



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

Worth Discovering • auroragov.org

October 8, 2020

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

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

Dear Mr. Accola:

Thank you for your third 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, however a full resubmittal will not be required. Please review the comments and make the requested changes to the Fire Lane Easement labels and add a note concerning slopes as requested by Public Works. Once you have made these edits, please email me an updated PDF so that I may verify completeness and utilize it to update the site plan file. Please also be reminded that, while no further resubmittals may be required, other items detailed in this letter such as License Agreements, Tree Mitigation fee payment, and the Preliminary Drainage approval must be completed before the final approval of the plans will be issued and the mylars for the plat amendment can be recorded.

Before printing mylars, please be sure that all edits requested in your review letter for the plat amendment dated August 11, 2020 have been addressed. This includes updating the title commitment to be within 120 days of the plat approval date. If mylars are submitted with outstanding inaccuracies printed they cannot be routed for signatures and sent to the county for recordation.

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

Sincerely,

Christopher Johnson, Planner II
City of Aurora Planning Department

cc: Filed: K:\\$MA\1983-4012-05 Highline Village #2\Rev3



Third 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.
1B. Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.

Sheet 5

1C. If the slopes adjacent to the building will not be labeled, please add a note that indicates the minimum slope requirements, typical.
1D. Minimum slope away from the building is 5% for 10 feet for landscape areas, minimum 2% for impervious areas.

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

2A. 2nd Request Change SEV ESMT to Fire Lane Easement. Typical throughout.

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.

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

Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record. License Agreements will be needed for the wall and rails within the easement.