



Planning Division  
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November 5, 2018

Elizabeth Carter  
Aurora Water  
15151 E Alameda Parkway  
Aurora, CO 80012

**Re: Second Submission Review - Wemlinger Treatment Plant – Minor Site Plan Amendment**  
Case Number(s): **1980-6036-07**

Dear Ms. Carter:

Thank you for your initial submission, which we started to process on Thursday, October 19, 2018. 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 some comments remain, another submission is required. Please revise your previous work and send us a new submission on or before **Monday, November 19, 2018**.

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 [eobrien@auroragov.org](mailto:eobrien@auroragov.org) or (303) 739-7209.

Sincerely,

Elizabeth O'Brien, Planner I  
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department  
Bart Giles – Corollo Engineers  
Margee Cannon, Neighborhood Services  
Cesarina Dancy, ODA  
Filed: K:\SDA\1980-6036-07rev2.rtf



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please indicate on the plan, which trees will be removed and preserved for project. - Forestry

### PLANNING DEPARTMENT COMMENTS

#### **1. Community Questions Comments and Concerns**

No comments were received for this development.

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#### **2. Site Plan Comments**

##### Page 1

- Is this the original title?
- Has the order or content of the sheets changes since the original site plan? If so, please reflect with redlines. The redlines should also have a delta with the number of the amendment within it.
- Please show all amendments associated with this application in amendment block.
- How will this data block change with the addition of the treatment chamber?
- Please show the minor amendment dates associated with this development in the amendment block.

##### Page 2

- Please show the minor amendment dates associated with this development in the border.

##### Page 3

- Please show the minor amendment dates associated with this development in the border.

##### All Pages

- Please include a title that is consistent on all pages.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### **3. Forestry**

Rebecca Lamphear / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / 303-739-7139 / comments in purple

Please indicate on the plan which trees will be removed and preserved for project. Include a tree mitigation table below. Due to the location, size and condition of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. And tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree 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 should be added to the plan.

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. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.



TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Ponderosa pine	6	\$203.34		2
2	Ponderosa pine	11	\$644.48		4
<b>Total</b>		<b>17</b>	<b>\$847.82</b>		<b>7</b>

The caliper inches that will be lost are 17", but only 7" would be required for planting back onto the site. The mitigation value is \$850.00.

NOTE: Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

#### **4. Traffic Engineering**

Brianna Medema / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / 303-739-7336

No comments at this time.