needs to be dedicated by separate document. Contact Andy Niquette to start the process. **The drainage easement documents will be submitted directly to Andy.**
  3. • Match all easement names to those shown on the plat. Adjust the indicated measurement line. **All easements shown in the Site Plan sheets now match the plat.**
  4. • Dedicate a sidewalk easement in the indicated location to cover the sidewalk. **A new sidewalk easement is shown and labeled along the north edge of the property.**
- b. Plat Review all redline comments and address all necessary changes for completeness and accuracy. **All redline comments have been addressed.**
- i. • Add the name and title to match the Title Commitment “Deed of Trust” holder’s name and title. **The mortgagee’s name and title have been added.**
  - ii. • Send in the updated Title Commitment dated within 120 days of the plat approval date. **An updated title commitment is included with this resubmittal.**
  - iii. • The site plan shows a proposed drainage easement in the indicated location. Dedicate it by separate document. Contact Andy Niquette to start the process. **The drainage easement documents will be submitted directly to Andy.**
  - iv. • Dedicate a sidewalk easement in the indicated location to cover the sidewalk. **A new sidewalk easement is shown and labeled along the north edge of the property.**
  - v. • Move the indicated measurement to the edge of the easement. **The label has been moved as requested.**