



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

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Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Provide a tree mitigation plan and landscape plan.
- 1B. Provide vicinity map.
- 1C. Outline site of disturbance on the site plan by redlining the site plan.
- 1D. Provide a letter of introduction describing uses of the clubhouse and hours of operation.
- 1E. Please provide details about any added lighting fixtures as well as any outside furnishings that will be added to the site.

2. Planning issues (Michelle Montenegro / 303-739-7112 / mmontene@auroragov.org / comments in teal)

- 2A. Please provide elevations with materials and color of the proposed building. Please note architecture must match the aesthetic character of the existing buildings on site.
- 2B. Provide *clear* dimensions of the building as well as the height, FAR, and gross floor area. Please ensure that height does not exceed the height of the existing buildings.
- 2C. Please reference this minor amendment in the original site plan by redlining the plan and update all affected pages.

3. Landscaping Issues (William Barrett / Comments in bright teal)

- 3A. Submit a landscape plan with your next submittal.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 4A. Foundation or overhangs cannot encroach into utility, please modify.
- 4B. Label widths and slopes of sidewalks, these must meet ADA standards.
- 4C. Drainage letter is required, demonstrate decrease in impervious area and request waiver for water quality.

5. Life Safety (Ted Caviness / comments in blue)

- 5A. This site went through a pre-application meeting and the applicant needs to review the building and life safety requirements provided on what needs to be shown on site plan for review. Please contact me if you have any questions.

6. Real Property (Darren Akrie/ 303-739-7331 / DAKRIE@auroragov.org comments in magenta)

- 6A. The city has no record of easements shown on the site plan. If these are needed then these easements must be dedicated by separate document.
- 6B. No portion of your new building or improvements can encroach into existing easements dedicated to the City. If you have new easements shown on your site plan that will be needed then these easements can be dedicated by separate document. Contact Maurice Brooks in Real Property at 303-739-7300 for submittal requirements. Once Maurice has received what he needs, it usually takes 4-6 weeks to complete the process. The site plan will not be approved until these documents are complete and ready to record. Maurice needs to have received your packet by the time I receive your next submittal from Planning or you may not have your project approved by the proposed date given on your timeline. Please refer to this link for document requirements.

https://www.auroragov.org/business_services/development_center/tools_and_resources/real_property/



7. Aurora Water (Jon Villines / jvilline@auroragov.org/ [comments in red](#))

7A. Are there any existing easements to be vacated? Please note that any easements that needs to be vacated or dedicated will need to be done through separate document through the real property department. Easement vacation and dedication will need to be completed before approval of the site plan amendment.

7B. Show sewer and water services and mains.

7C. We have an existing 27” sewer interceptor running E-W across this site, please show this easement.

7D. Sanitary sewer service must connect to collection main, not interceptor.

7E. Show where existing tennis courts are.

7F. Dimension all easements and label whether existing or proposed.

7G. Is detention and water quality provided for the additional impervious area.

8. Forestry (Jacque Chomiak / [comments in purple](#))

8A. Please see protection zones for trees per redlines.

8B. There will be several trees that will be impacted by redevelopment of this site. Below is the list of those trees that will require mitigation. Due to the size and in one case species of tree on the site, relocation is not an option. The largest tree spade available would not be able to successfully accomplish the transplanting of any of these trees. The use of tree equivalents is not permitted to mitigate for tree loss. Any tree that is removed from this site should either be replaced within the landscape or be mitigated through payment to the Tree Planting 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 shall be added to the plan. A couple of the trees were measured that are nearest the construction area – their diameters can be found on the plan. Protection is critical if these trees are to remain and successfully make it through the construction.

Also, 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.

The caliper inches that will be lost are 102.5”, but only 67” would be required for planting back onto the site. The mitigation value is \$24,004.00.

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.

TREE #	SPECIES	DIAMETER	BASIC VALUE	SPECIES VALUE	CONDITION VALUE	LOCATION VALUE	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Austrian pine	17.5	\$10,585.87	75%	70%	78%	\$4,334.91	Tree is too large to transplant	12
2	Ponderosa pine	18	\$10,629.94	70%	60%	78%	\$3,482.37	Tree is too large to transplant	11
3	Crabapple	14.5	\$10,669.38	75%	60%	78%	\$3,744.95	Tree is too large to transplant	9
4	Austrian pine	17	\$9,989.75	75%	60%	78%	\$3,506.40	Tree is too large to transplant	10
5	Austrian pine	18.5	\$11,829.94	75%	70%	78%	\$4,844.36	Tree is too large to transplant	13
6	Austrian pine	17	\$9,989.75	75%	70%	78%	\$4,090.80	Tree is too large to transplant	12
Total		102.5	\$63,694.62				\$24,003.80		67