



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

Worth Discovering • auroragov.org

October 11, 2019

Jeremy Parrish
Clubcorp
3030 LBJ Freeway, Suite 600
Dallas, TX 75234

Re: Initial Submission Review – DA High Plains (Blackstone) Country Club Renovation – Contextual Site Plan amendment and Plat amendment

Application Number: **DA-1617-15**
Case Number: **2003-4013-59; 2019-3047-00**

Dear Mr. Parrish:

Thank you for your initial submission, which we started to process on September 16, 2019. 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 October 31, 2019.

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.

Your estimated administrative decision date is still set for Wednesday December 11, 2019. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the administrative decision date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303.739.7541.

Sincerely,

Liz Fuselier, Planner 1
City of Aurora Planning Department

cc: Jake Sippy, Design Workshop, 1390 Lawrence St Ste 100 Denver, CO 80204
Scott Campbell, Neighborhood Liaison
Mark Geyer, ODA
Filed: K:\SDA\1617-15rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Amendment language to Framework Development Plan (Planning)
- Update Landscape tables (Landscaping)
- Update Traffic Letter (Traffic)
- Provide labels as requested (Planning)
- Tree Mitigation (Forestry)
- Slope (Public Works)
- Data Block Information (Life Safety/Fire)
- Accessible Routes (Life Safety/Fire)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. 7 registered neighborhood organizations and 26 adjacent property owners were notified of the application. One comment from an adjacent property owner was received and can be found below. Please respond to the comment below and provide details on discussions or meetings you may have with any individuals regarding this project.

1B. Name: Mike Boese

Email: mikeboese@me.com

Comment: This info was not disclosed when purchasing our new home from the builder in July 2018. This acreage backs up to our property and we feel there would be harm done financially, esthetically, and from a quality of life perspective.

2. Completeness and Clarity of the Application

2A. Adjust name to "High Plains Country Club" Site Plan Amendment.

2B. Update *original FDP cover sheet* utilizing redlines and clouds with current consultant information.

2C. Create a "Bubble Area" within the *original FDP* to indicate the current Development Application number. Indicate new addition with a "Delta 1".

2D. Ensure that sheet numbering and Site Plan Amendment name is consistent throughout the plan set.

2E. Add a description of the amendment to the Amendment Block.

2F. Please include a site details sheet. This should include site furnishings including bike racks, site lighting, trash enclosures, etc.

2G. Please label all existing and proposed buildings and structures on all sheets.

2H. Will there be fencing? Trash enclosures? Any added roof mechanicals? Please note where appropriate.

2I. All site plans need to be drawn at a uniform scale of 1" to 40' minimum. Please modify scales on all sheets.

2J. Please remove Plumbing Plan from this Site Plan Amendment as it is not required as part of the Site Plan.

3. Zoning and Land Use Comments

3A. Reference zoning and parcel lines on adjacent and abutting properties on all sheets.

4. Architectural and Urban Design Issues

4A. For all elevation sheets, add color legends with associated numbers to best reference actual colors.

4B. Confirm ability to match prior colors, products and materials.

4C. Consolidate legends.

4D. Show the illumination levels on the site 10 feet beyond all property levels. Refer to section 146-4.9 (Exterior Lighting) of the Unified Development Ordinance (UDO).



5. Landscaping Issues (Kelly Bish / 303-739-7189 / KBish@auroragov.org / Comments in bright teal)

Cover Sheet 0-1

- Correct the typo in the landscape notes. Move the landscape notes to the landscape sheet.
- Use the table on the cover sheet as the plant schedule table and replace the one that is on the landscape sheet.
- Update the plant schedule so that all deciduous canopy trees are 2.5".
- Add a note describing the mulch treatment i.e. shredded cedar 4" depth, cobble rock, tan in color 2"-4" etc.
- Add a note if edger is being used and the type.

Landscape Plan L1-1

- Replace this plant schedule with the one on the cover sheet.
- Include all the utilities grayed back.
- Include the existing and proposed contours grayed back.
- Provide a table that demonstrates compliance with the requirement to provide 1 tree and 10 shrubs per 30' if within the 25' wide buffer area. Trees may be substituted for shrubs.
- Trees 8 & 9 have been identified to be transplanted but no longer exist. According to our Forestry Department, they have been removed and/or are dead.
- Consider replacing some of the perennials with shrubs in areas where people will be lounging and kids playing. Perennials may attract bees which don't mix well with families.
- What is the large rectangular area? Label the area. Is this sod? native seed?
- The sod and native seed hatch patterns are too similar. Please adjust one of them and update the plant legend accordingly.
- Include seeding for the proposed mound.

6. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

6A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided is in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 7A. Dimension all existing and proposed sidewalks.
- 7B. Indicate surface material surrounding pool areas.
- 7C. Indicate maintenance responsibility for the private storm sewer.
- 7D. Minimum slope away from the building is 5% for 10' of landscaped areas and a minimum 2% slope for impervious areas.
- 7E. See redline comments.

8. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

8A. Please update Traffic Letter.

9. Fire / Life Safety (Mike Apodaca / 303-739-7656 / MApodaca@auroragov.org / Comments in blue)

9A. Provide a data block on the Amendment sheet that reflects number of buildings, square footage of each building, gross square footage of all buildings on site, 2015 IBC construction types, indicate if structures are sprinkled or non-sprinkled, maximum building height, accessible parking spaces provided, accessible parking spaces required, van accessible provided, van accessible required, parking spaces provided and parking spaces required.



9B. See Fire/Life Safety notes to add to initial sheet of Amendment.

9C. Sheet 2 of 11 / Overall Site Plan-See Redline comments.

9D. Sheet 4 of 11 / Overall Utility Plan-See Redline comments regarding: Fire hydrant orientation, fire lane signs location, show and label accessible park spaces and accessible routes and label existing fire easement

9E. Sheet 6 of 11 / Landscape Plan-See Redline comments regarding accessible parking signs.

9F. Sheet 11 of 11 / Photometric Plan-See Redline comments regarding accessible route and lumens in accessible routes.

10. Aurora Water (Steve Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

10A. Label all storm water lines and area drains private.

11. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

11A. Three trees will require mitigation. Several of the trees will be relocated, please include a note about the follow up water regime. For the trees that will be removed, 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.

11B. 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 shall be added to the plan.

11C. 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.

11D. The caliper inches that will be lost are 18", but only 5" would be required for planting back onto the site. The mitigation value is \$550.00.

11E.

Tree Mitigation Table					
TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
14	Ponderosa pine	5	\$146.90	Mitigation required	2
12	Honeylocust	6	\$204.24	Mitigation required	2
1	Cottonwood	7	\$199.48	This tree will not survive spading	2
Total		18	\$550.62		5

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.

12. Real Property (Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta)

12A. See the red line comments on the plat and site plan.

13. Revenue (Diana Porter/Taps/Aurora Water)

13A. No development fees are due as this is a re-plat of High Plains 7.