



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

Worth Discovering • auroragov.org

April 20, 2020

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

Re: Initial Submission Review – Highline Village Subdivision Filing No 3 – Plat Amendment
Application Number: **DA-2228-00**
Case Number: **2020-3013-00**

Dear Mr. Accola,

Thank you for your initial submission, which we started to process on March 17, 2020. We reviewed it and attached our comments along with this cover letter. The redlined comments are on the Plat. 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.

There are several minor issues that need to be addressed. Please address all comments in this letter and on the plans and resubmit for a second review.

If you have any comments or concerns, please give me a call.

Sincerely,

Christopher Johnson, Planner II
City of Aurora Planning Department

cc: Brandon Cammarata, Planning Manager
Meg Allen, Neighborhood Services
Debbie Klisis, Rick Engineering
Filed: K:\\$DA\2228-00rev1



Initial Submission Review

PUBLIC COMMENTS, CONCERNS, AND QUESTIONS

There are no public comments at this time.

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Review and address all formatting comments from Real Property throughout the Plat.
- Ensure that any existing or proposed drainage facility is covered by a Drainage Easement (see Item 3).

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

1. Real Property

Maurice Brooks | 303-739-7300 | mbrooks@auroragov.org

- 1A. Please revise sheets to follow Adams County formatting requirements. 18"x24" sheets with a 2" left margin and ½" margins on all other sides. [Margin adjustments have been made.](#)
- 1B. Change "Replat" to "Resubdivision" in all requested locations. [Replat has been changed to Resubdivision.](#)
- 1C. Review and address all formatting and grammar redline comments throughout the Plat. [They have been addressed.](#)
- 1D. Revise the Covenants to state the following, verbatim:
"All crossings or encroachments, including but not limited, to private landscape irrigation systems, underdrains, or private utilities into easements owned by the City of Aurora are acknowledged by the undersigned as being subject to the City of Aurora's use and occupancy of said easements and rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify and hold harmless the City of Aurora for any loss, damage, or repair to private landscape irrigation systems, underdrains, or private utilities that may result from the City of Aurora's use and occupancy or exercise of its rights in said easements and rights of way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said private landscape irrigation systems, underdrains, or private utilities upon request from the City of Aurora and at no expense to the City of Aurora." [The Covenants has been changed.](#)
- 1E. Use the subdivision plat checklist Clerk and Records Certificate.
- 1F. Revise the Surveyor's Certificate as requested. [The Surveyor's Certificate has been updated.](#)
- 1G. Add or revise all General Notes accordingly. [The General Notes has been updated.](#)
- 1H. Change the lot numbers to begin with #1 to the conclusion. [Lots have been renumbered 1-22.](#)
- 1I. Delete the indicated old lot lines, unless they are proposed to be new easements. If so, add names of the easements. [The old lot lines are no longer visible.](#)

2. Parks, Recreation and Open Space Department

Michelle Teller / mteller@auroragov.org / 303-739-7437

- 2A. No park land dedication fees will apply to this project.

3. Public Works/Engineering

Kristin Tanabe / ktanabe@auroragov.org / 303-739-7306

- 3A. The plat will not be approved by public works until the preliminary drainage report is approved.
- 3B. A drainage easement is required for the existing detention ponds and any additional detention or water quality facilities. [The drainage easement has been defined.](#)

SITE PLAN AMENDMENT

HIGHLINE VILLAGE

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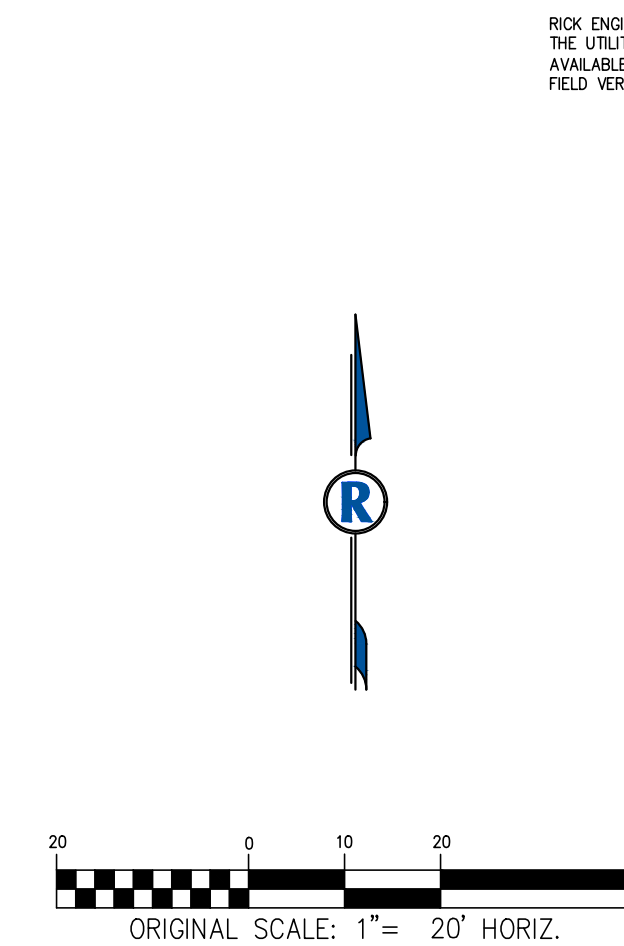
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SHEET NO.	2 OF 15

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Handwriting practice lines with dashed midlines and arrows indicating stroke direction.

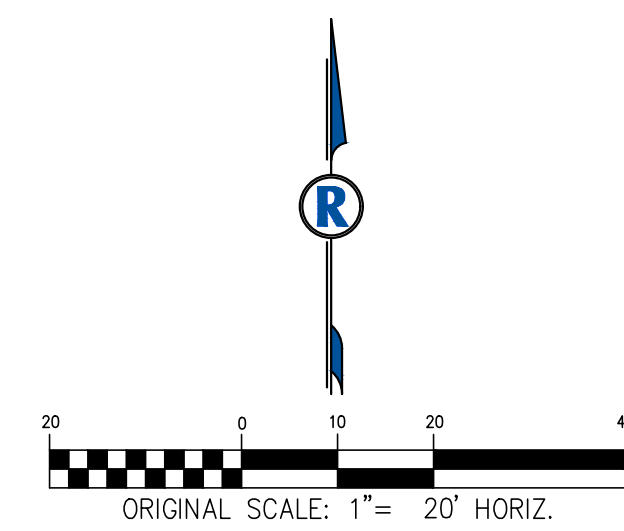
SECTION LINE
EXISTING RIGHT-OF-WAY
RIGHT-OF-WAY/ BOUNDARY
PROPOSED LOT LINE
EXISTING UTILITY EASEMENT
PROPOSED SWALE
EXISTING CURB & GUTTER
PROPOSED BUILDING
EXISTING BUILDING
EXISTING ASPHALT PAVEMENT
PROPOSED ASPHALT PAVEMENT
EXISTING CONCRETE
PROPOSED CONCRETE
EXISTING LANDSCAPING
PROPOSED LANDSCAPING

RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".

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ELEVATIONS SHOWN HEREON ARE BASED ON THE CITY OF AURORA BENCHMARK
ID 3S6632SE002, DESCRIBED AS A CHISELED SQUARE NE CORNER WINGWALL.
ELEVATION = 5444.81 CITY OF AURORA DATUM.

RICK ENGINEERING COMPANY ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.



LEGEND	
	SECTION LINE
	EXISTING RIGHT-OF-WAY
	RIGHT-OF-WAY/ BOUNDARY
	EXISTING UTILITY EASEMENT
	PROPOSED SWALE
	EXISTING STORM LINE
	PROPOSED STORM LINE
	EXISTING SANITARY SEWER
	EXISTING GAS LINE
	EXISTING FIBER OPTIC LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING WATER LINE
	PROPOSED WATER LINE
	PROPOSED WATER VALVE
	PROPOSED WATER METER
	EXISTING WATER VALVE
	EXISTING STORM SEWER MH
	EXISTING SANITARY SEWER MH
	EXISTING GAS METER
	EXISTING WATER METER
	EXISTING LIGHT POLE
	EXISTING TREES

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

- NOTES
- STORM SEWER PIPE SHALL BE HDPE OR ACCEPTABLE ALTERNATIVE.
 - WATER AND SEWER SERVICES TO BE VERIFIED IN THE FIELD. INDIVIDUAL SERVICES TO THE UNITS TO BE CONSTRUCTED PER THIS PLAN.
 - SANITARY SEWER SERVICES TO THE UNITS ARE 4" PVC. WATER SERVICES TO THE UNITS ARE 3/4".

Approved _____ Date _____	
Civil Engineer _____	Date _____
Project Manager _____	Date _____
Water Department _____	Date _____

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**OVERALL
UTILITY PLAN**

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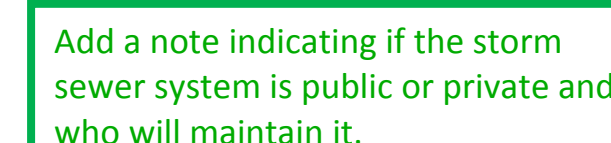
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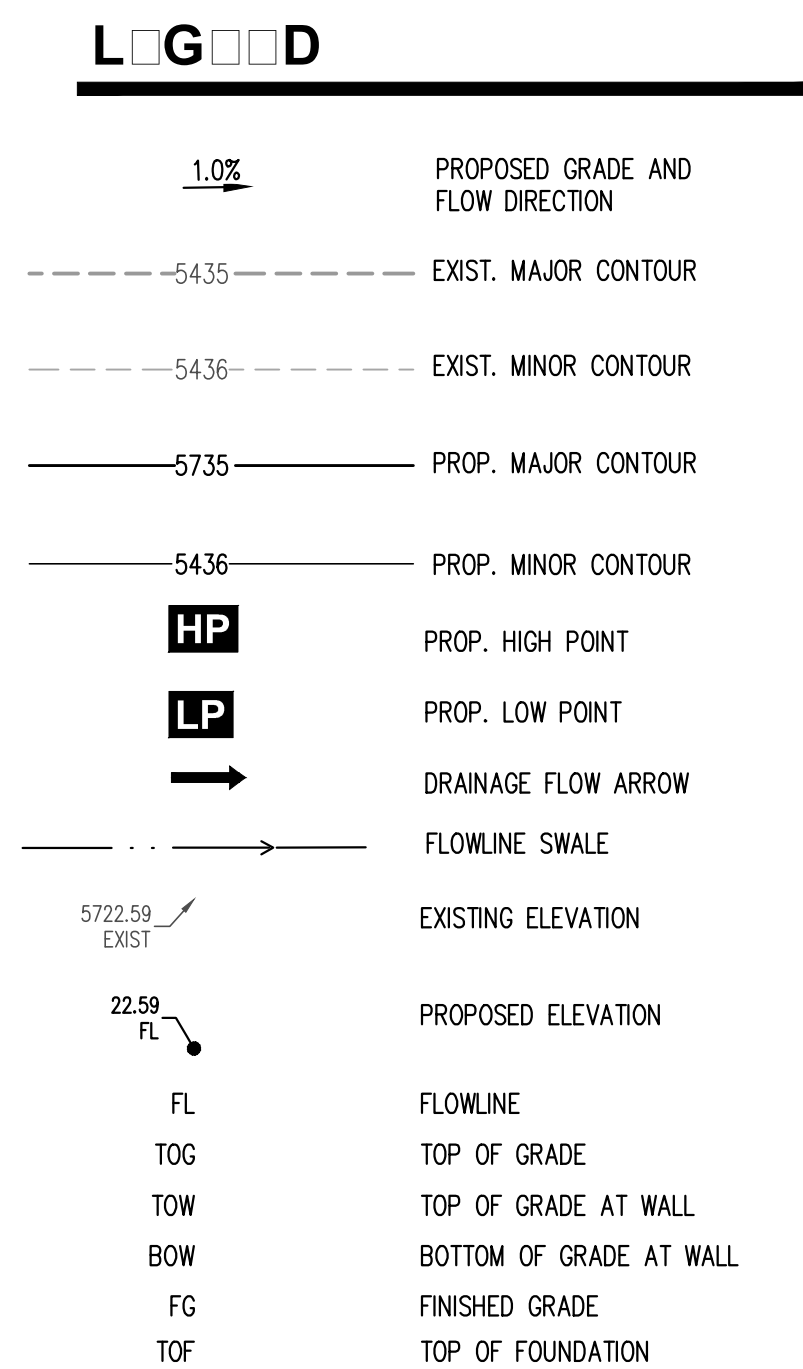
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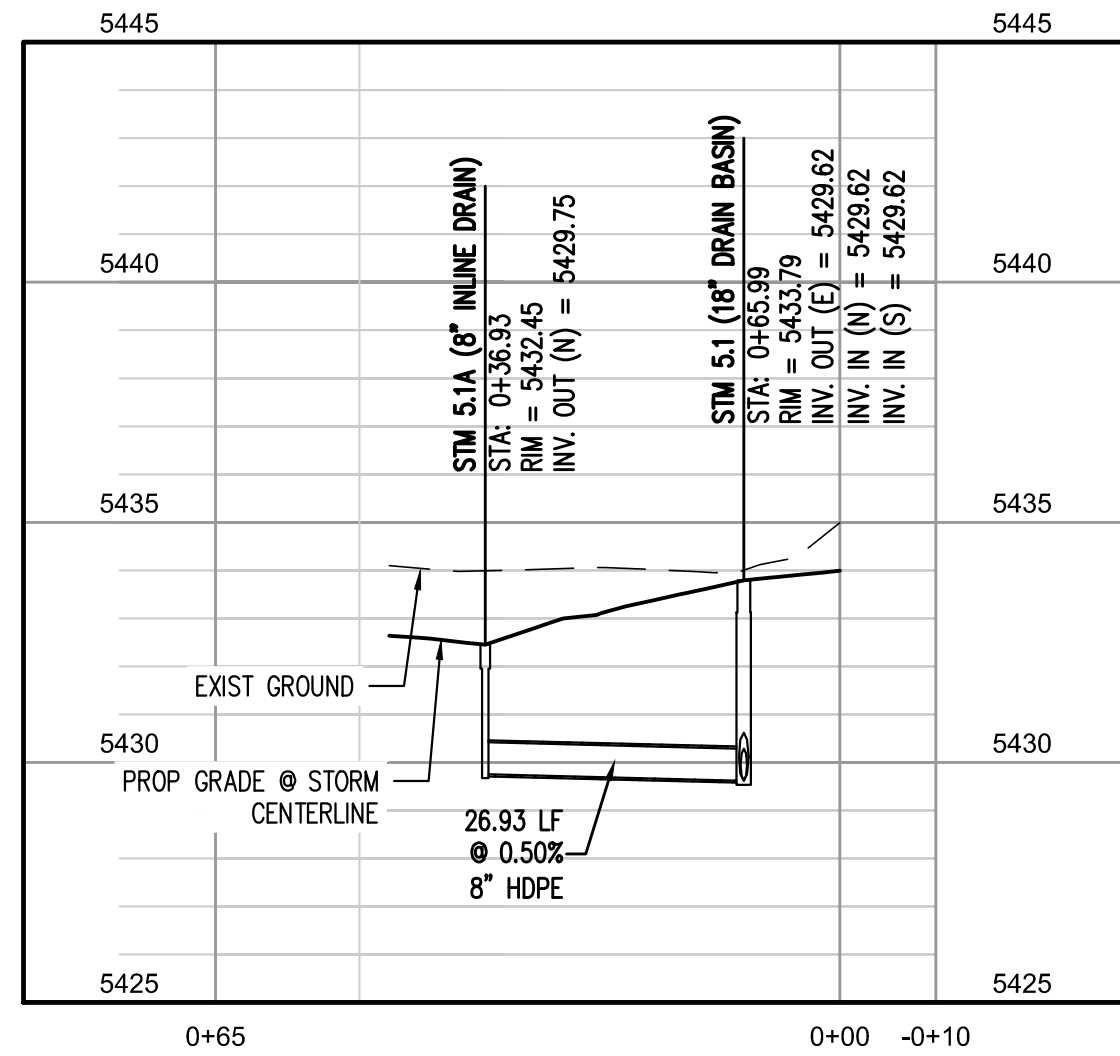
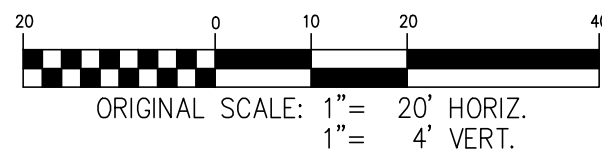
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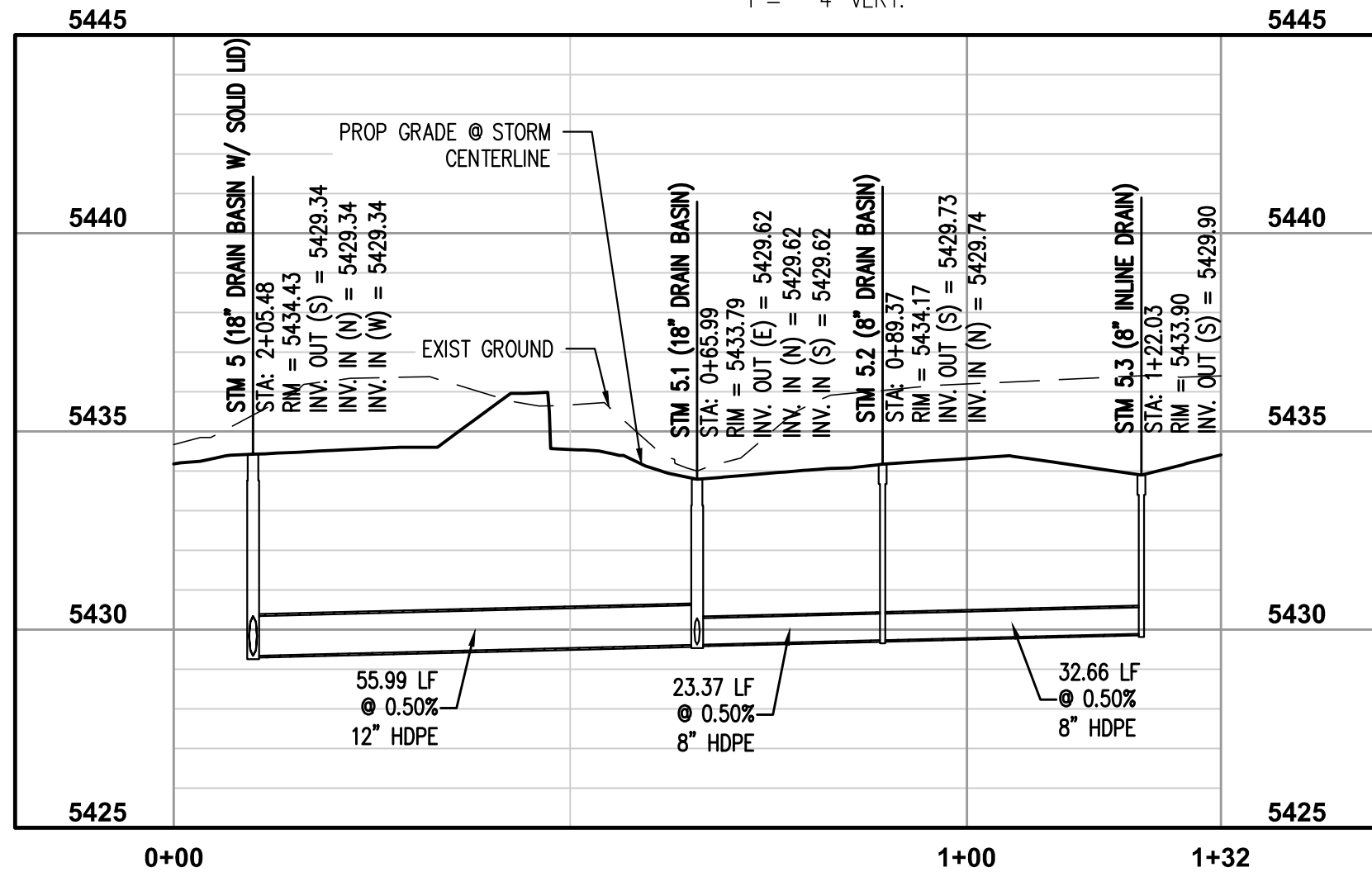
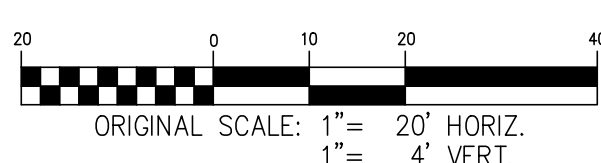
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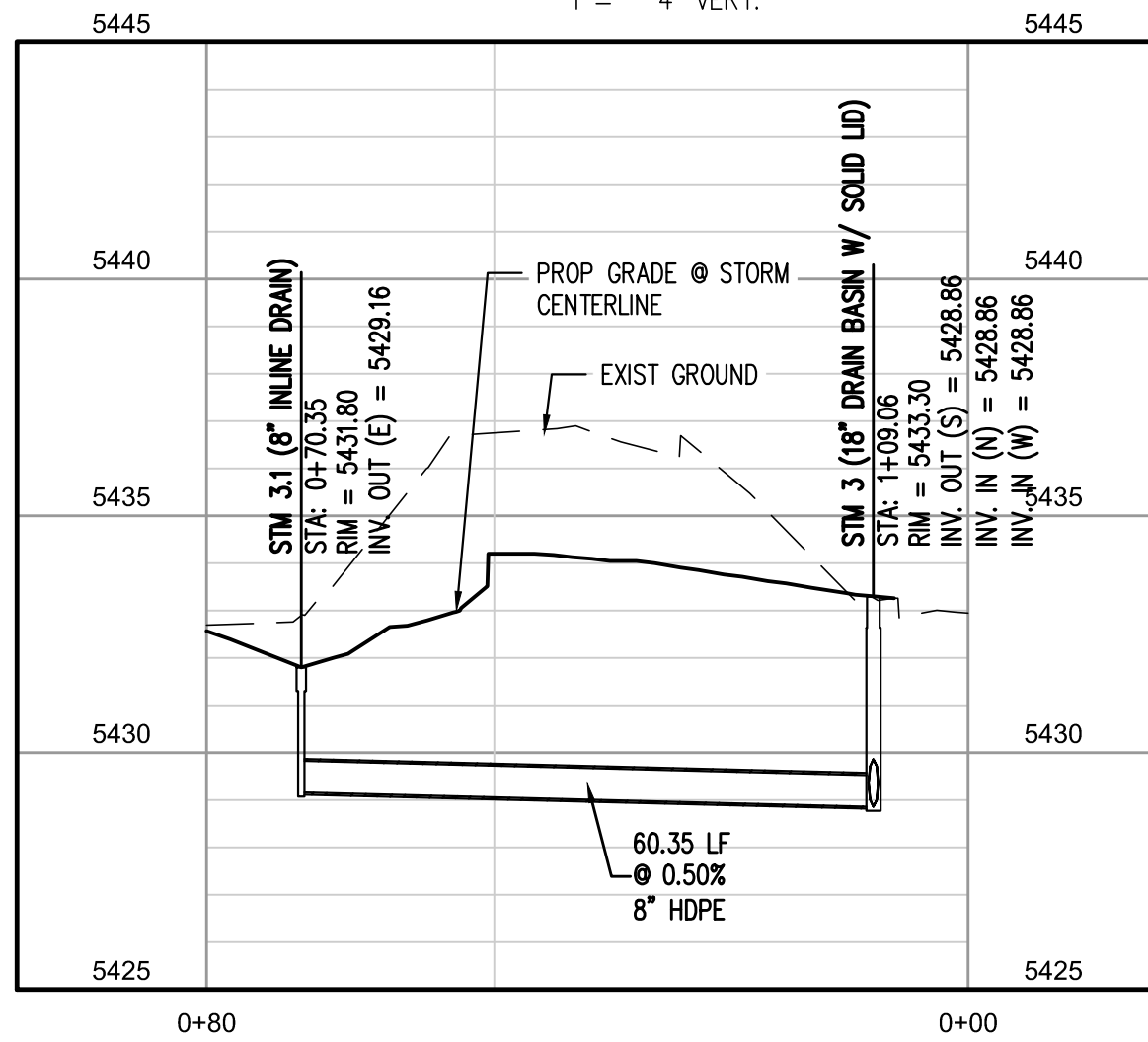
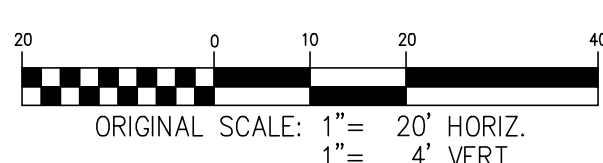
STORM A PLAN PROFILE



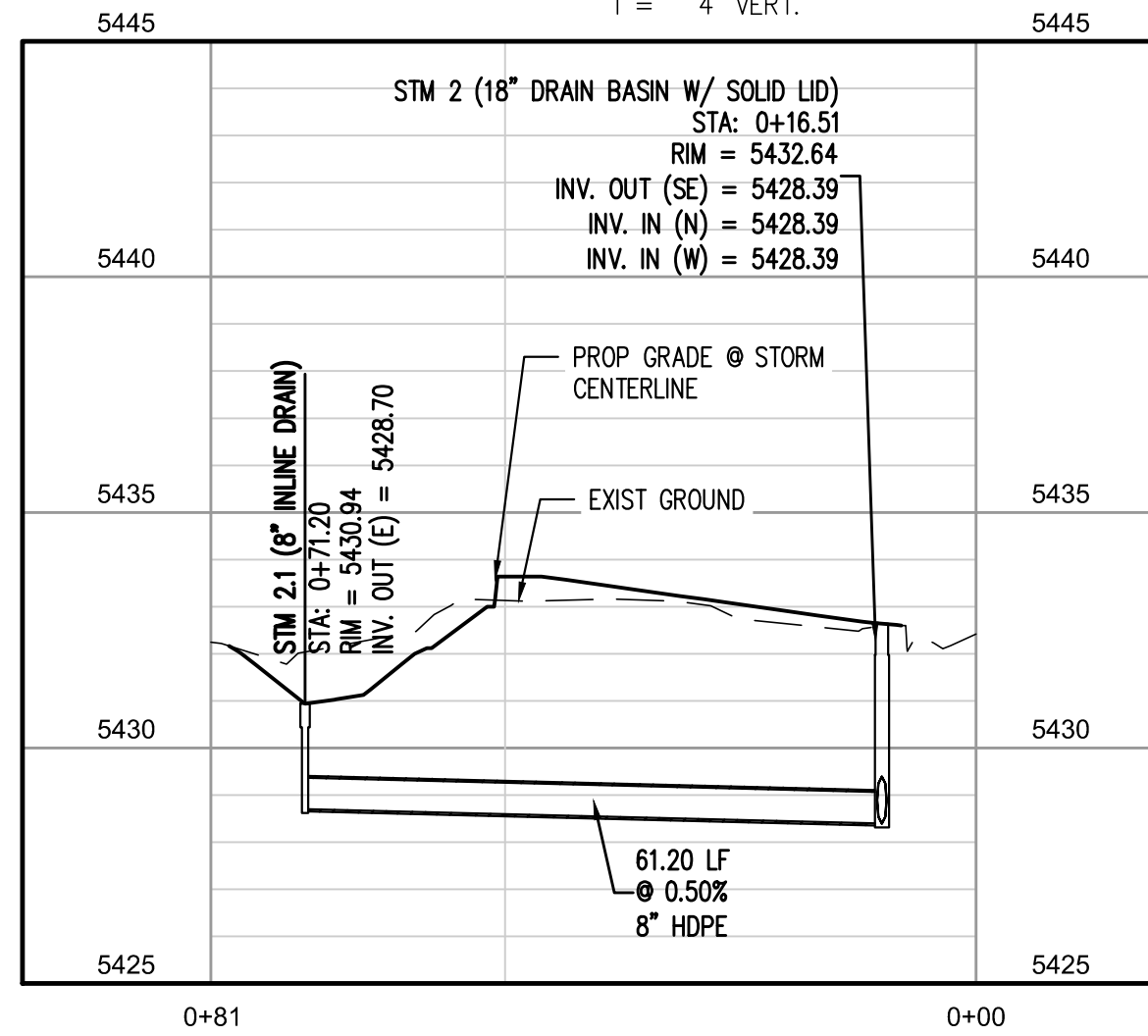
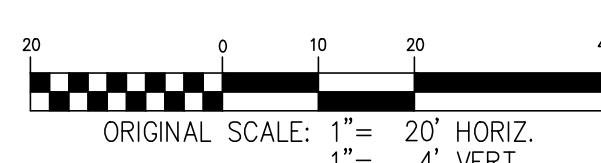
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STORM A PLAN PROFILE



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STORM A PLAN PROFILE

* STORM SEWER PIPE SHALL BE HDPE OR ACCEPTABLE ALTERNATIVE.

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As of Date	Date
Civil Engineer	Date
Fire Department	Date
Water Department	Date

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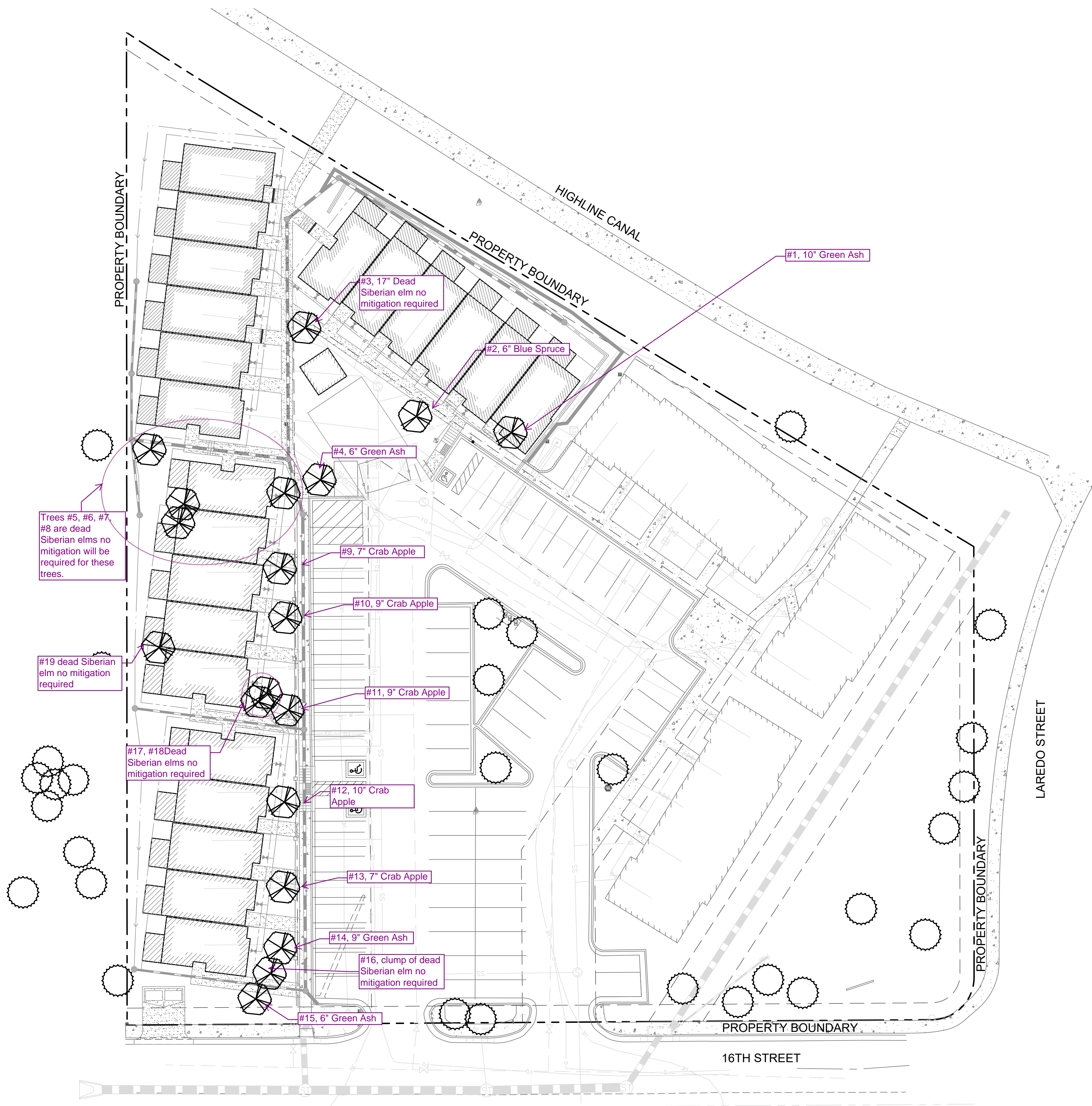
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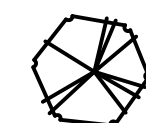
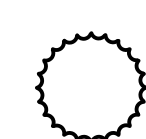
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STORM PLAN
AND PROFILE 2

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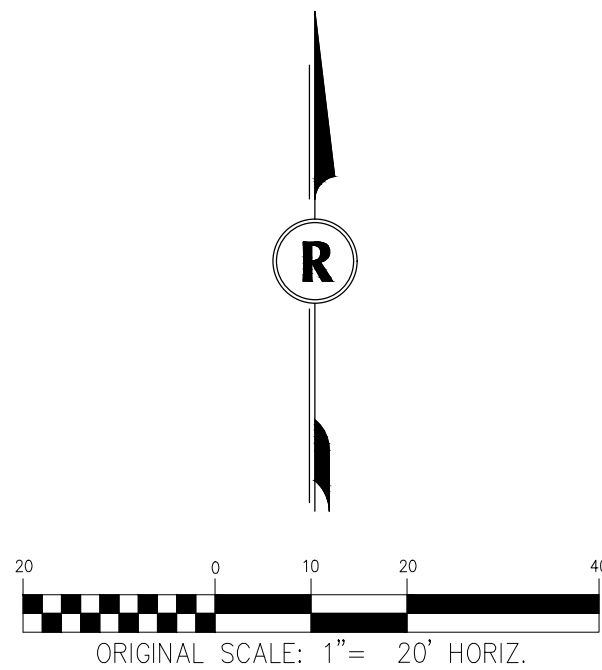


LEGEND

-  EXISTING TREE TO BE REMOVED
-  EXISTING TREE TO REMAIN

Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. Parks, Recreation & Open Space Dedication and Development Criteria manual. These notes shall be added to the plan.

Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.



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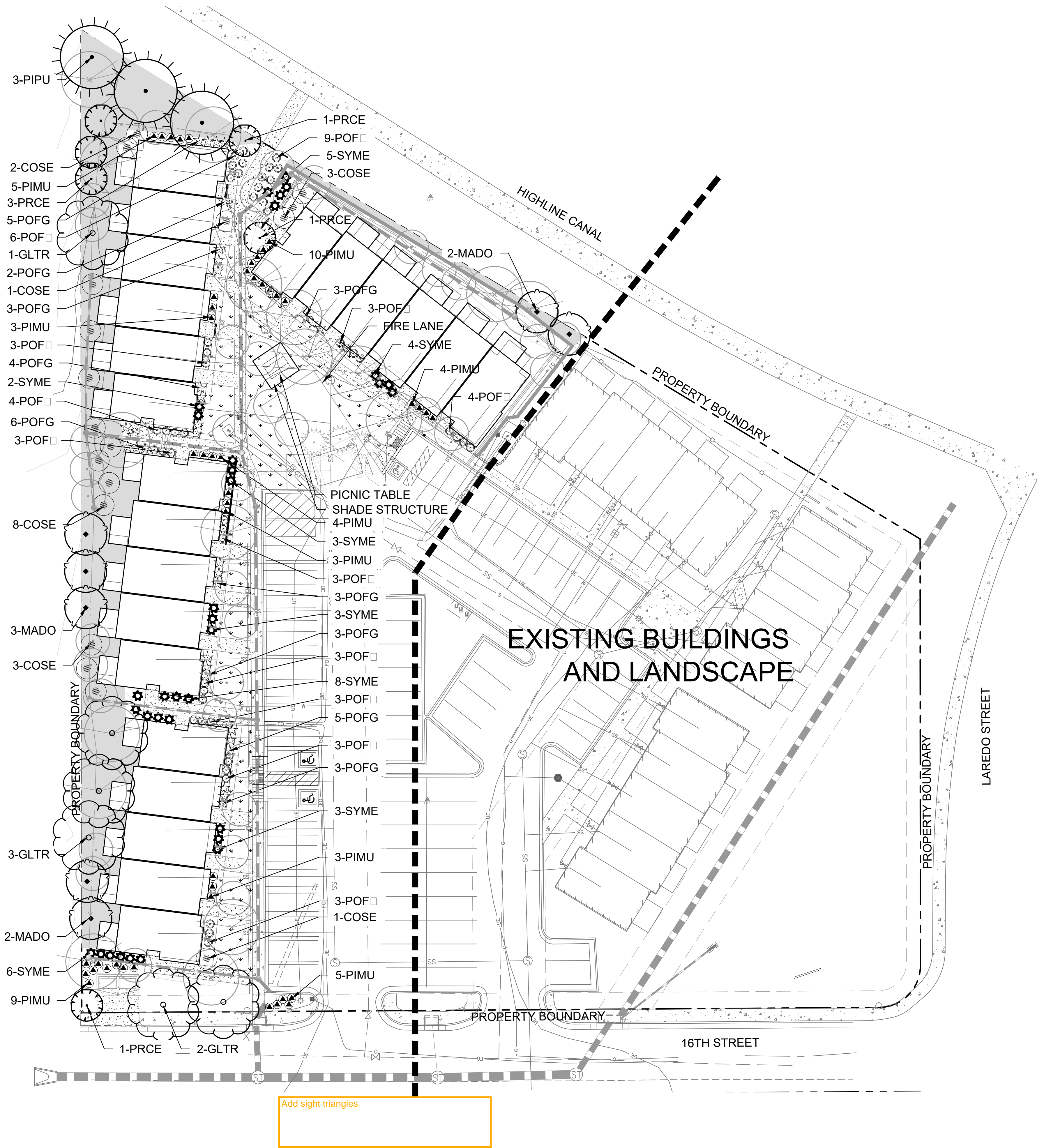
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














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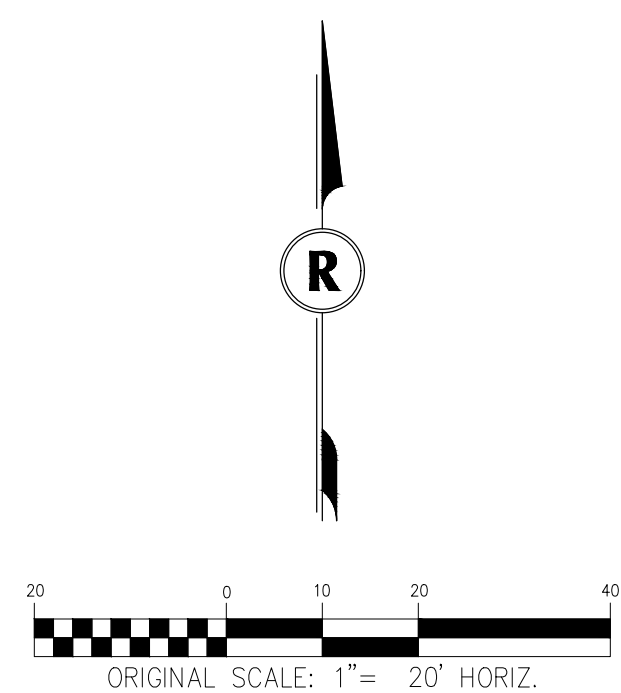
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LEGEND					
PREVIOUSLY APPROVED TREES					
	DECIDUOUS TREE				
	ORNAMENTAL TREE				
	EVERGREEN TREE				
NEW PROPOSED DECIDUOUS TREES					
SYMBOL	ABBV.	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	GLTR	6	GLEDITSIA TRICANTHOS	KENTUCKY COFFEE TREE	2" CAL. B.B.
NEW PROPOSED ORNAMENTAL TREES					
	MADO	7	MALUS 'DOLGO'	DOLGO CRABAPPLE	2" CAL.
	PRCE	6	PRUNUS CERASIFERA 'NEWPORT'	CHERRY PLUM	2" CAL.
NEW PROPOSED EVERGREEN TREES					
	PIPU	3	PICEA PUNGENS	COLORADO BLUE SPRUCE	8' TALL
NEW PROPOSED EVERGREEN SHRUBS					
	PIMU	47	PINUS MUGO V. PUMILIO	DWARF MUGO PINE	5 GAL.
NEW PROPOSED DECIDUOUS SHRUBS					
	COSE	19	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	5 GAL.
	POFG	37	POTENTILLA FRUITOSA 'GOLD DROP'	GOLD DROP POTENTILLA	5 GAL.
	POF	48	POTENTILLA FRUITOSA 'JACKMANII'	JACKMAN POTENTILLA	5 GAL.
	SYME	34	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	5 GAL.
NEW PROPOSED GROUNDCOVERS					
		3,470 SF	TURF	45% BLUEGRASS	
		4,850 SF	WOOD MULCH	CASCADE CEDAR MULCH	
		244	ROCK MULCH	RIVER ROCK	1 1/2"

NOTE: 1. PREVIOUSLY APPROVED PLAN 08-09-00 SHOWS TREES IN LOCATIONS THAT WILL NOT BE ABLE TO BE LOCATED DUE TO LOCATION OF NEW FEATURES (I.E. SIDEWALKS AND UTILITY LINES). THIS PLAN SHOWS THE ORIGINAL LOCATION OF PREVIOUSLY APPROVED TREES AND THE LOCATION OF NEWLY PROPOSED TREES FOR THE CURRENT PLAN. 2. NEW SHADE STRUCTURE IN LIEU OF PREVIOUSLY APPROVED PLAY AREA WITH SWING SET AND GYM PLAY.



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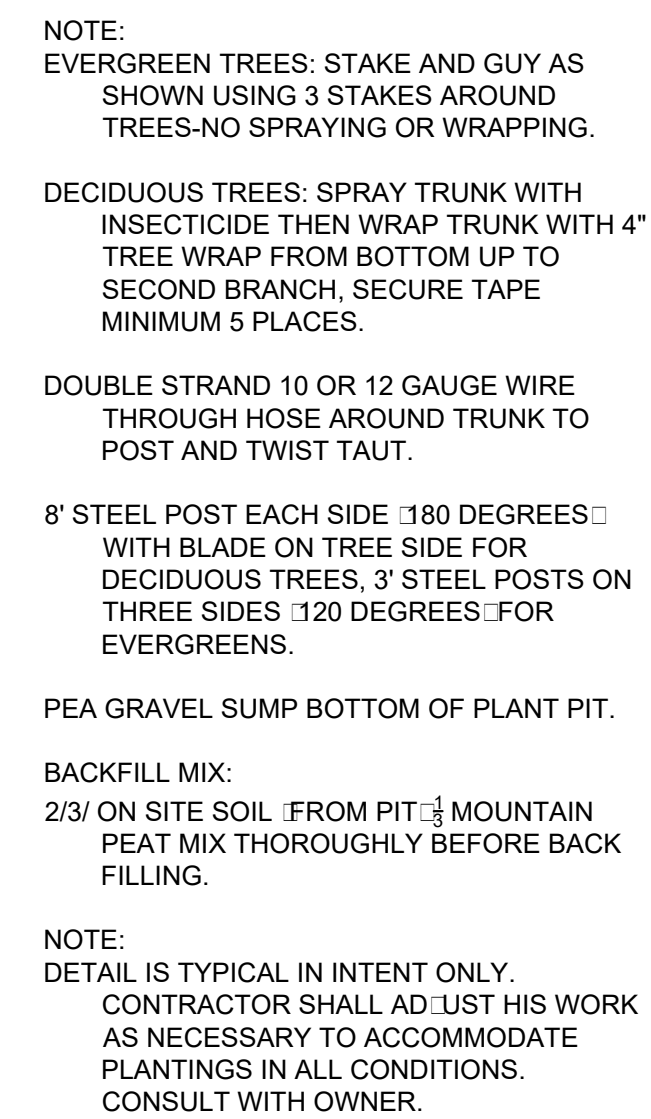
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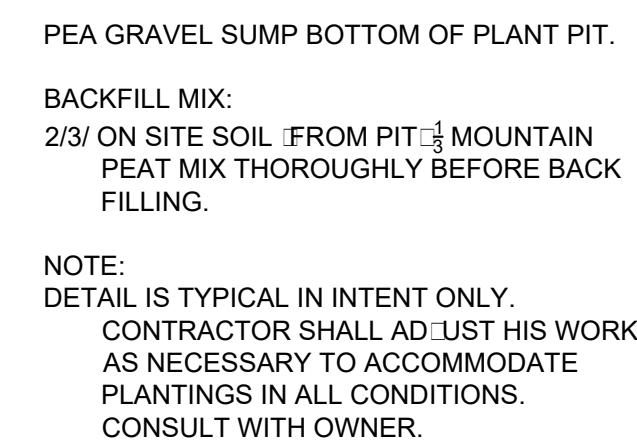
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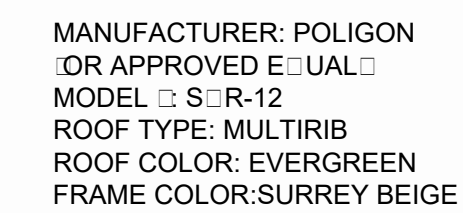
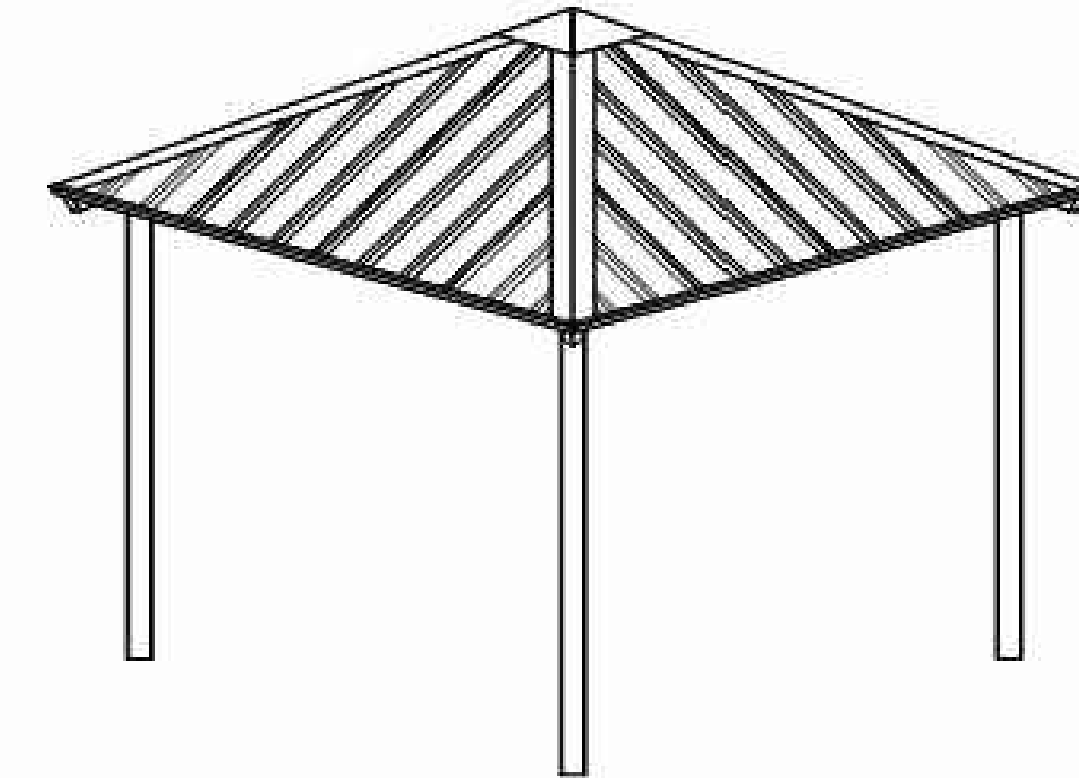
1. LANDSCAPE INSTALLATION SHALL BE COMPLETED PRIOR TO ISSUANCE OR CERTIFICATE OF OCCUPANCY.
2. ROUGH MULCH FOR SOIL PREPARATION SHALL BE A MIXTURE OF 25% SHEEP MANURE AND 75% MOUNTAIN PEAT AND SHALL CONTAIN A MINIMUM OF 50% ORGANIC MATTER. ROUGH MULCH SHALL BE ROTOTILLED IN AT A RATE OF 5 CU. YDS./1000 S.F. WITHIN THE SOD LIMITS. MULCH SHALL BE TILLED TO A DEPTH OF 8".
3. FERTILIZER SHALL BE OF COMPOSITION COMMONLY KNOWN AS 0-0-40-0 "TREBLE-SUPER-PHOSPHATE". FERTILIZER SHALL BE APPLIED UNIFORMLY OVER THE ENTIRE AREA TO BE SODDED AT A RATE OF 20 LBS./1000 S.F.
4. ALL AREAS TO BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM, ZONED FOR A BUBBLER SYSTEM IN SHRUB AREAS.
5. SIDEWALKS TO BE CONCRETE AND PARKING AREAS TO BE ASPHALT.
6. SHRUBBERY OF LOW PROFILE SHALL BE INSTALLED UNDER WINDOWS AND AT ENTRANCES OF UNITS. ADDITIONALLY ONLY LOW PROFILE SHRUBS SHALL BE USED AT THE INTERSECTION OF LAREDO STREET AND EAST 16TH STREET.



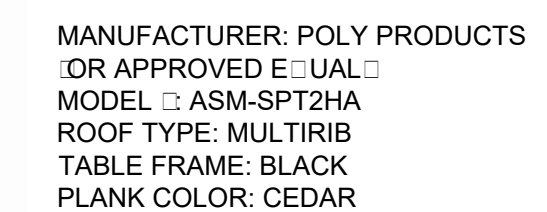
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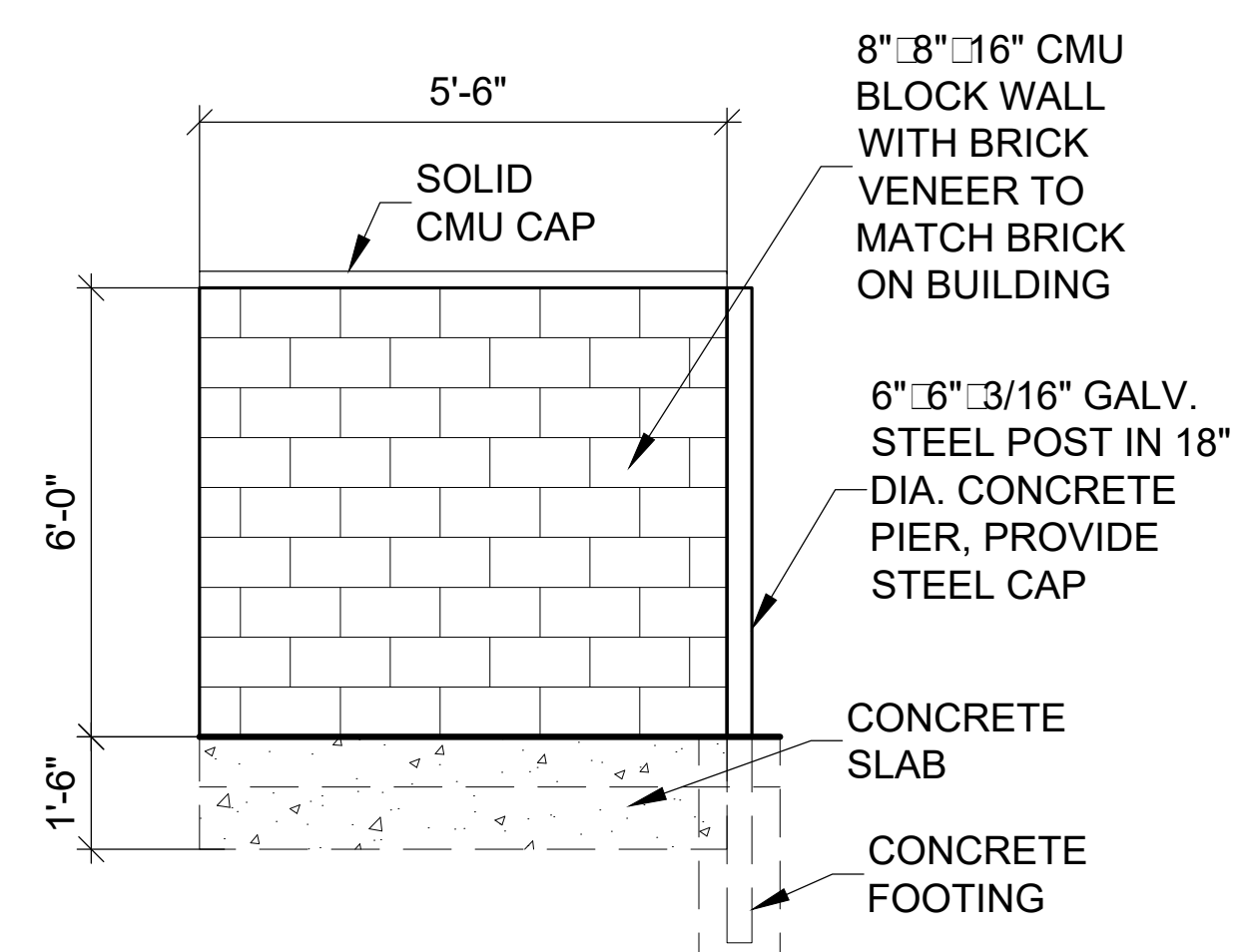
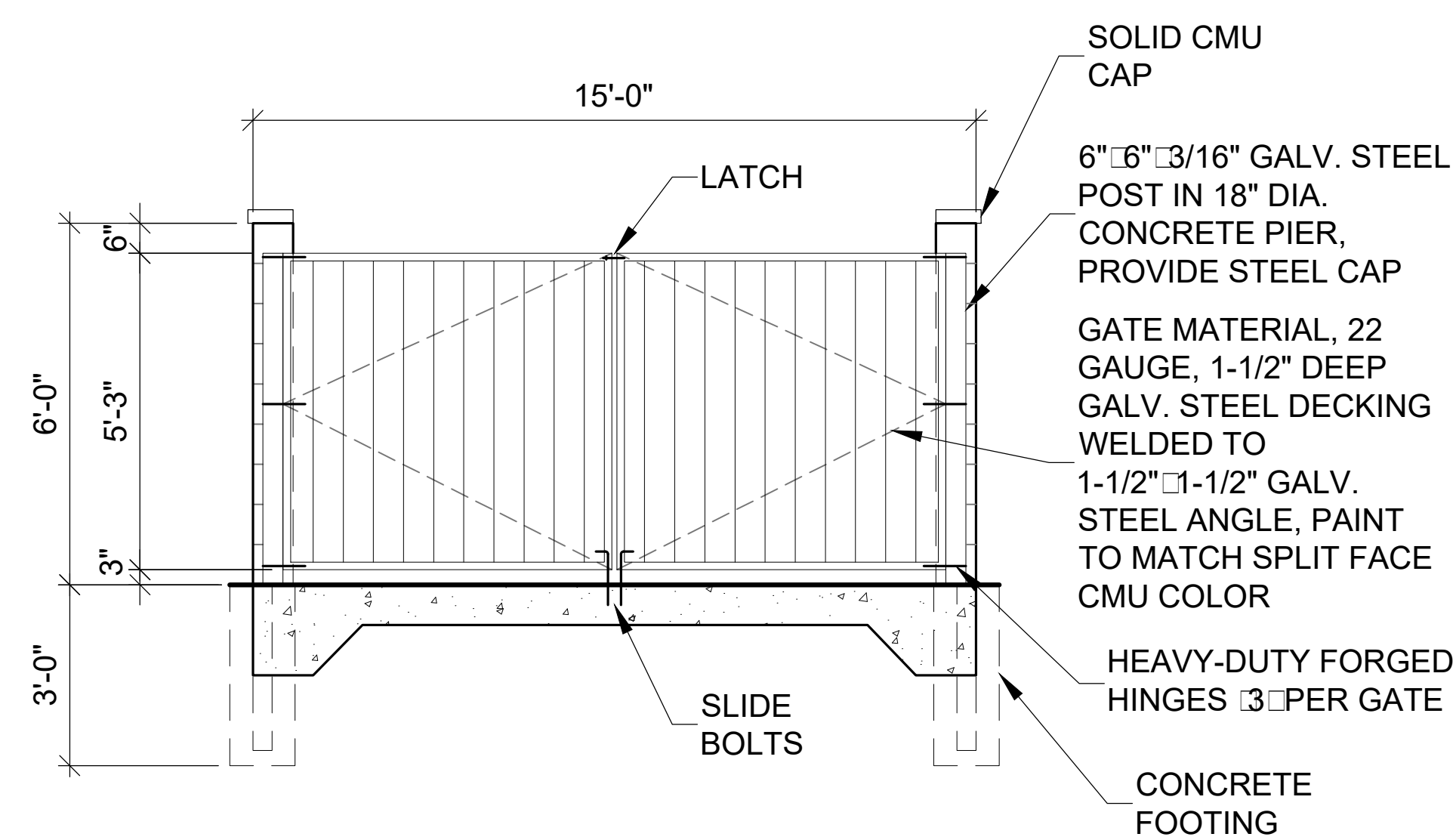
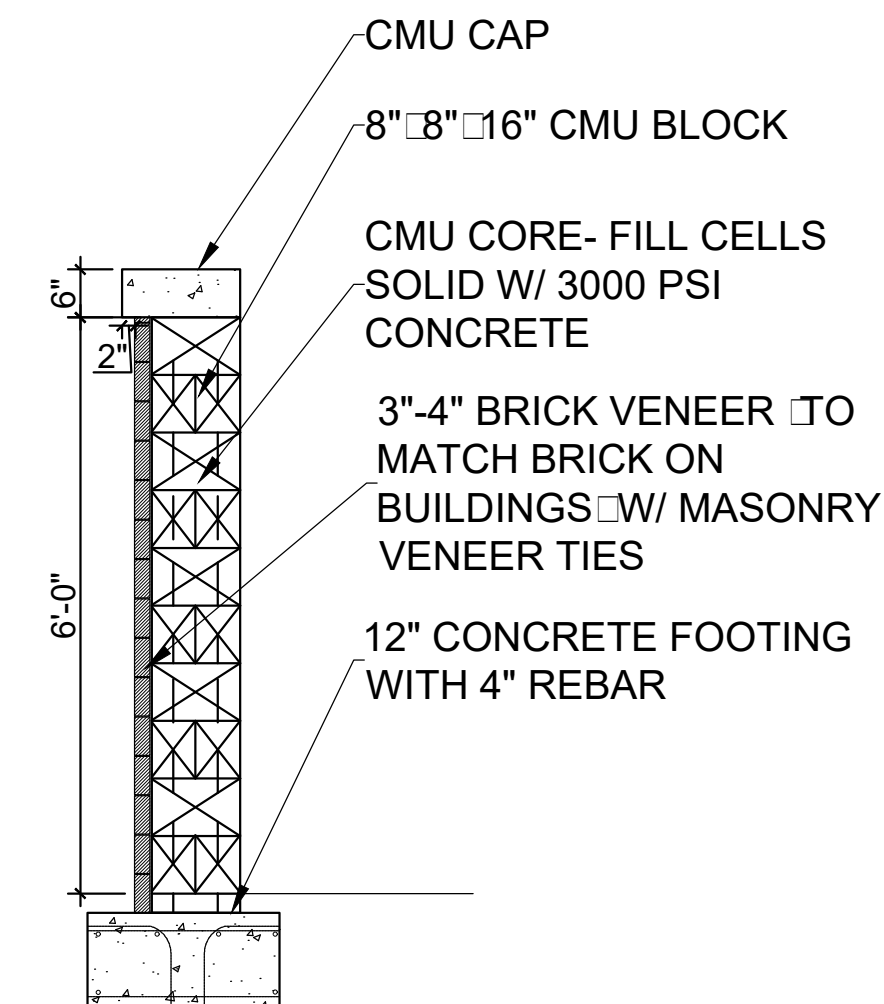
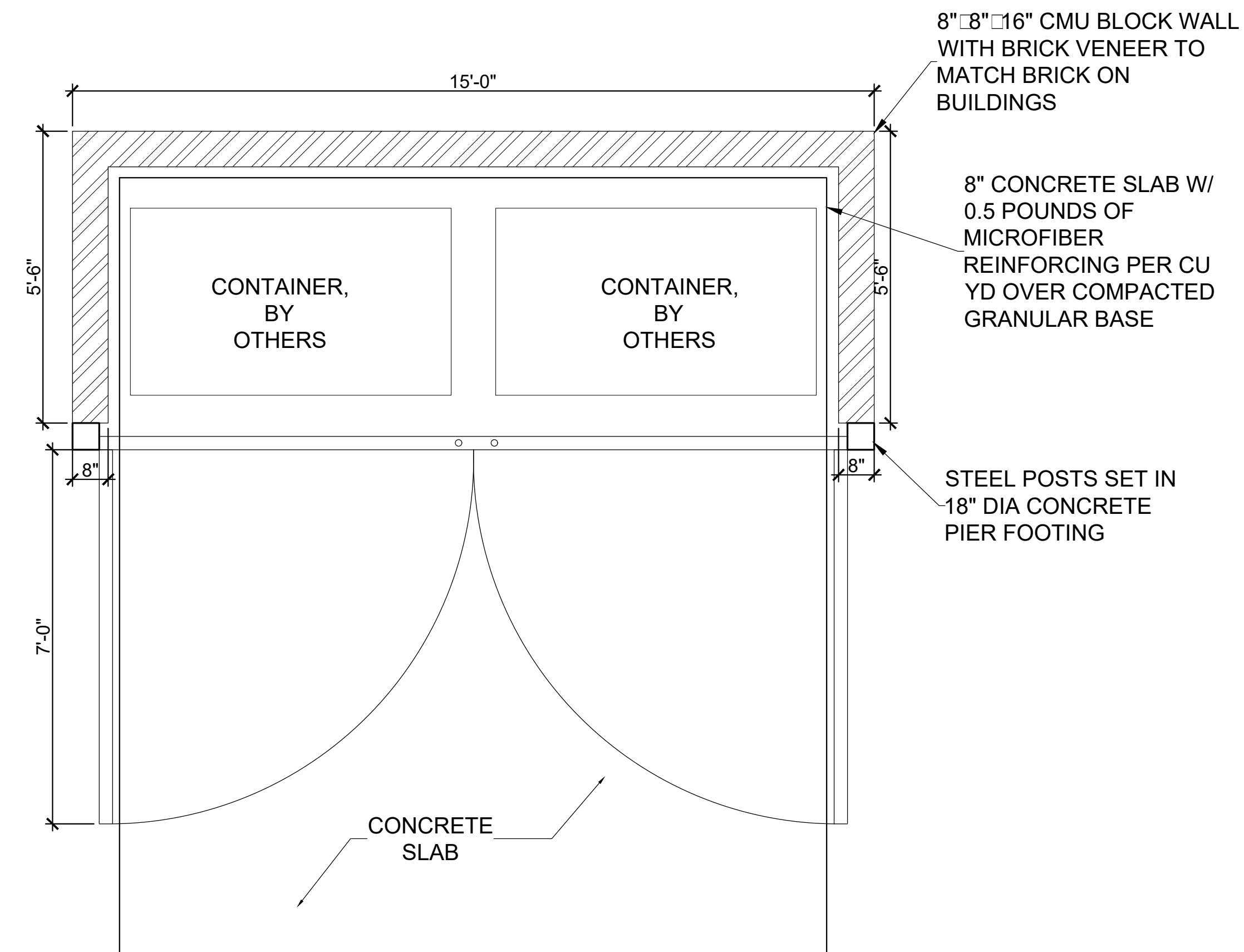
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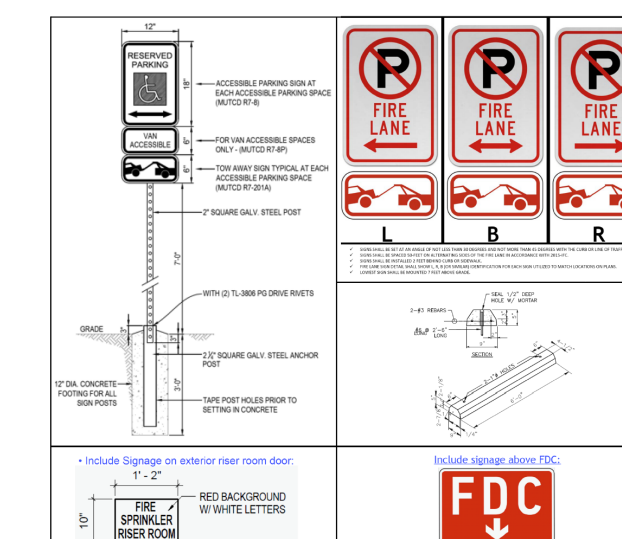
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Include a section of the retaining wall

Provide a detail of your mail kiosks on this sheet.
Provide enough detail to reflect the accessibility
requirements of sidewalks to meet ICC A117.1.

Provide sign package detail. See below for reference.



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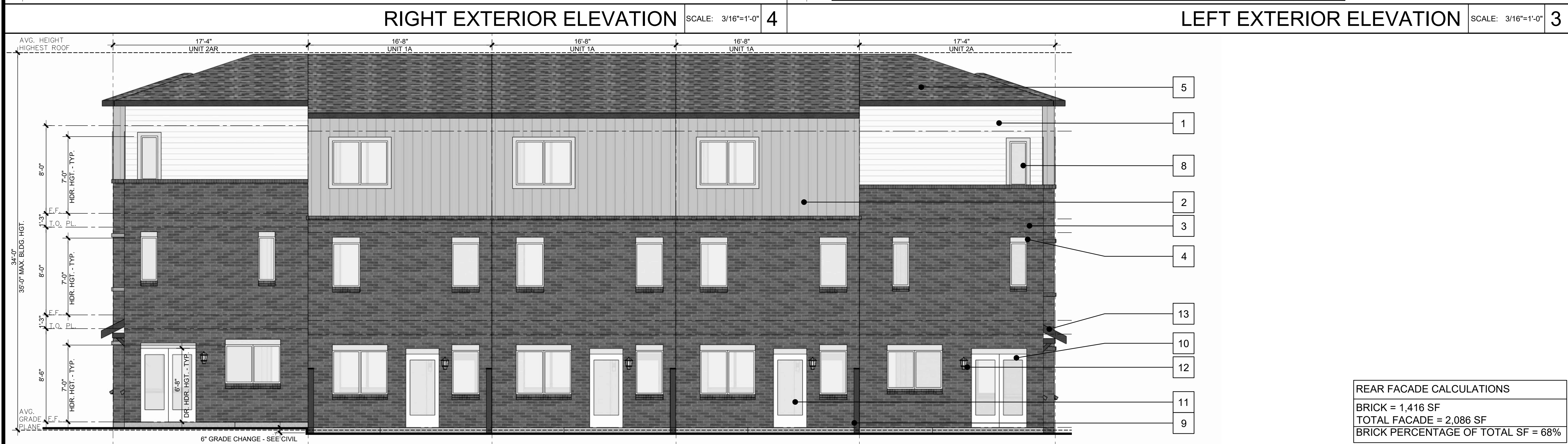
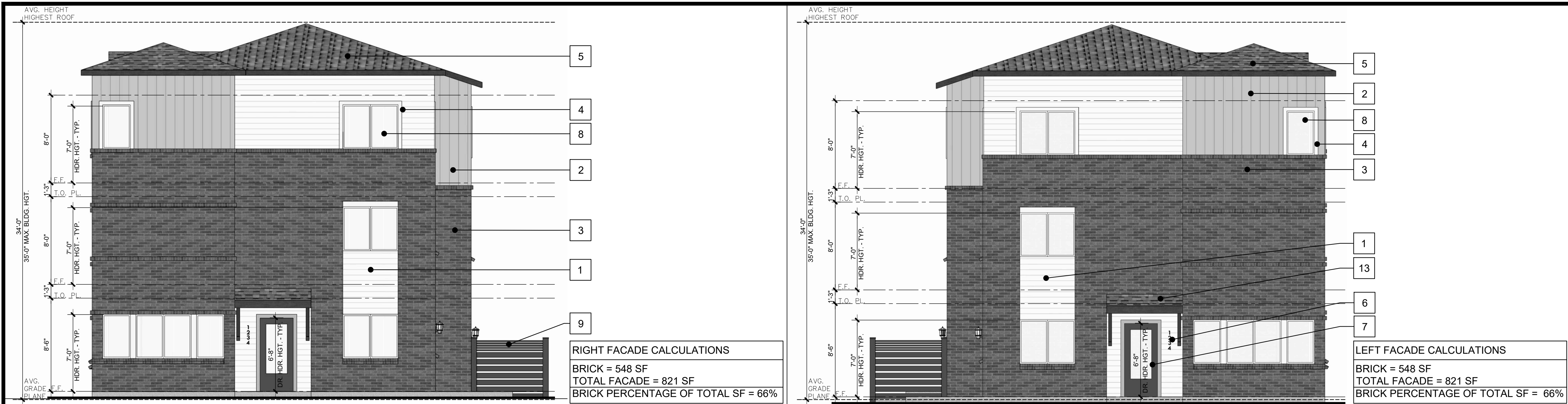
Know what's **below**.
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SCALE: 1" = 20'
DATE: 03/06/2020
DRAWN BY: KR
CHECKED BY: KN
JOB NO: 1243

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EXTERIOR ELEVATIONS

- 1 FIBER CEMENT SIDING
- 2 BOARD AND BATTEN
- 3 BRICK
- 4 FIBER CEMENT TRIM
- 5 ASPHALT ROOF SHINGLES
- 6 ADDRESS NUMBERS
- 7 UNIT ENTRY DOOR
- 8 VINYL WINDOW
- 9 FENCE
- 10 SLIDING GLASS DOOR
- 11 GLASS DOOR
- 12 EXTERIOR LIGHT FIXTURE
- 13 DECORATIVE AWNING

OVERALL BUILDING FACADE CALCULATIONS
 BRICK = 3,828 SF
 TOTAL FACADE = 6,396 SF
 BRICK PERCENTAGE OF TOTAL SF = 60%

SITE PLAN AMENDMENT
 HIGHLINE VILLAGE
 CITY OF AURORA



Architecture + Planning
 820 16th St., Suite 500
 Denver, CO 80202
 ktgy.com
 303.825.6400
 CONTACT: KATE MILLENSON
 KMILLENSON@KTGY.COM



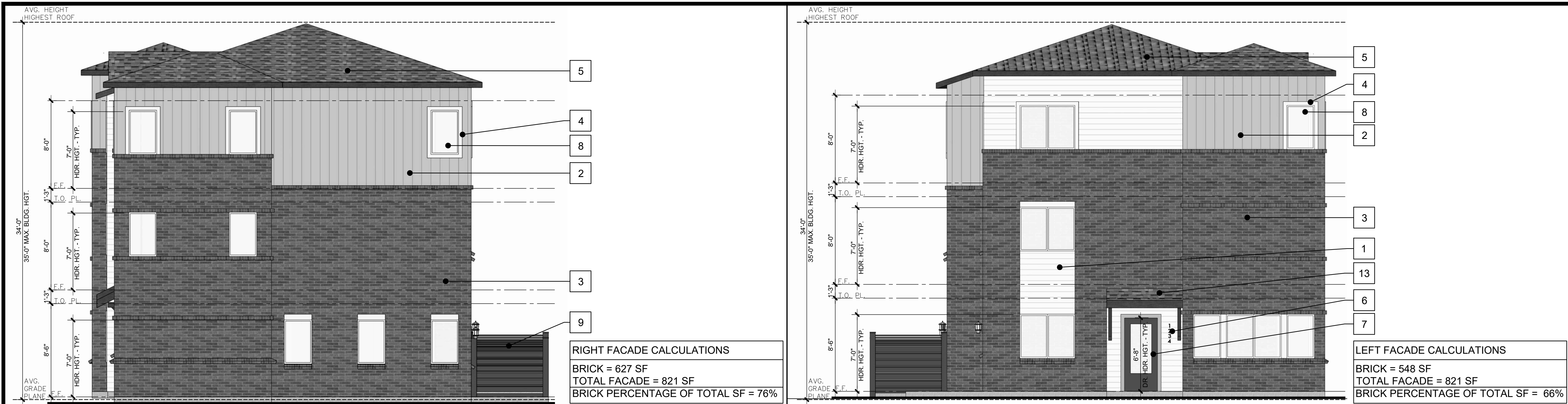
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EXTERIOR ELEVATIONS

DRAWING NAME	5A - PLEX
SHEET NO.	13 OF 15



RIGHT EXTERIOR ELEVATION

SCALE: 3/16"=1'-0"

4

LEFT EXTERIOR ELEVATION

SCALE: 3/16"=1'-0"

3



REAR EXTERIOR ELEVATION

SCALE: 3/16"=1'-0"

2



FRONT EXTERIOR ELEVATION

SCALE: 3/16"=1'-0"

1

EXTERIOR ELEVATIONS

- 1 FIBER CEMENT SIDING
- 2 BOARD AND BATTEN
- 3 BRICK
- 4 FIBER CEMENT TRIM
- 5 ASPHALT ROOF SHINGLES
- 6 ADDRESS NUMBERS
- 7 UNIT ENTRY DOOR
- 8 VINYL WINDOW
- 9 FENCE
- 10 SLIDING GLASS DOOR
- 11 GLASS DOOR
- 12 EXTERIOR LIGHT FIXTURE
- 13 DECORATIVE AWNING

OVERALL BUILDING FACADE CALCULATIONS

BRICK = 4,417 SF
TOTAL FACADE = 7,286 SF
BRICK PERCENTAGE OF TOTAL SF = 61%

SITE PLAN AMENDMENT

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CITY OF AURORA



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Denver, CO 80202
ktgy.com
303.825.6400
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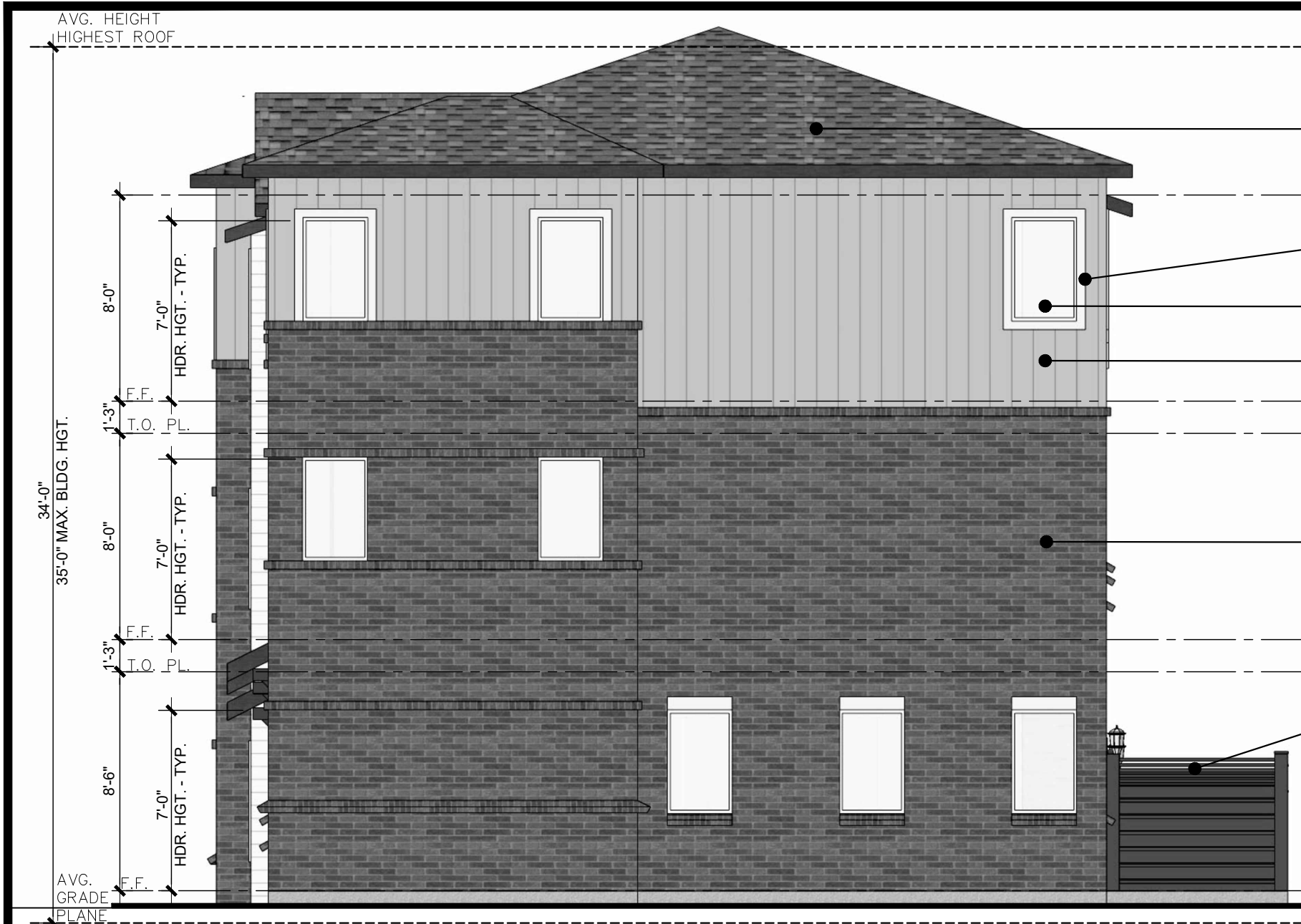
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NO.	DESCRIPTION	

EXTERIOR ELEVATIONS

DRAWING NAME 6A - PLEX

SHEET NO. 14 OF 15



RIGHT FACADE CALCULATIONS
BRICK = 627 SF
TOTAL FACADE = 821 SF
BRICK PERCENTAGE OF TOTAL SF = 76%



LEFT FACADE CALCULATIONS
BRICK = 548 SF
TOTAL FACADE = 821 SF
BRICK PERCENTAGE OF TOTAL SF = 66%

RIGHT EXTERIOR ELEVATION

SCALE: 3/16"=1'-0"

4

LEFT EXTERIOR ELEVATION

SCALE: 3/16"=1'-0"

3



REAR FACADE CALCULATIONS
BRICK = 1,654 SF
TOTAL FACADE = 2,450 SF
BRICK PERCENTAGE OF TOTAL SF = 68%

REAR EXTERIOR ELEVATION

SCALE: 3/16"=1'-0"

2



FRONT FACADE CALCULATIONS
BRICK = 1,588 SF
TOTAL FACADE = 3,194 SF
BRICK PERCENTAGE OF TOTAL SF = 49%

FRONT EXTERIOR ELEVATION

SCALE: 3/16"=1'-0"

1

EXTERIOR ELEVATIONS

- 1 FIBER CEMENT SIDING
- 2 BOARD AND BATTEN
- 3 BRICK
- 4 FIBER CEMENT TRIM
- 5 ASPHALT ROOF SHINGLES
- 6 ADDRESS NUMBERS
- 7 UNIT ENTRY DOOR
- 8 VINYL WINDOW
- 9 FENCE
- 10 SLIDING GLASS DOOR
- 11 GLASS DOOR
- 12 EXTERIOR LIGHT FIXTURE
- 13 DECORATIVE AWNING

OVERALL BUILDING FACADE CALCULATIONS

BRICK = 4,417 SF
TOTAL FACADE = 7,286 SF
BRICK PERCENTAGE OF TOTAL SF = 61%

SITE PLAN AMENDMENT

HIGHLINE VILLAGE

CITY OF AURORA



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EXTERIOR ELEVATIONS

DRAWING NAME 6B - PLEX
SHEET NO. 15 OF 15

RICK RESPONSES TO COMMENTS

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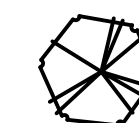
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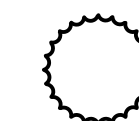
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LEGEND



EXISTING TREE TO BE REMOVED



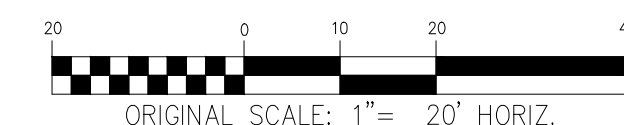
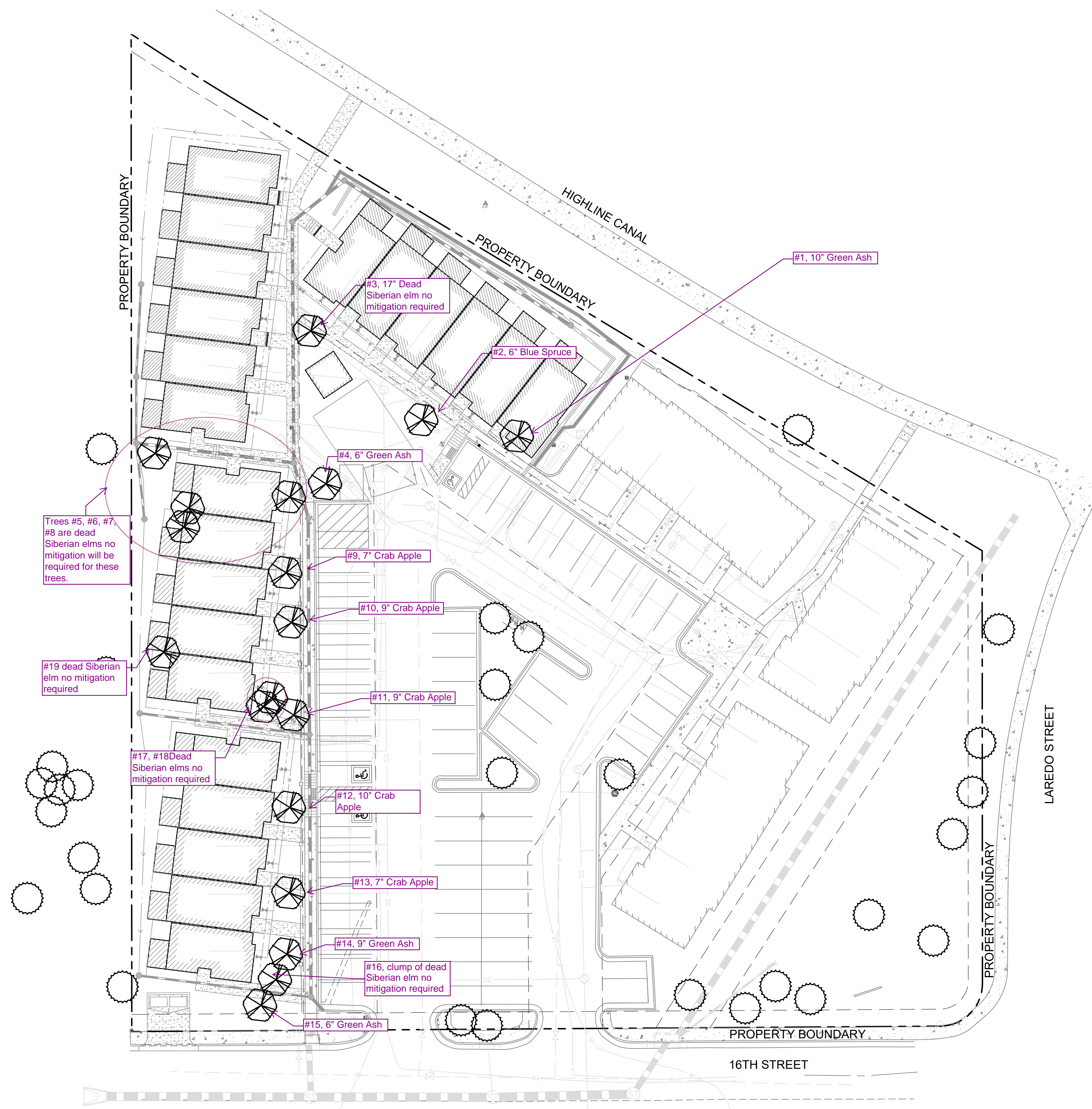
EXISTING TREE TO REMAIN

NOTES HAVE BEEN
ADDED. -RICK

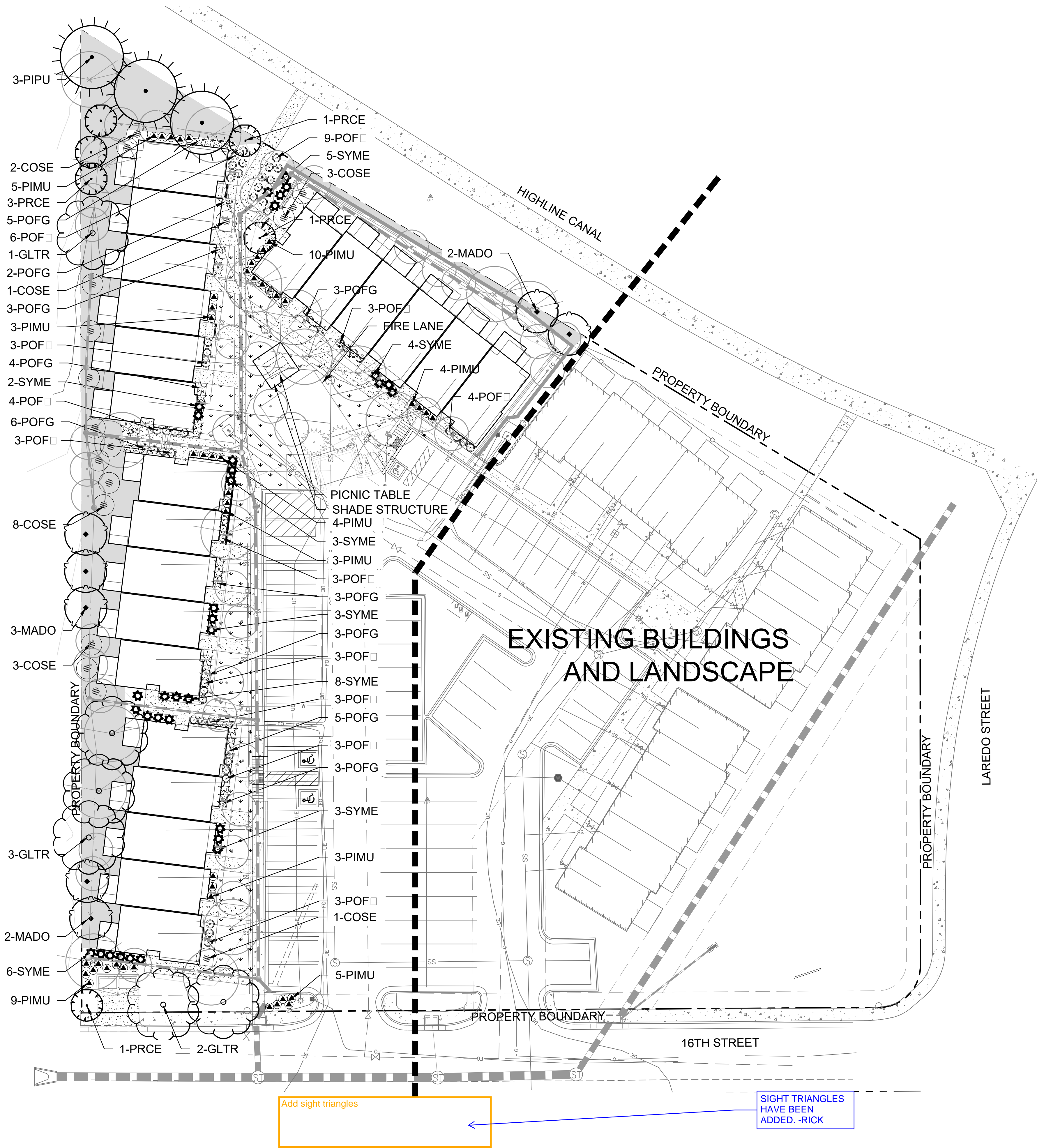
TREE MITIGATION
CHART HAS BEEN
ADDED. -RICK
















Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. Parks, Recreation & Open Space Dedication and Development Criteria manual. These notes shall be added to the plan.

Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.



ORIGINAL SCALE: 1"= 20' HORIZ.



LEGEND					
PREVIOUSLY APPROVED TREES					
	DECIDUOUS TREE				
	ORNAMENTAL TREE				
	EVERGREEN TREE				
NEW PROPOSED DECIDUOUS TREES					
SYMBOL	ABBV.	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	GLTR	6	GLEDITSIA TRICANOTHOS	KENTUCKY COFFEE TREE	2" CAL. B.B.
NEW PROPOSED ORNAMENTAL TREES					
	MADO	7	MALUS 'DOLGO'	DOLGO CRABAPPLE	2" CAL.
	PRCE	6	PRUNUS CERASIFERA 'NEWPORT'	CHERRY PLUM	2" CAL.
NEW PROPOSED EVERGREEN TREES					
	PIPU	3	PICEA PUNGENS	COLORADO BLUE SPRUCE	8' TALL
NEW PROPOSED EVERGREEN SHRUBS					
	PIMU	47	PINUS MUGO V. PUMILIO	DWARF MUGO PINE	5 GAL.
NEW PROPOSED DECIDUOUS SHRUBS					
	COSE	19	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	5 GAL.
	POFG	37	POTENTILLA FRUITOSA 'GOLD DROP'	GOLD DROP POTENTILLA	5 GAL.
	POF	48	POTENTILLA FRUITOSA 'JACKMANII'	JACKMAN POTENTILLA	5 GAL.
	SYME	34	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	5 GAL.
NEW PROPOSED GROUNDCOVERS					
		3,470 SF	TURF	45% BLUEGRASS	
		4,850 SF	WOOD MULCH	CASCADE CEDAR MULCH	
		244	ROCK MULCH	RIVER ROCK	1 1/2"

NOTE: 1. PREVIOUSLY APPROVED PLAN 08-09-00 SHOWS TREES IN LOCATIONS THAT WILL NOT BE ABLE TO BE LOCATED DUE TO LOCATION OF NEW FEATURES (I.E. SIDEWALKS AND UTILITY LINES). THIS PLAN SHOWS THE ORIGINAL LOCATION OF PREVIOUSLY APPROVED TREES AND THE LOCATION OF NEWLY PROPOSED TREES FOR THE CURRENT PLAN. 2. NEW SHADE STRUCTURE IN LIEU OF PREVIOUSLY APPROVED PLAY AREA WITH SWING SET AND GYM PLAY.

ORIGINAL SCALE: 1"= 20' HORIZ.

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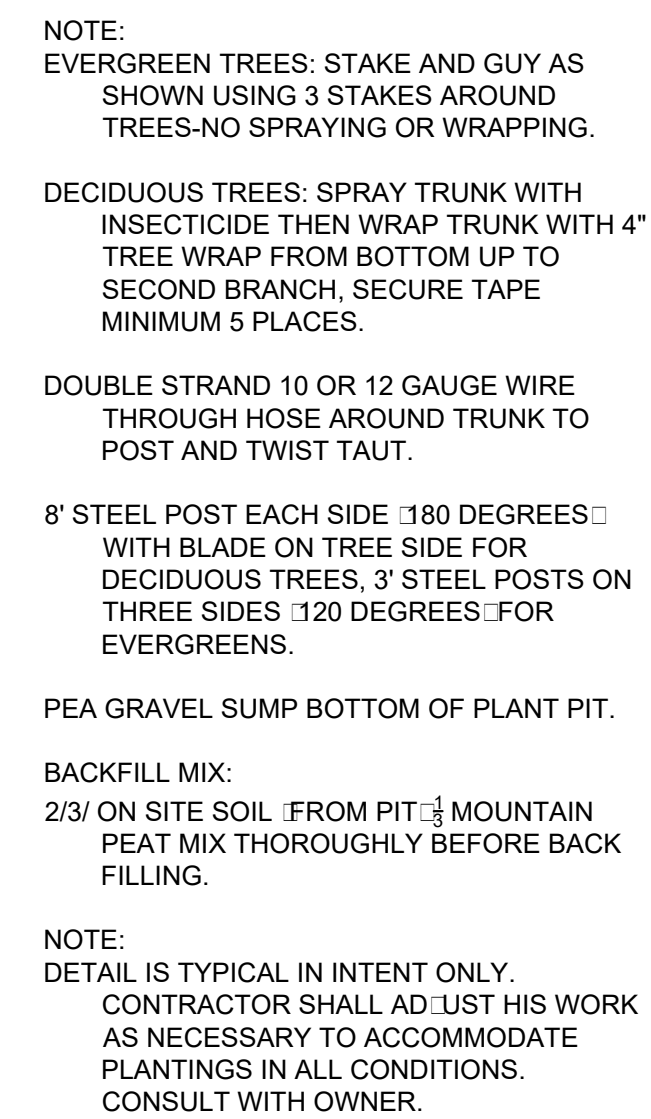
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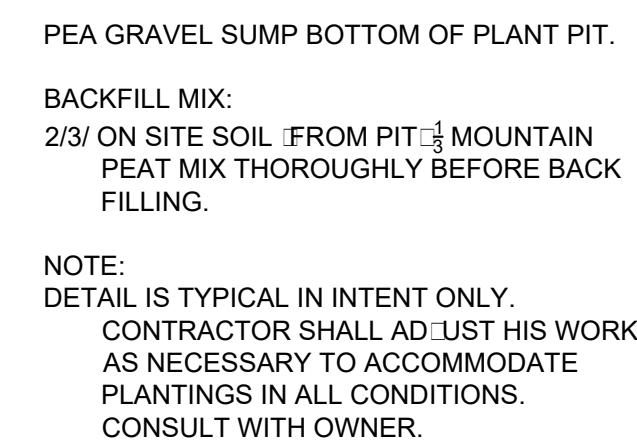
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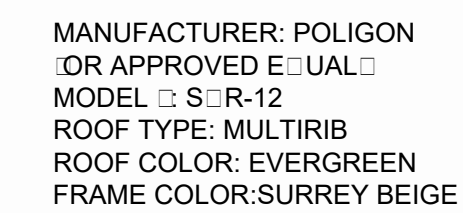
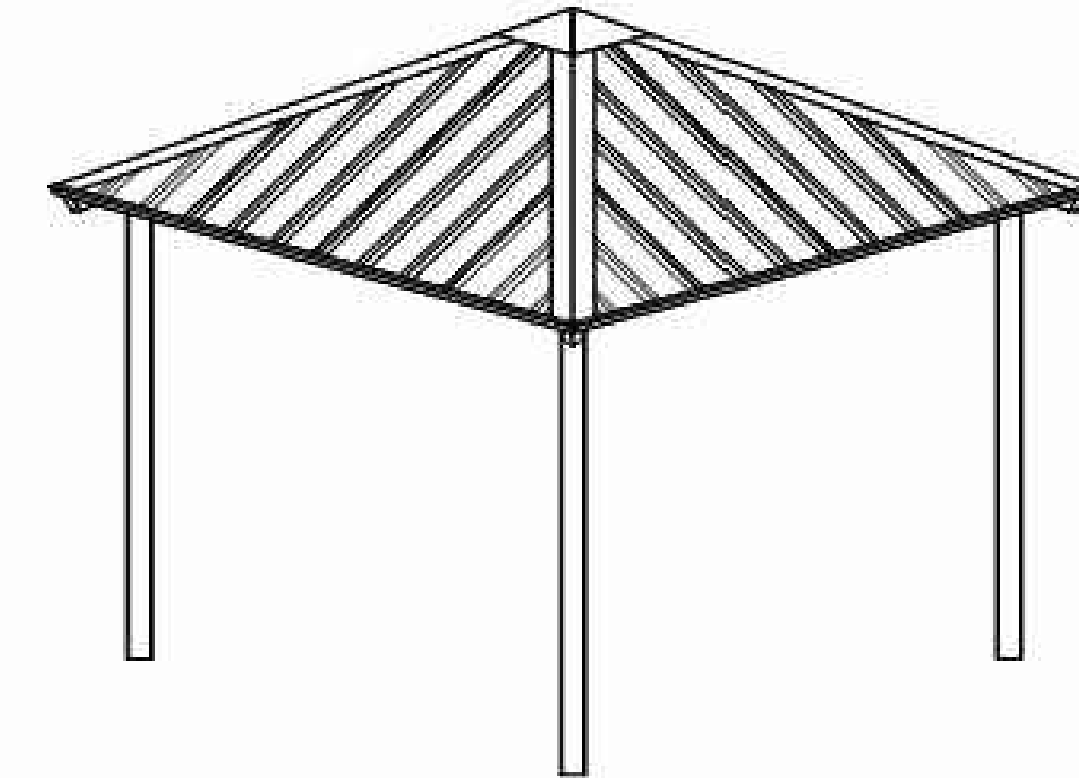
1. LANDSCAPE INSTALLATION SHALL BE COMPLETED PRIOR TO ISSUANCE OR CERTIFICATE OF OCCUPANCY.
2. ROUGH MULCH FOR SOIL PREPARATION SHALL BE A MIXTURE OF 25% SHEEP MANURE AND 75% MOUNTAIN PEAT AND SHALL CONTAIN A MINIMUM OF 50% ORGANIC MATTER. ROUGH MULCH SHALL BE ROTOTILLED IN AT A RATE OF 5 CU. YDS./1000 S.F. WITHIN THE SOD LIMITS. MULCH SHALL BE TILLED TO A DEPTH OF 8".
3. FERTILIZER SHALL BE OF COMPOSITION COMMONLY KNOWN AS 0-0-40-0 "TREBLE-SUPER-PHOSPHATE". FERTILIZER SHALL BE APPLIED UNIFORMLY OVER THE ENTIRE AREA TO BE SODDED AT A RATE OF 20 LBS./1000 S.F.
4. ALL AREAS TO BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM, ZONED FOR A BUBBLER SYSTEM IN SHRUB AREAS.
5. SIDEWALKS TO BE CONCRETE AND PARKING AREAS TO BE ASPHALT.
6. SHRUBBERY OF LOW PROFILE SHALL BE INSTALLED UNDER WINDOWS AND AT ENTRANCES OF UNITS. ADDITIONALLY ONLY LOW PROFILE SHRUBS SHALL BE USED AT THE INTERSECTION OF LAREDO STREET AND EAST 16TH STREET.



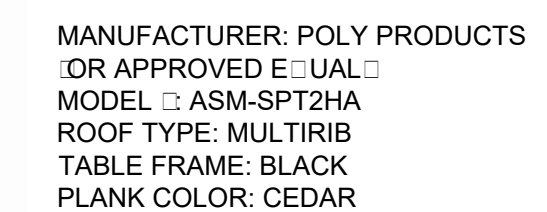
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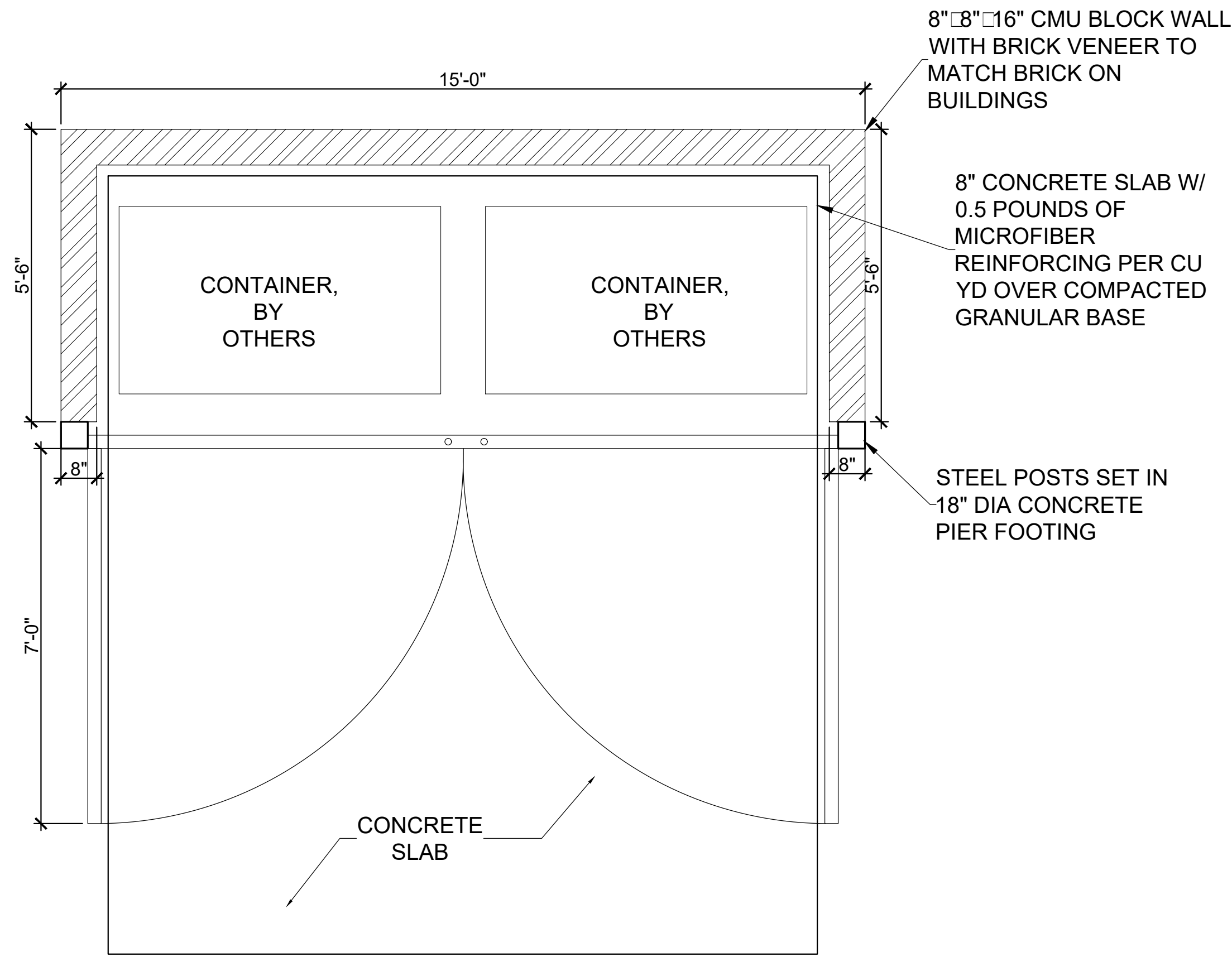
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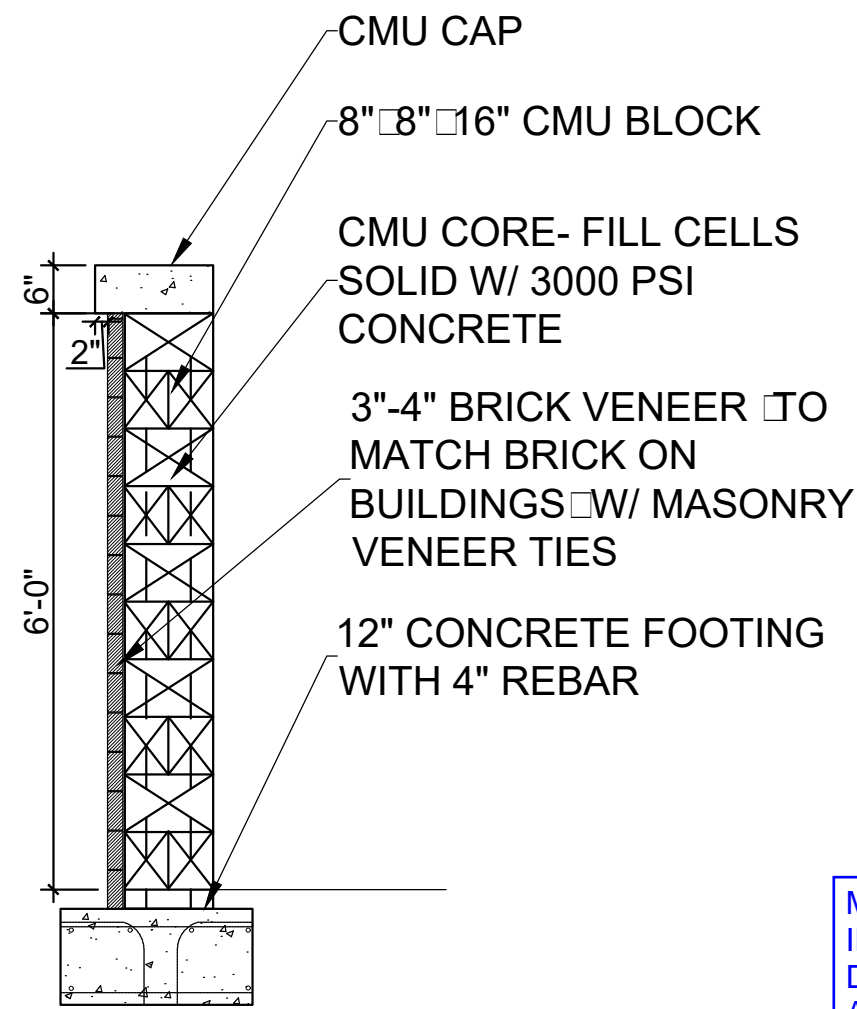
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NAMESHEET NO. OF



TRASH ENCLOSURE PLAN VIEW

NTS



TRASH ENCLOSURE DETAIL

NTS

RETAINING WALL HAS BEEN ADDED ON THE FENCING SHEET -RICK

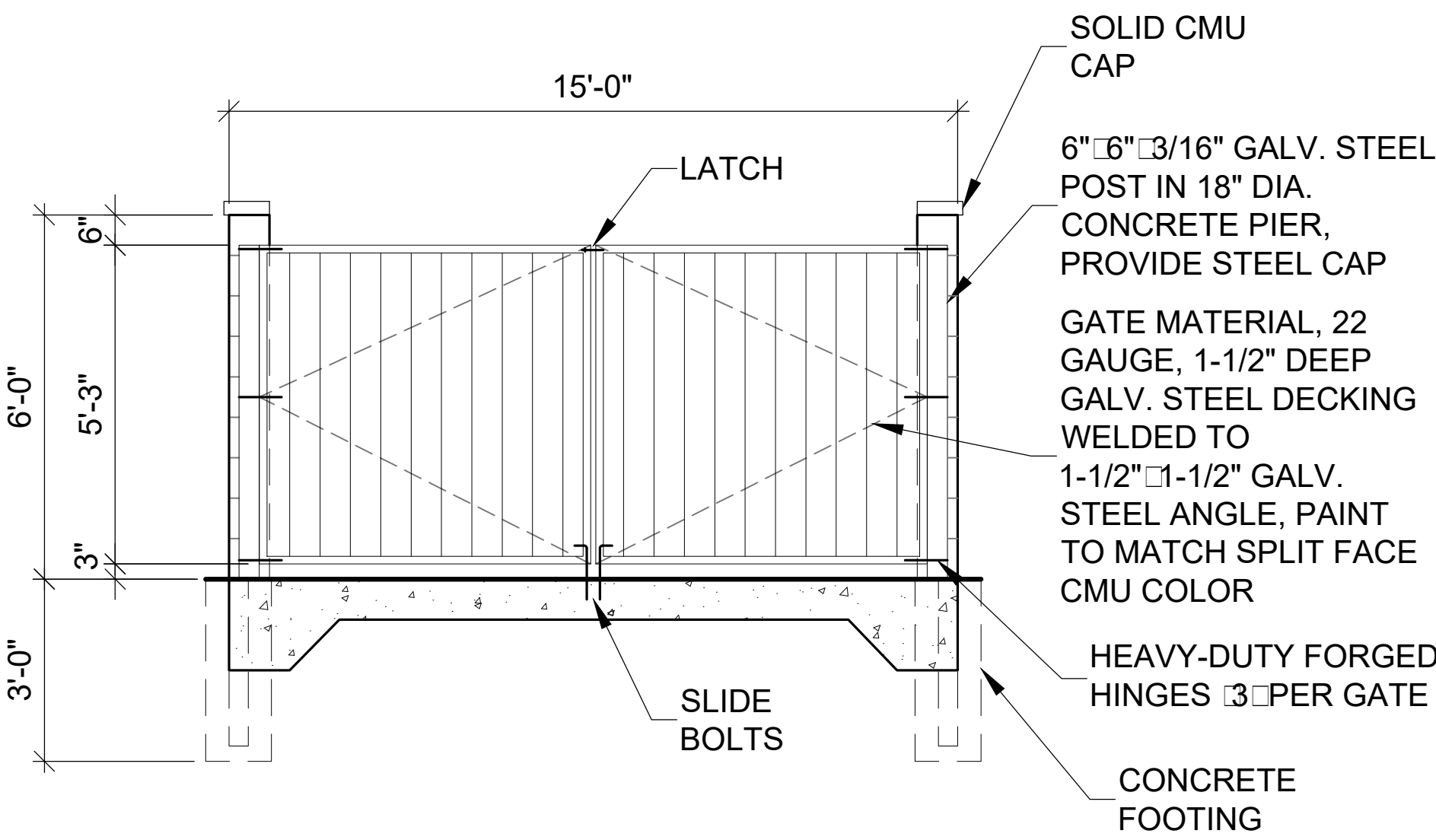
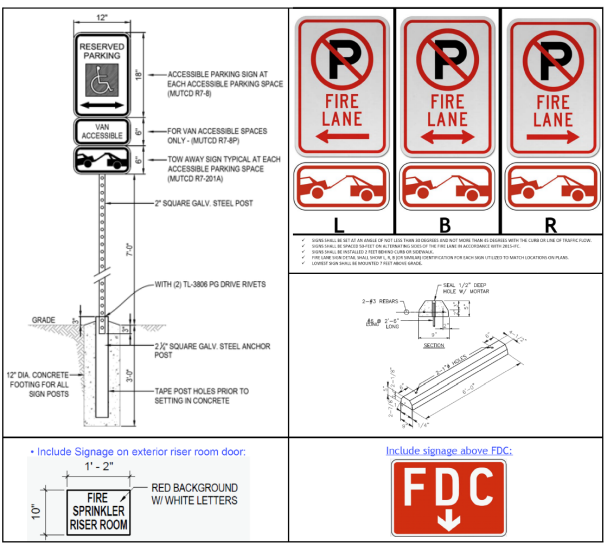
Include a section of the retaining wall

MAIL KIOSK INFORMATION AND DETAIL HAS BEEN ADDED-RICK

Provide a detail of your mail kiosks on this sheet. Provide enough detail to reflect the accessibility requirements of sidewalks to meet ICC A117.1.

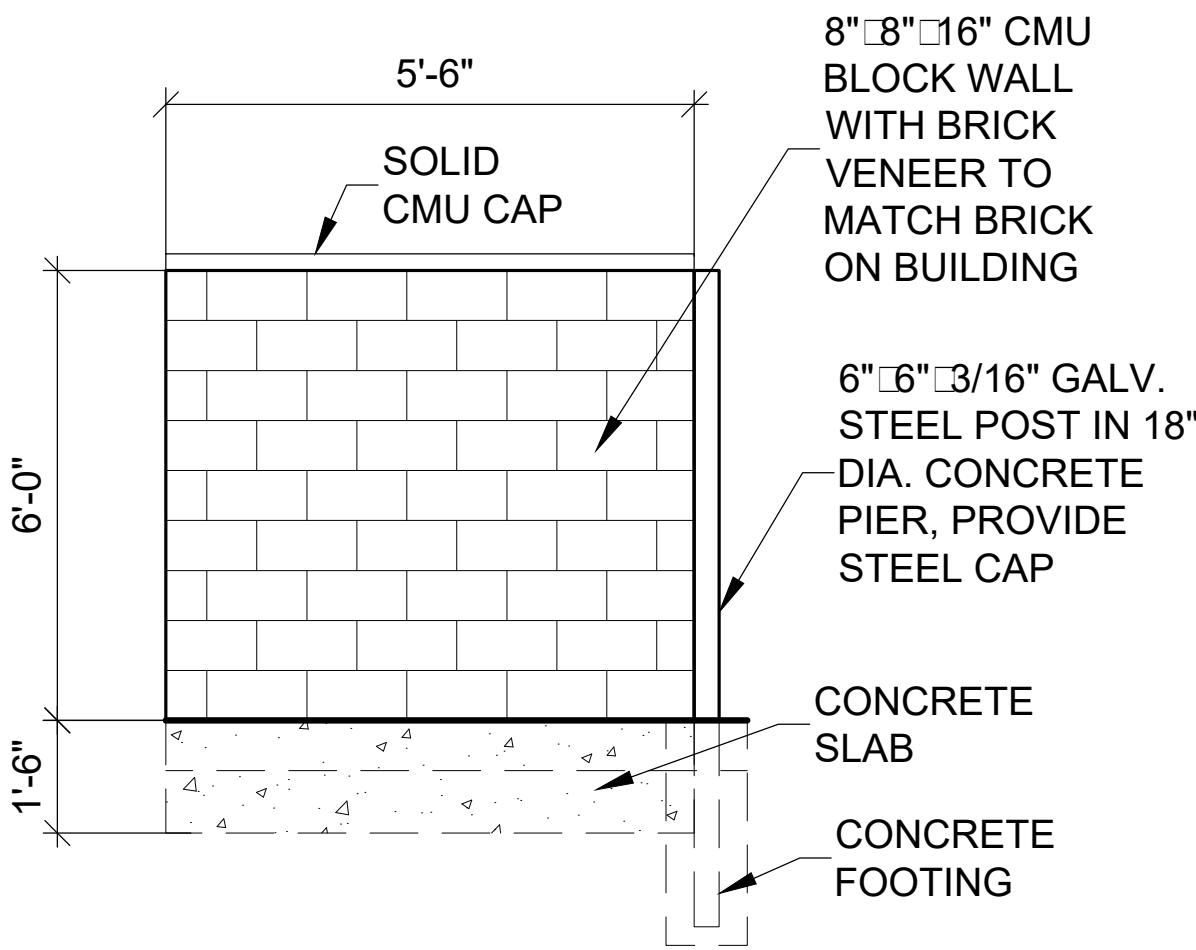
Provide sign package detail. See below for reference.

SIGN PACKAGE HAS BEEN INCLUDED IN CIVIL DRAWINGS. -RICK



TRASH ENCLOSURE GATE

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TRASH ENCLOSURE WALL

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