



Planning Division
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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.

1B. Change "Replat" to "Resubdivision" in all requested locations.

1C. Review and address all formatting and grammar redline comments throughout the Plat.

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."

1E. Use the subdivision plat checklist Clerk and Records Certificate.

1F. Revise the Surveyor's Certificate as requested.

1G. Add or revise all General Notes accordingly.

1H. Change the lot numbers to begin with #1 to the conclusion.

1I. Delete the indicated old lot lines, unless they are proposed to be new easements. If so, add names of the easements.

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.