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December 21, 2016

Ted Hartfelder
City of Aurora Capital Projects
15151 E Alameda Pkwy, Suite 4400
Aurora, CO 80012

Re: Initial Submission Review – Highpointe Lift Station Capacity Improvements Project – CSP
Application Number: **DA-1746-16**
Case Number: **2016-6043-00**

Dear Mr. Hartfelder:

Thank you for your initial submission, which we started to process on Monday, November 28, 2016. 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 and community members.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Tuesday, January 17, 2017. Your administrative decision date is tentatively set for Wednesday, March 1, 2017.

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 303-739-7857.

Sincerely,

Sarah Wieder, Planner II
City of Aurora Planning Department

cc: Bruce Creamer, Black & Veatch, 4600 S Syracuse St, Suite 800, Denver, CO 80237
Mary Avgerinos, Neighborhood Liaison
Gary Sandel, ODA
Filed: K:\SDA\1746-16rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Revise Cover Sheet (see Item 2)
- Include additional information in Data Block (see Item 2)
- Edit the Letter of Introduction (see Item 2)
- Change the fence to match what is required in the High Point at DIA FDP (see Item 3)
- Make necessary changes to the Landscape Plan (see Item 4)
- Revise Grading Plan (see Item 6)
- Show sight triangles on Landscape Plan (see Item 7)
- Change the arrangement of trees and shrubs so they appear more like a native prairie landscape (see Item 8)
- Label Knox Box location on all sheets (see Item 9)
- Add standard tree protection notes (see Item 10)
- Revise Utility Plan (see Item 11)
- Amend Legal Description and Site Plan Notes on Cover Sheet (see Item 12)
- Respond to Xcel Energy comments (see Item 13)
- Respond to all additional redline comments on all sheets within the CSP

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Two adjacent property owners and two registered neighborhood organizations were notified of the application. No comments or questions were received during the first submission review. No neighborhood meeting is necessary, but staff suggests that you notify neighbors and school officials prior to construction beginning.

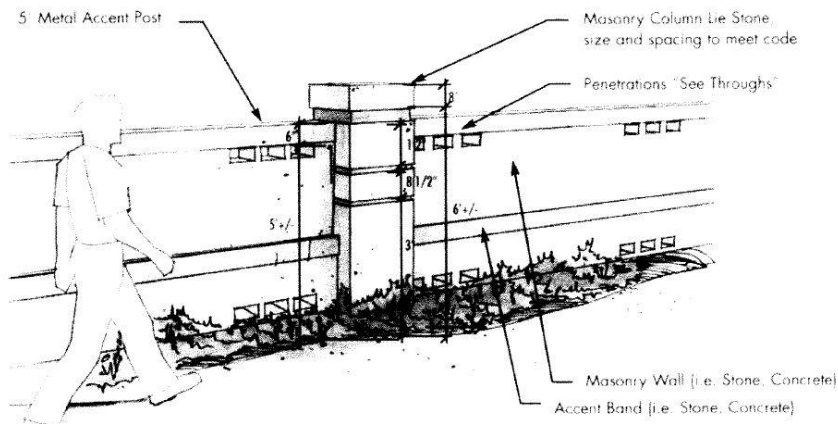
2. Completeness and Clarity of the Application

- 2A. Add an Amendment Block to the Cover Sheet. The recommended size is 2 inches by 3 inches.
- 2B. Move the Site Plan Notes to a separate sheet so they are easier to read and the Cover Sheet is not too crowded. The Site Plan Notes sheet should be after the Cover Sheet and before the Site Plan.
- 2C. Change the “Table of Contents” to a “Sheet Index” and refer to them as sheets, not pages.
- 2D. Revise the name of some sheets and the title on all sheets per redline comments.
- 2E. Provide information about what “WP 4” means on all sheets. If it is not necessary, please remove this.
- 2F. Add categories for the Present Zoning Classification and Proposed Total Sign Area to the Data Block.
- 2G. Explain what the categories labeled “Number of Building Area” and “Road Base or Asphalt Millings” means in the Data Block. These are likely unnecessary and can be removed.
- 2H. The Total Building Coverage, Landscape Area and Hardscape Area calculations in the Data Block should add up to the square footage identified in the “Land Area within Property Lines” category. Anything that is not landscaping or building / structure is considered hardscape area. Please revise calculations as necessary.
- 2I. Change from “Owner Acknowledgement” to “Signature Block” on Cover Sheet.
- 2J. Label the square footage of the electrical building on the Site Plan per redline comments.
- 2K. Call out the width of the sidewalk and tree lawn on the Site Plan.
- 2L. Provide a label for the fence / masonry columns on the Site Plan.
- 2M. Revise the Letter of Introduction to remove the waiver request for the special landscape buffer. Because you are maintaining the 25-foot buffer around almost all of the property and you have site constraints, the waiver is not necessary.



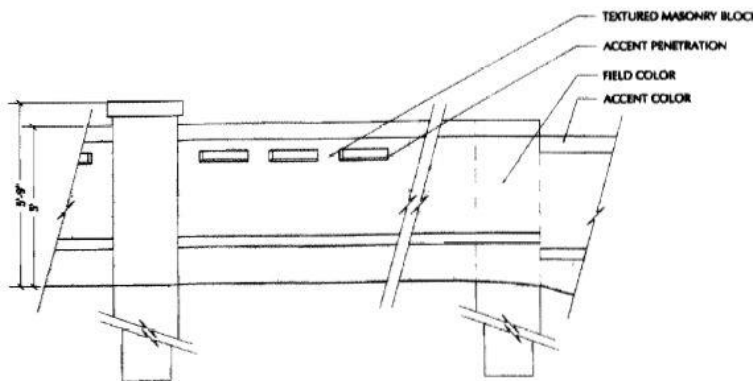
3. Zoning and Land Use Comments

3A. Please revise the proposed masonry fence to match the fence identified in the High Point at DIA Framework Development Plan / what is existing along Dunkirk Street north of 64th Avenue. Below are two images that show what fence is identified in the approved Framework Development Plan and approved Contextual Site Plan, respectively.



1 Traditional: Solid Masonry; Standard Applications - Perspective

Location: Highline & Vista Neighborhood



5

TRADITIONAL SOLID MASONRY WALL

NOT TO SCALE

3B. The High Point at DIA Framework Development Plan specifies that no fence can be over 6 feet tall. You are requesting an 8-foot tall fence in order to properly screen your industrial equipment per Code requirements. In your notes section on Sheet 5, please add a note that states that the fence will be taller than is generally permitted in the Framework Development Plan to meet these requirements.

3C. It is unclear what the distance is between the masonry columns on the Site Plan. They appear to be very close together. Please note that they're only needed every 60 feet and at fence corners.



4. Landscaping Issues (Chad Giron / 303-739-7185 / cgiron@auroragov.org / Comments in bright teal)

- 4A. Add shrub bed boundaries from the Landscape Plan onto the Site Plan and in the Legend.
- 4B. Revise symbols for Deciduous Tree and Coniferous Tree in the Legend.
- 4C. Label all buffer dimensions in the Landscape Plan.
- 4D. Remove all unnecessary line work from Landscape Plan per redline comments.
- 4E. Double check all plant label text and quantities.
- 4F. Add all existing trees to Landscape Plan.
- 4G. Make the masonry wall symbol bolder.
- 4H. Add mulch description with the label or add to landscape notes.
- 4I. Add a Legend to the Landscape Plan that includes: Existing Tress, Mulch, Native Seed, Sod, Existing Sod, Property Line, Masonry Wall, etc.
- 4J. Add landscape requirement description to table per redline comments.
- 4K. Include missing landscape shrubs provided number to south buffer in Landscape Table.
- 4L. The Hawthorn and Pear Trees are typically referred to as Ornamental Trees.
- 4M. Double check all plant labels and quantities and modify Plant Schedule as necessary.

5. Addressing (Cathryn Day / 303-739-7357 / cday@auroragov.org)

- 5A. Please provide a digital .SHP or .DWG file for GIS mapping purposes. Include the following layers at a minimum: planning areas, street lines, parks, trails and schools. Please ensure that the digital is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Eliminate any line work outside of the target area. These files can be emailed to Cathryn Day directly.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 6A. The grading should tie to the existing grading within the site and not over the property line.
- 6B. Drainage ports are not shown in the fence elevations. Please provide a detail.
- 6C. Why is the curb cut larger than the drive?

7. Traffic Engineering (Victor Rachael / 303-739-7309 / vrachael@auroragov.org / Comments in orange)

- 7A. Show sight triangles per COA STD TE-13.1. This applies to all driveways. Any proposed plants in the triangle must comply with the vertical requirements. Upsize or revise plants as necessary. Add note regarding compliance with COA Roadway Specifications, Section 4.04.2.10.

8. PROS (Doug Hintzman / 303-739-7147 / dhintzma@auroragov.org)

- 8A. Add a note that states: "Install Construction Ahead Signs 100' from Construction in Both Directions on Trail."
- 8B. Describe how the masonry columns are tied to the walls. Are the footings continuous or attached?
- 8C. It is not a good idea to put masonry joints below grade. Continue concrete a few inches above the finished grade.
- 8D. Remove Note 3 from Landscape Plan. You do not need to mention or request a waiver for the encroachment of the site into the landscape buffer in that location.
- 8E. Organize trees /shrubs in or near swales to take advantage of rainfall.
- 8F. Arrange trees / shrubs to appear more like a native prairie landscape. Use a little mulch at the base of each plant and seed between every plant. Identify the views most often seen from the trail / sidewalk and arrange plants to screen the facility. Do not emphasize property line with plantings. Screen odor control tank if possible.
- 8G. If maintenance will be done by PROS, the seeding and mulching should be per PROS Specs. If not, refer to the Stormwater Manual Detail.
- 8H. Use only native prairie shrubs / grasses. Reduce to 8-10 species.
- 8I. Use City of Aurora "Sandy Loam to Clay Loam Soil Seed Mix."



9. Fire / Life Safety (John Van Essen / 303-739-7489 / jvanesse@auroragov.org / Comments in blue)

9A. In locations where a gate is labeled on the site plan sheets, indicate that there will be a “Knox Lock” or “Knox Box with Keys.”

10. Forestry (Jacque Chomiak / 303-739-7178 / jchomiak@auroragov.org / Comments in purple)

10A. There will be no trees impacted by development of this site, and those that will be preserved are too small to require tree mitigation. However, 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](#). These notes shall be added to the contextual site plan.

11. Aurora Water (Eddie Francis / 303-739-7382 / efrancis@auroragov.org / Comments in red)

11A. Show suction line from wet well to odor control.

11B. For maintenance purposes, provide vehicular access path to the FM’s south of the new valve vault and to the southern side of the new wet well.

11C. Include the building(s) or structures to be demolished.

11D. Show the existing water service line and meter to be disconnected from the main.

11E. Label size of FM and add to legend.

11F. Show isolation valves and include sizes of service lines.

11G. Address additional redline comments on Utility Plan and revise as necessary.

12. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

12A. Revise Legal Description on Cover Sheet per redline comments.

12B. Edit Site Plan Notes per redline comments.

12C. Add the right-of-way width along Dunkirk Street on all streets.

13. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

13A. Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has reviewed the contextual site plan for Highpointe Lift Station Capacity Improvements Project. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the subject property, including where there are planned trees. Placement of shrubs and trees over underground facilities must be avoided. This will help avoid having to move and possibly destroy plants during maintenance and repair operations. Damaged or destroyed plant material will not be replaced. If planting above underground facilities cannot be avoided, plant materials with roots that extend less than 18-inches below grade at maturity should be used.

13B. Should the project require any new gas or electric service or modification to existing facilities, the property owner/developer/contractor must contact the Builder’s Call Line at 1-800-628-2121 or <https://xcelenergy.force.com/FastApp> (register so you can track your application) to complete the application process. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements will need to be acquired by separate document for new facilities.

13C. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center at 1-800-922-1987 to have all utilities located prior to any construction.