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Planning and Development Services  
Planning Division  
15151 E. Alameda Pkwy., Ste. 2300  
Aurora, Colorado 80012

To: Sarah Wieder

From: Ted Hartfelder, Aurora Water  
Bruce Creamer, Black & Veatch Corporation  
Brian Jessee, Black & Veatch Corporation

Subject: RESPONSE TO SECOND SUBMISSION REVIEW COMMENTS – CONTEXTUAL SITE PLAN SUBMITTAL (DA-1746-16, #1155579, CASE 2016-6043-00)

The City of Aurora (City) is in the process of upgrading the capacity of the existing Highpointe Lift Station (HLS) due to projected increases to flow resulting from rapid development of the area served by the lift station. Aurora Water is the Applicant for the project and Black & Veatch is acting as the Agent and Engineer of Record. This letter serves as the response to the Initial Submission Review comments that were received on February 6, 2017. These responses follow the numbering of the review letter, and a copy of the letter is included as an attachment.

## **PLANNING DEPARTMENT COMMENTS**

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

*1A. Revise the spelling error in the Data Table per redline comment.*

**Response:** Spelling error was corrected.

*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.*

**Response:** Tree lawn was revised to 8 feet.

*1C. Sheet sizes should be 24" x 36", not 11" x 17". Please upload the correct sheet size with your next submittal.*

**Response:** All sheet sizes were PDF's as 24" x 36".

*1D. Revise Note #3 on Sheet 6 and the Seeding Notes on Sheet 8.*

**Response:** Notes were revised as shown on the redlines.

*1E. Label Dunkirk Street on the Landscape Plan.*

**Response:** Street is now labeled next to driveway for lift station.

*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 18th 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.*

Response: Letter was received from Sarah Wieder and mailed via certified mail on February 17, 2017. A scan of the receipts was sent to Sarah Wieder on that day and confirmed by email that they were acceptable. See attached email.

2. Landscaping (Chad Giron/303-739-7185/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.*

Response: Shrub beds with cedar wood mulch are shown as outlines. Plants were removed. Note that layout and style has been approved by PROS, who will maintain this area, as noted in 2D below.

*2B. Revise symbols in the Legends on the Site Plan and Landscape Plan per redline comments.*

Response: Legends were revised as shown on the redlines.

*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.*

Response: This tree does not exist. It was mistakenly shown on the site plan. The new tree shown on the Landscape Plan will be planted as shown.

*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.*

Response: The landscape layout was completed with input from Doug Hintzman from PROS for this submittal. The arrangement was intended to provide a more native landscape, without the need for planting beds containing all plants. PROS will maintain this site. A follow up email was sent to Chad Giron and Doug Hintzman to clarify. Doug stated that this layout submitted was approved by them and would be acceptable. See attached email.

*2E. Label the existing trail on the Landscape Plan.*

Response: Trail was labeled on Landscape Plan.

*2F. Revise the Landscape Details sheet per redline comments.*

Response: All sheets revised per redline comments.

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

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

Response: Acknowledged.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

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

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

Response: Note revised.

5. Fire/Life Safety (John Van Essen/303-739-7489/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."*

Response: Notes were revised.

6. Real Prop (Maurice Brooks/303-739-7294/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.*

Response: Notes were added to the requested sheets.

## Jessee, Brian S.

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**From:** Wieder, Sarah <swieder@Auroragov.org>  
**Sent:** Friday, February 17, 2017 4:11 PM  
**To:** Jessee, Brian S.  
**Cc:** Hartfelder, Ted; Creamer, Bruce M.  
**Subject:** Re: Highpointe Lift Station Notice of Administrative Decision

Received, thank you!

Sent using OWA for iPhone

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**From:** Jessee, Brian S. <[JesseeBS@bv.com](mailto:JesseeBS@bv.com)>  
**Sent:** Friday, February 17, 2017 11:10:34 AM  
**To:** Wieder, Sarah  
**Cc:** Hartfelder, Ted; Creamer, Bruce M.  
**Subject:** RE: Highpointe Lift Station Notice of Administrative Decision

Sarah,

Here is the proof of certified mail to all adjacent properties. Please confirm that you receive this email and it is acceptable.

**BRIAN JESSEE, P.E. \*, ENV SP | Civil Engineer, B&V Water**

Black & Veatch | 4600 South Syracuse Street, Suite 800, Denver, Colorado 80237  
+1 720-834-4416 P | +1 970-231-3516 M | [JesseeBS@BV.com](mailto:JesseeBS@BV.com)

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**From:** Wieder, Sarah [<mailto:swieder@Auroragov.org>]  
**Sent:** Tuesday, February 14, 2017 10:06 AM  
**To:** Hartfelder, Ted; Creamer, Bruce M.; Jessee, Brian S.  
**Subject:** Highpointe Lift Station Notice of Administrative Decision

Attached is the Notice of Administrative Decision for the above named project. It will need to be mailed no later than Friday, February 17, 2017 for a decision date of Wednesday, March 1, 2017. Certified mailing is not needed, a certificate of mailing will suffice. Please provide me with a copy of the certificates along with the addresses the notice was mailed to. Thanks!

**Sarah Wieder**  
Planner II | City of Aurora  
*office* 303.739.7857



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## Jessee, Brian S.

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**From:** Hintzman, Douglas <dhintzma@auroragov.org>  
**Sent:** Tuesday, February 14, 2017 2:30 PM  
**To:** Jessee, Brian S.; Giron, Chad  
**Cc:** Hartfelder, Ted; Creamer, Bruce M.; Paul Thomas; Sydney Shell; Mike Holweger (adsllc@aol.com)  
**Subject:** RE: Highpointe Lift Station Contextual Site Plan Submittal Questions

As we discussed in our phone call earlier today, Chad and I talked about your email. As a comment, he had included text from the code requiring that shrubs/trees be installed in beds surrounded by edging. Because this is an open space area with native grass and it is going to be maintained by Parks, this requirement does not apply. You can leave the planting plan as shown and address only the other comments on that sheet. Let us know if you have further questions.

Douglas E. Hintzman, RLA  
Senior Landscape Architect  
Planning, Design & Construction Division  
Parks, Recreation & Open Space Department

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**From:** Jessee, Brian S. [<mailto:JesseeBS@bv.com>]  
**Sent:** Monday, February 13, 2017 4:35 PM  
**To:** Hintzman, Douglas <[dhintzma@auroragov.org](mailto:dhintzma@auroragov.org)>; Giron, Chad <[cgiron@auroragov.org](mailto:cgiron@auroragov.org)>  
**Cc:** Hartfelder, Ted <[thartfel@auroragov.org](mailto:thartfel@auroragov.org)>; Creamer, Bruce M. <[CreamerBM@bv.com](mailto:CreamerBM@bv.com)>; Paul Thomas <[pthomas@streamla.com](mailto:pthomas@streamla.com)>; Sydney Shell <[SShell@streamla.com](mailto:SShell@streamla.com)>; Mike Holweger ([adsllc@aol.com](mailto:adsllc@aol.com)) <[adsllc@aol.com](mailto:adsllc@aol.com)>  
**Subject:** Highpointe Lift Station Contextual Site Plan Submittal Questions

Doug and Chad,

I am leading the engineering effort for Aurora Water on the Highpointe Lift Station Project, and am compiling all of the information for the Contextual Site Plan resubmittal. Stream Design is a subconsultant to Black & Veatch, and I have included their team on this email. I have a question for you both based on the most recent round of review comments that we received regarding the landscaping design for our project. Can you please provide the team with some insight into how we should we resolve these in the final submittal? Thank you.

1. The first version of the Contextual Site Plan was submitted on November 28, 2016. Our original design was based on our understanding on the City's requirements, and is attached for reference.
2. The Frist Round of Review Comments noted a good number of changes, which were made to accomplish the following goals that were provided in the review letter:
  - a. Defining buffer dimensions and adding callouts.
  - b. Revising tables for trees and shrubs.
  - c. Correcting planting quantities.
  - d. Redistributing trees and shrubs near swales to benefit from natural rainfall.
  - e. Rearranging trees and shrubs into more natural prairie landscape with only a little mulch below each tree rather than everything in larger planting beds.
3. The second version of the Contextual Site Plan was submitted on January 17, 2017. The revised concept was vetted with Doug based on some preliminary emails and conversations. It is attached for reference.
4. During the time that the second submittal was being prepared, it was conveyed to our team that Aurora Water and PROS planned to work out a maintenance agreement for PROS to maintain the landscaping. In order for this to take place, they wanted everything to meet their minimum standards as far as seed mixes, irrigation equipment, etc.

5. The Second Round of Review Comments noted some minor changes, but the one that got our attention was the request to rearrange the trees and shrubs to be in large planting beds. This is in conflict with the comment in the first review noted above. This would require a complete redesign of our landscape layout and irrigation design, for the second time.

Our basic question is: Which type of landscape arrangement will be acceptable to the City and get our Contextual Site Plan approved? We do not have a preference, but would prefer not to redesign our layout again, unless we know it will meet everyone's requests.

Depending on which general design convention that we follow, would you both mind looking at a preliminary drawing before a formal submittal? I don't want to hold things up any longer than we need to, especially by requiring a third formal review.

**BRIAN JESSEE, P.E.\*, ENV SP | Civil Engineer, B&V Water**

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