



Planning Division
15151 E. Alameda Parkway, Ste. 2300
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303.739.7250

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March 3, 2017

William Krueger
PRCP LLC
525 Okeechobee Blvd. Suite 1650
West Palm Beach, Florida 33401

Re: Second Submission Review – Highline Village – Site Plan Minor Amendment
Case Number: 1982-4028-04

Thank you for your initial submission, which we started to process on February 13, 2017. We reviewed it and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission. A drainage letter is required prior to or in association with your next submittal. Your next submittal will not be processed or reviewed without this document.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

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

Sincerely,

Michelle Montenegro, Planner 1
City of Aurora Planning Department

cc: Mark Greyer, ODA
Filed: K:\SMA\2017 MAs\1982-4028-04Highline Village Site Plan Amendment\Rev2.rtf



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Initial S *Second Submission Review*

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. A drainage letter will be required with your next submittal.

2A. Please provide a site data table indicating height of the proposed building, FAR, and use.

2. Planning issues (Michelle Montenegro / 303-739-7112 / mmontene@auroragov.org / comments in teal)

2A. Please provide materials of the building as well as colors. Show through a legend and labels where materials will lie on the facade. According to code, materials and colors must be compatible with existing residential buildings.

2B. In addition, please provide a note on the elevation page stating the following: " All rooftop mechanical equipment and vents greater than eight inches in diameter must be screened. Screening may be done either with an extended parapet wall or a freestanding screen wall of a material, color, and design matching the building. Screens shall be at least as high as the equipment they hide. If equipment is visible because screens don't meet this minimum height requirement, the Director of Planning may require construction modifications prior to the issuance of a Certificate of Occupancy."

2C. Please clarify what fixtures or furnishings are being provided on the patio area and provide a detail for each.

2D. Provide a detail of the proposed fence including dimensions, materials, and style.

3. Landscaping Issues (William Barrett / Comments in bright teal)

3A. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

4A. A drainage letter will be needed with your next submittal. Please demonstrate the decrease in impervious surfaces and request a waiver for water quality.

4B. Label sidewalk slopes per redlines on the site plan.

4C. Please ensure that dimensions match on all sheets.

5. Life Safety (Ted Caviness / comments in blue)

5A. Please show the Knox Box on site plan and elevation.

5B. Add note to clarify that all occupants will have free egress from patio to right-of-way.

6. Real Property (Darren Akrie/ 303-739-7331 / DAKRIE@auroragov.org comments in magenta)

6A. The city has no record of easements shown on the site plan. If these are needed then these easements must be dedicated by separate document.

6B. No portion of your new building or improvements can encroach into existing easements dedicated to the City. If you have new easements shown on your site plan that will be needed then these easements can be dedicated by separate document. Contact Maurice Brooks in Real Property at 303-739-7300 for submittal requirements. Once Maurice has received what he needs, it usually takes 4-6 weeks to complete the process. The site plan will not be approved until these documents are complete and ready to record. Maurice needs to have received your packet by the time I receive your next submittal from Planning or you may not have your project approved by the proposed date given on your timeline.

7. Aurora Water (John Villines / jvilline@auroragov.org / comments in red)

7A. Show sewer service to confirm that it is available.



7B. Please clarify where proposed water service is located. The service meter for this building cannot be provided from a private line (which the relocated line appears to be). Direct service and meter, with associated pocket easement, must be provided from the existing public main in the drive aisles, or a new meter and associated service line provided from an existing banked meter bay. This and the sanitary sewer service location need to be finalized prior to the next submittal or a subsequent round of review may be required.

8. Forestry (Jacque Chomiak / comments in purple)

8A. Please see the redlines to see how the new dollar value is determined when a combination of inches and payment will be made into the Tree Planting Fund.

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. A couple of the trees were measured that are nearest the construction area – their diameters can be found on the plan. Protection is critical if these trees are to remain and successfully make it through the construction.

Also, 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.