



Planning Division
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August 11, 2020

Arend Accola
Highline Village Townhomes II LLC
5777 E Evans Unit #1
Denver, CO 80222

Re: Second Submission Review – Highline Village #2 – Minor Amendment
Case Numbers: 1983-4012-05

Dear Mr. Accola:

Thank you for your second submission. As with your first submittal we have reviewed it and attached our comments along with this cover letter. There are still some remaining issues with the plans, mostly concerning formatting and the placement of the proposed shade structure. Please review this letter and the redline comments on the Site Plan, revise your previous work, and send us a new submission so the remaining review departments can verify completeness.

After this has been done and the changes have been verified, the amendment will be processed and uploaded to the official file for this site plan. Please continue working on your Plat amendment as well. Once that is completed and recorded, this project can continue to move forward with the civil plan and building permitting process.

If you have any comments or concerns, please give me a call. I may be reached at 303-739-7112.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Johnson".

Christopher Johnson, Planner II
City of Aurora Planning Department

cc: Filed: K:\SMA\1983-4012-05 Highline Village #2\Rev2



Second Submission Review

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

1. Public Works/Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

Sheet 1

1A. The Site Plan will not receive final approval from Public Works until the Preliminary Drainage is approved.

Sheet 2

1B. Retaining walls greater than 30 inches in height require railing or barrier. Address throughout.

Sheet 3

1C. Add a note indicating if the storm sewer system is public or private and who will maintain it.

Sheet 6

1D. Min 0.5% slope for concrete, typical. Minimum slope away from the building is 5% for 10' for landscape areas, minimum 2% slope for impervious areas.

2. Fire / Life Safety (Jeff Goorman / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

Sheet 2

2A. With the current location of the accessible parking sign a parking stop would be required to prevent a vehicle from impacting the sign. It appears that if a parking stop is installed the minimum parking stall length of 19' would not be met. Relocate the accessible parking sign to the location shown at the line delineation of the accessible parking spot and the hatched loading zone. This location should prevent the sign from being impacted by a vehicle and provide proper signage while complying with minimum length requirements.

2B. Change FLEA to Fire Lane Easement. Typical throughout.

2C. Please work with Real property to determine what portions of the existing fire lane need to be vacated and rededicated to reflect the new fire lane layout.

3. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

3A. Applicant has decided to pay into the community tree fund in the amount of \$4,400.00. Forestry cannot approve project until mitigation fees have been paid.

4. Parks, Recreation & Open Space (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

No outstanding comments. PROS signature required.

5. Real Property (Maurice Brooks / 303-739-7437 / mteller@auroragov.org / Comments in purple)

Dedicate the new easements and complete the License Agreement for the objects in the easement. The shade structure located in the Utility easement will need to be removed, per City Code. Contact Andy Niquette (aniquett@auroragov.org) for the easement concerns and contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns.

Sheet 1

5A. Change Note 7 to follow redline comment verbatim.

5B. The shade structure falls under this area.

Sheet 2

5C. Dedicate the easement and match the naming on the plat. Label all easements.

5D. The indicated structure is not allowed to be built in the Utility easement – remove.

5E. Add the indicated block numbers.

5F. License Agreement needed for the wall in the easement.

5G. Match the plat easement name.

Sheet 10

5H. This shade structure cannot be built in the Utility easement, per City Code.