

DESIGNWORKSHOP

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MEMORANDUM

To: City of Aurora, Office of Development Assistance
From: Jake Sippy
Date: January 15, 2020
Project Name: High Plains (Blackstone) Country Club Renovation
Project #: 6082
Subject: Contextual Site Plan Amendment and Plat Amendment (Submittal 3)
Copy To: Project Team

Third 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 2 Comments, dated November 18, 2019. The order corresponds to the order of the comment letter.

PLANNING DEPARTMENT COMMENT RESPONSES

1. Community Questions, Comments and Concerns

1A. *No Additional Comments.*

Response: Acknowledged.

2. Completeness and Clarity of the Application

2A. *Ensure that sheet numbering and Site Plan amendment name is consistent throughout the document.*

Response: Revisions made.

2B. *Please use an X of Y sheet numbering system.*

Response: Revisions made.

2C. *Add a more detailed description of the amendment to the Amendment Block.*

Response: Revision made.

3. Zoning and Land Use Comments

3A. *No Additional Comments.*

Response: Acknowledged.

4. Architectural and Urban Design Issues

4A. *No Additional Comments.*

Response: Acknowledged.

5. Landscaping Issues

5A. *Sheet L1-1 Landscape Plan*

- *Add a note that states that "should the transplanted trees die, the HOA/Metro District shall be responsible for installing replacement trees."*

- *Label the bocce ball courts.*

Response: Note added as #9 to the Landscape Notes. Label added.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering

6A. The site plan amendment will not be approved until the preliminary drainage letter/report is approved.

Response: Acknowledged. Civil CDs have been submitted and are in the review process.

6B. Include site plan notes and see public works comment to add additional note.

Response: New sheet added with site plan notes (GN-1, 03 of 14). Includes requested note as item #29.

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

7A. Several of the trees will be relocated, update notes regarding watering. For every inch caliper of tree 10 gallons of water will be required. As an example, a 2" caliper tree will require 20 gallons of water with the regime listed under transplanted trees, note 7.2. Also include a note regarding periodic inspection of spaded trees and soil, water as needed outside of the above listed schedule.

Response: Revisions made. Added notes 7.3 and 7.4.

7B. Add Tree #8 and #9 back in existing tree identification table.

Response: Renumbered trees in table (and corresponding trees on this plan sheet and landscape plan sheet) to be sequential, eliminating numbers not used.

7C. Three trees will require mitigation. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation. Use the mitigation table listed below on your Tree Protection Plan P. L2-1.

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: Many trees will be planted on site, with 11 trees specifically identified as tree mitigation. The trees are identified on the Landscape Plan with an asterisk (*) symbol. Mitigation Tree Table has been updated on this sheet with a note indicating this.

The Tree Mitigation Table has been replaced. Note: tree numbers have been updated per table revision due to comment 7B above.