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MEMORANDUM

To: City of Aurora, Office of Development Assistance
From: Jake Sippy
Date: October 17, 2019
Project Name: High Plains (Blackstone) Country Club Renovation
Project #: 6082
Subject: Contextual Site Plan Amendment and Plat Amendment (Submittal 2)
Copy To: Project Team

Second Submission – 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**

Please find below responses to comments from the Submittal 1 Comments, dated October 11, 2019. For brevity, City comments have been paraphrased; however, note that responses take in to account full commentary from the City. The order corresponds to the order of the comment letter.

PLANNING DEPARTMENT COMMENT RESPONSES

1. Community Questions, Comments and Concerns

1A. *Of 7 neighborhood organizations and 26 adjacent property owners that were notified, one provided a comment to the City. Respond to comment 1B. and provide details on discussions or meetings.*

1B. *Comment from property owner Mike Boese.*

Response: David DiMartino, the General Manager of the Blackstone Club, has reached out to the property owner. Their meeting will be documented and outcomes shared with the City when this occurs.

2. Completeness and Clarity of the Application

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

Response: Revision made.

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

Response: Revision made. Also added notes per Fire comments.

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

Response: Included site plan from original CSP, bubbled current area and added DA #. Note, since there is already an amendment listed on the cover sheet, used delta 2.

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

Response: Revisions made.

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

Response: Revision made.

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

Response: Sheet has been added for pertinent site details. Note that no new bike racks, permanent furnishings or trash enclosures are included as part of this Amendment, so are not included in the details sheet. All proposed furnishings are movable, and therefore subject to seasonal change. Although the slide is not technically a furnishing, it has been included for reference.

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

Response: Revision made.

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

Response: Fencing is shown on all plans. Refer to Site Plan for label. No new trash enclosure or roof mechanicals are a part of this Amendment.

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

Response: Revision made. Note, per discussion with Liz Fuselier, the tree protection and planting sheets are shown at 1" = 20' to preserve legibility of the plant symbols.

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

Response: Revision made.

3. Zoning and Land Use Comments

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

Response: Revision made.

4. Architectural and Urban Design Issues

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

Response: Revision made.

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

Response: The contractor will be required to match existing colors and finishes. Where products and fixtures are no longer available, nearest matching comparable fixtures are to be used (refer to details sheet for proposed lighting fixtures). For clarity of the submission, the materials board (A1-4) that was previously included as a separate supplemental reference sheet is now included in the plan set.

4C. *Consolidate legends.*

Response: Revision made.

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).*

Response: Revision made.

5. Landscaping Issues

Cover Sheet 0-1

- *Correct the typo in the landscape notes. Move the landscape notes to the landscape sheet.*

Response: Revision made.

- *Use the table on the cover sheet as the plant schedule table and replace the one that is on the landscape sheet.*

Response: Revision made.

- *Update the plant schedule so that all deciduous canopy trees are 2.5".*

Response: Revision made.

- *Add a note describing the mulch treatment i.e. shredded cedar 4" depth, cobble rock, tan in color 2"-4" etc.*

Response: Revision made.

- *Add a note if edger is being used and the type.*

Response: Revision made.

Landscape Plan L1-1

- *Replace this plant schedule with the one on the cover sheet.*

Response: Revision made.

- *Include all the utilities grayed back.*

Response: Revision made.

- *Include the existing and proposed contours grayed back.*

Response: Revision made.

- *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.*

Response: Table added. Note, only trees and native seed are being installed in the 25' buffer. No site improvements are planned in the buffer space.

- *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.*

Response: Revisions made to L1-1 and L2-1.

- *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.*

Response: Acknowledged. Perennials in these areas have been replaced with shrubs and ornamental grasses.

- *What is the large rectangular area? Label the area. Is this sod? native seed?*

Response: This is the proposed pool. Labels have been added to match the site plan on C-1.

- *The sod and native seed hatch patterns are too similar. Please adjust one of them and update the plant legend accordingly.*

Response: Revision made.

- *Include seeding for the proposed mound.*

Response: Revision made. A note has also been added that requires seeding all disturbed areas.

6. Addressing

- 6A. *Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes.*

Response: The requirements are understood. A digital file will be provided with the final submittal.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

7. Civil Engineering

- 7A. *Dimension all existing and proposed sidewalks.*

Response: Revision made.

- 7B. *Indicate surface material surrounding pool areas.*

Response: Revision made; hatch legend updated.

7C. *Indicate maintenance responsibility for the private storm sewer.*

Response: Revision made; note that because all of the storm components within the project are private, a general note has been made in the sheet legend rather than added to each individual label.

7D. *Minimum slope away from the building is 5% for 10' of landscaped areas and a minimum 2% slope for impervious areas.*

Response: Acknowledged. These minimum slopes are incorporated into the plans.

7E. *See redline comments.*

Response: Revisions made. See attached responses on plan redlines.

8. Traffic Engineering

8A. *Please update Traffic Letter.*

Response: Revisions made. Also, see attached responses on Traffic Letter redlines.

9. Fire / Life Safety

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.*

Response: Data block is part of original csp cover sheet, which is now included with submittal. Added additional users due to pool expansion per summary letter included with first submittal.

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

Response: Revisions made.

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

Response: Revisions made.

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*

Response: Revisions made. Note: these are all existing components that are not being altered by this project.

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

Response: Revision made.

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

Response: Revisions made and photometrics updated. Accessible route identified.

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

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

Response: Revision made; note that because all of the storm components within the project are private, a general note has been made in the sheet legend rather than added to each individual label.

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.*

Response: Note regarding water regime has been added as notes 7.1 and 7.2 on L2-1. The identification key and size provided by Forestry has been added to L2-1. Trees intended as replacement mitigation are identified on L1-1 with an asterisk (*) in the plant label.

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.

Response: Notes added.

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.

Response: Tree mitigation chart added. Trees intended as replacement mitigation are identified on L-1 with an asterisk (*) in the plant label.

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.

Response: Acknowledged. The project will transplant existing trees and plant new trees for mitigation.

11E. (Tree mitigation table provided.)

Response: Acknowledged. The new trees proposed for mitigation exceed the minimum required.

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.

Response: Revisions made.

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

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

Response: Acknowledged.