



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
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February 6, 2017

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

**Re: Second 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 second submission, which we received on January 17, 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.

Your administrative decision date is tentatively set for Wednesday, March 1, 2017. Since a few minor issues still remain, you will need to have a technical corrections review following the administrative approval of the Contextual Site Plan. Please revise your previous work and send us a new submission by February 17, 2017. The application will be approved on March 1 and the technical review of your revised submission will occur following this date.

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\1746-16rev2.rtf



## *Second Submission Review*

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Completeness and Clarity of the Application**

- 1A. Revise the spelling error in the Data Table per redline comment.
- 1B. When you are providing a 5-foot detached sidewalk, the city's standard tree lawn is 8 feet, not 9 feet. Please revise as necessary.
- 1C. Sheet sizes should be 24" x 36", not 11" x 17". Please upload the correct sheet size with your next submittal.
- 1D. Revise Note #3 on Sheet 6 and the Seeding Notes on Sheet 8.
- 1E. Label Dunkirk Street on the Landscape Plan.
- 1F. Approximately two weeks prior to your administrative decision date, you will receive a Notice of Administrative Decision letter from staff. You will need to mail this out by February 18<sup>th</sup> to all adjacent property owners and registered neighborhood organizations within one mile via certificates of mailing. Your Case Manager will provide you with additional information as this date approaches.

#### **2. Landscaping Issues** (Chad Giron / 303-739-7185 / [cgiron@auroragov.org](mailto:cgiron@auroragov.org) / Comments in bright teal)

- 2A. The Site Plan should only show the outline of the proposed shrub beds, not individual landscape plants. This is to differentiate the proposed shrub bed areas from the proposed native seed areas. Please revise.
- 2B. Revise symbols in the Legends on the Site Plan and Landscape Plan per redline comments.
- 2C. There is a tree along Dunkirk Street that is identified as "existing" on the Site Plan. Please confirm if it is to be replaced and add notes to clarify. Any existing trees larger than 4" that will be removed should be mitigated. Refer to redline comment.
- 2D. All shrubs must be within a plant bed with mulch and be separated from grasses with an approved edger. Modify the Landscape Plan accordingly.
- 2E. Label the existing trail on the Landscape Plan.
- 2F. Revise the Landscape Details sheet per redline comments.

#### **3. Addressing** (Cathryn Day / 303-739-7357 / [cday@auroragov.org](mailto:cday@auroragov.org))

- 3A. No additional addressing comments at this time.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **4. Traffic Engineering** (Victor Rachael / 303-739-7309 / [vrachael@auroragov.org](mailto:vrachael@auroragov.org) / Comments in orange)

- 4A. Revise Note #6 on Sheet 7 of the Landscape Plan.

#### **5. Fire / Life Safety** (John Van Essen / 303-739-7489 / [jvanesse@auroragov.org](mailto:jvanesse@auroragov.org) / Comments in blue)

- 5A. Revise the note on Sheet 3 to read: "Mount Knox Box on north side of gate with keys to the gate and electrical building inside."

#### **6. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 6A. Add the following note to Sheets 3, 4, 5 and 7: Tract A, High Point at DIA Subdivision Filing No. 5.