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Planning and Development Services  
Planning Division  
15151 E. Alameda Pkwy., Ste. 2300  
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To: Sarah Wieder

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

Subject: RESPONSE TO INITIAL 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 December 21, 2016. These responses follow the numbering of the review letter, and a copy of the letter is included as an attachment.

#### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- *Revise Cover Sheet (see Item 2)*  
Response: Cover Sheet was revised based on the comments herein and the redlines provided on the drawings.
- *Include additional information in Data Block (see Item 2)*  
Response: Drawings were revised based on the comments herein and the redlines provided on the drawings.
- *Edit the Letter of Introduction (see Item 2)*  
Response: Letter of Introduction was revised based on the redlines provided and as noted below.
- *Change the fence to match what is required in the High Point at DIA FDP (see Item 3)*  
Response: Fence style was updated and drawings were revised based on the comments herein and the redlines provided on the drawings.
- *Make necessary changes to the Landscape Plan (see Item 4)*  
Response: Drawings were revised based on the comments herein and the redlines provided on the drawings.
- *Revise Grading Plan (see Item 6)*  
Response: Drawings were revised based on the comments herein and the redlines provided on the drawings.

- *Show sight triangles on Landscape Plan (see Item 7)*  
Response: Sight Triangles were added to the drawings.
- *Change the arrangement of trees and shrubs so they appear more like a native prairie landscape (see Item 8)*  
Response: Trees and shrubs were rearranged and the drawings were revised based on the comments herein and the redlines provided on the drawings.
- *Label Knox Box location on all sheets (see Item 9)*  
Response: Knox box note added and drawings were revised based on the comments herein and the redlines provided on the drawings.
- *Add standard tree protection notes (see Item 10)*  
Response: Notes were added to a new Sheet 2.
- *Revise Utility Plan (see Item 11)*  
Response: Drawings were revised based on the comments herein and the redlines provided on the drawings.
- *Amend Legal Description and Site Plan Notes on Cover Sheet (see Item 12)*  
Response: Notes were updated and drawings were revised based on the comments herein and the redlines provided on the drawings.
- *Respond to Xcel Energy comments (see Item 13)*  
Response: Response noted under Item 13.
- *Respond to all additional redline comments on all sheets within the CSP*  
Response: Redline comments were addressed as noted in the responses included herein, or as requested on the markups provided.  
Response: The following other revisions were made to the Contextual Site Plan as part of the continued design and comments received from other permitting agencies.
  - A new man gate was added along the south side for Aurora Water operators to access the isolation valves on the force main.

## **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.*

Response: Aurora Water, Black & Veatch, and the Contractor will all perform outreach to the local neighborhoods at the start of construction. Aurora Water has already discussed access concerns with the school and has received verbal approval of the plan.

### 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.*

Response: The border of the Cover Sheet was changed to match the other sheets, so that there is now an amendment block.

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.*

Response: Site Plan Notes were moved to a new Sheet 2. Subsequent sheets were renumbered to accommodate this.

2C. *Change the "Table of Contents" to a "Sheet Index" and refer to them as sheets, not pages.*

Response: Title changed and drawings were revised as requested.

2D. *Revise the name of some sheets and the title on all sheets per redline comments.*

Response: Names were changed and drawings were revised as requested.

2E. *Provide information about what "WP 4" means on all sheets. If it is not necessary, please remove this.*

Response: The project is Work Package 4, which designates the work location for Highpointe Lift Station. This part of the Aurora Water/Black & Veatch Contract is a single work package within a multi-location project. This has been removed for this submittal.

2F. *Add categories for the Present Zoning Classification and Proposed Total Sign Area to the Data Block.*

Response: Information was added and drawings were revised as requested.

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.*

Response: "Number of Building Area" was an error. It should read "Building Area" and has been revised. Road Base or Asphalt Millings referred to surfacing materials and were not necessarily called out in the guidance documents published by the City. It is not a landscaped area, nor is it a hard surface area, since it is a permeable material. It is essentially a gravel parking area. For the purposes of this submittal, this line has been removed and the area added to the Landscape Area category since it is not hardscape.

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.*

Response: Areas were recalculated and drawings were revised as requested and as noted above in response to 2G.

2I. *Change from "Owner Acknowledgement" to "Signature Block" on Cover Sheet.*

Response: Title was changed and drawings were revised as requested.

2J. *Label the square footage of the electrical building on the Site Plan per redline comments.*

Response: Square footage added and drawings were revised as requested.

2K. *Call out the width of the sidewalk and tree lawn on the Site Plan.*

Response: Width is now labeled and drawings were revised as requested.

2L. *Provide a label for the fence / masonry columns on the Site Plan.*

Response: Columns were noted and added to the legend and drawings were revised as requested.

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.*

Response: Letter of Introduction was revised based on redline comments and as noted herein.

### 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.*

Response: Fence style was redesigned to match as closely as possible to the examples provided. The extra height and soil types do not allow the foundation to be the same as the neighboring fences, but the exterior styling will match.

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.*

Response: A note regarding the height was added and drawings were revised as requested.

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.*

Response: Column spacing was revised and dimensions were added.

### 4. Landscaping (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.*

Response: Shrub bed boundaries were added and drawings were revised as requested.

4B. *Revise symbols for Deciduous Tree and Coniferous Tree in the Legend.*

Response: Symbols were updated on Landscape plan and legends.

4C. *Label all buffer dimensions in the Landscape Plan.*

Response: All buffers labeled and drawings were revised as requested.

4D. *Remove all unnecessary line work from Landscape Plan per redline comments.*

Response: Line work was cleaned up and simplified and drawings were revised as requested.

4E. *Double check all plant label text and quantities.*

Response: Quantities checked and drawings were revised as requested.

4F. *Add all existing trees to Landscape Plan.*

Response: Existing trees were added and drawings were revised as requested.

4G. *Make the masonry wall symbol bolder.*

Response: Symbol is bolder and drawings were revised as requested.

4H. *Add mulch description with the label or add to landscape notes.*

Response: Mulch was added to legend and notes were updated and drawings were revised as requested.

4I. *Add a Legend to the Landscape Plan that includes: Existing Tress, Mulch, Native Seed, Sod, Existing Sod, Property Line, Masonry Wall, etc.*

Response: Legend was added and drawings were revised as requested.

4J. *Add landscape requirement description to table per redline comments.*

Response: Requirement added and drawings were revised as requested.

4K. *Include missing landscape shrubs provided number to south buffer in Landscape Table.*

Response: Shrubs were added and drawings were revised as requested.

4L. *The Hawthorn and Pear Trees are typically referred to as Ornamental Trees.*

Response: Names revised and drawings were revised as requested.

4M. *Double check all plant labels and quantities and modify Plant Schedule as necessary.*

Response: Quantities checked and drawings were revised as requested.

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.*

Response: An email was sent directly to Cathryn Day with a .DWG file on January 10, 2017 as requested.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

6. Civil (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.*

Response: Grading was adjusted and drawings were revised as requested.

6B. *Drainage ports are not shown in the fence elevations. Please provide a detail.*

Response: Ports were added and a detail was added to Drainage Plan Sheet 4.

6C. *Why is the curb cut larger than the drive?*

Response: The existing curb cut starts on the south edge of the existing driveway, where it is currently shown. The driveway is being moved to the north to facilitate delivery and service trucks access to the site. The curb cut is just being extended north; with no plans to redo the existing southern curb cut and move it north along with the driveway. This will allow odor control delivery trucks a better turning radius and prevent damage to the curb.

7. Traffic (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.*

Response: Sight triangles were added to the Landscape Plan for a Collector Road with a speed limit of 30 mph to the landscape plan.

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."*

Response: Note was added and drawings were revised as requested. The Contractor will apply for an access permit from Doug Hintzman once the project starts.

8B. Describe how the masonry columns are tied to the walls. Are the footings continuous or attached?

Response: More detail is provided on the construction drawings, but was not included on this submittal as it did not seem necessary. The footing is continuous and is reinforced. The wall has vertical reinforcement that extends into the footing, and horizontal reinforcement through select bond beams. The horizontal reinforcement is continuous through the columns.

8C. It is not a good idea to put masonry joints below grade. Continue concrete a few inches above the finished grade.

Response: Fence was redesigned and masonry joints are now only above grade. Drawings were revised as requested.

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.

Response: Note was removed and drawings were revised as requested.

8E. Organize trees/shrubs in or near swales to take advantage of rainfall.

Response: Trees and shrubs were rearranged and drawings were revised as requested.

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.

Response: Trees and shrubs were rearranged and drawings were revised as requested

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.

Response: Property is owned by Aurora Water, and an agreement will be signed for PROS to maintain the landscaping. Everything has been revised to meet the PROS requirements.

8H. Use only native prairie shrubs/grasses. Reduce to 8-10 species.

Response: Types have been changed and drawings were revised as requested

8I. Use City of Aurora "Sandy Loam to Clay Loam Soil Seed Mix."

Response: Mix changed and drawings were revised as requested

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."

Response: Knox box notes were added and drawings were revised as requested.

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.

Response: Tree notes were added and drawings were revised as requested.

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

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

Response: No suction line is required. The odor control is a bioxide chemical system that injects chemical to the wetwell through a 1-inch PVC line that is shown on the Drawings. No changes were made. Note that this system was requested by Aurora Water due to its successful implementation at other lift stations.

*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.*

Response: There is space between the new landscaping for a truck to access the valve cluster outside the fence. There is no bypass manhole. A bypass is provided inside the lift station. PROS will not allow for a road to be placed outside the fence in this location, but the infrequent travel by a vehicle can be supported by the landscaped area. Vehicle traffic is able to get to the south side of the new wetwell from inside the fence in an area surfaced with asphalt millings.

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

Response: Drawings were revised as requested. The only item to be demolished is the existing electrical equipment. The existing wetwell and valve vault are reused and the existing generator is relocated.

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

Response: The existing water service is believed to be a 4-inch tap off of the nearest blowoff, slightly north of the site. The size is not known for sure. There is no meter currently. The plan is to connect downstream of the existing isolation valve and install 2-inch copper pipe to serve yard hydrants and irrigation. A new meter and backflow preventer will be installed to match Aurora Water Standard Details. No utility pocket or bollards were shown; as these cannot be installed and still allow enough room for odor control delivery trucks to get through the gate. There was a question about installing and new fire hydrant. A new tap would require work within the roadway at this location, which would like to be avoided. By tying onto the existing service, this is avoided. The operations staff has stated there is sufficient pressure to meet their needs with what is shown. Drawings were revised as requested and as noted on the redlines.

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

Response: Pipes were labeled and drawings were revised as requested.

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

Response: Valves were added and drawings were revised as requested. Note that 45 elbows are not able to be used in this location. In order to get all piping to fit within the site, connect to the vaults, and keep the existing system operational during construction, the pipe alignment is very precise. 45 elbows will not fit within the necessary alignments. The Aurora Water project manager and operators have approved this piping layout.

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

Response: Drawings were revised as requested. The comment about a pond is noted. Based on calculations of storage in the wet wells and by using existing sewer prior to first tap, a pond is not necessary. This has been approved by CDPHE.

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

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

Response: Legal description edited and drawings were revised as requested.

12B. *Edit Site Plan Notes per redline comments.*

Response: Notes edited and drawings were revised as requested.

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

Response: Width was noted and drawings were revised as requested. Note that City right-of-way is only on the east half of the street, since the west half of the street is in Denver.

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.*

Response: Large plantings were relocated from around electrical boxes. Any plantings above underground lines are small shrubs or grasses without deep roots. It is acknowledged that if plants are removed they will not be replaced by Xcel.

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.*

Response: Application process is already underway, since a new line from the existing transformer is required.

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.*

Response: Acknowledged. This note is always shown on the final construction drawings.

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



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.

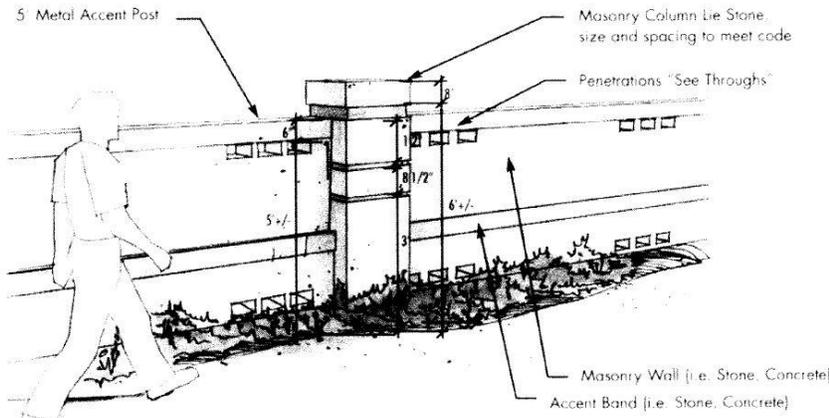
#### **2. Completeness and Clarity of the Application**

- 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.

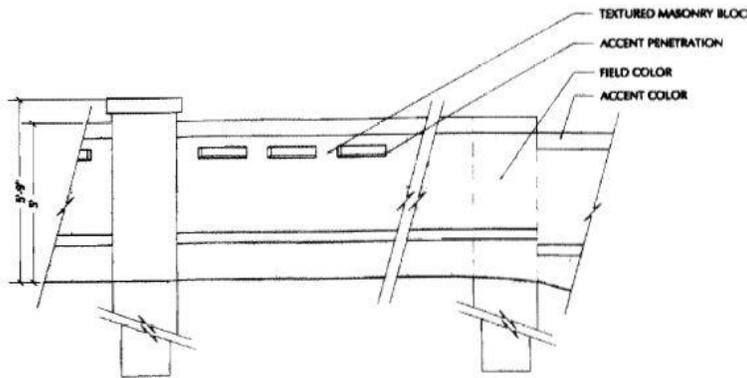


**3. Zoning and Land Use Comments**

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 64<sup>th</sup> 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](mailto: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 Trees, 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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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.