

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



April 2, 2019

Alex Salmins
The Architerra Group
5881 S. Deframe Street
Littleton, Co 80127

Re: High Plains Country Club Site Plan Amendment

Case Number: 2003-4013-58

Dear Mr. Salmins:

Thank you for your initial submission for the above named minor amendment. We reviewed it and have the following comment:

A. Forestry Rebecca Lamphear **303-739-7139** rlamphea@auroragov.org

There will be several trees impacted by park improvements. Due to the 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 shall 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.

The caliper inches that will be lost are 93.5", but only 34" would be required for planting back onto the site. The mitigation value is \$3990.00.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Cottonwood	7	\$478.74		4
2	Cottonwood	6	\$359.47		4
3	Cottonwood	7	\$478.74		4



4	English Oak	3.5	\$0.00	No mitigation less than 4"	0
5	English Oak	2	\$0.00	No mitigation less than 4"	0
6	English Oak	3.5	\$0.00	No mitigation less than 4"	0
7	English Oak	3	\$0.00	No mitigation less than 4"	0
8	English Oak	3	\$0.00	No mitigation less than 4"	0
9	English Oak	3.5	\$0.00	No mitigation less than 4"	0
10	English Oak	3	\$0.00	No mitigation less than 4"	0
11	Amur Maple	5	\$352.56		3
12	Amur Maple	6	\$490.18		4
13	English Oak	4	\$239.96		2
14	English Oak	3	\$0.00	No mitigation less than 4"	0
15	English Oak	3	\$0.00	No mitigation less than 4"	0
16	English Oak	3	\$0.00	No mitigation less than 4"	0
17	Green Ash	3.5	\$0.00	No mitigation less than 4"	0
18	Hawthorn	4	\$255.95		2
19	Austrian Pine	6	\$490.18		4
20	Austrian Pine	5	\$352.56		3
21	Austrian Pine	6	\$490.18		4
22	Austrian Pine	3.5	\$0.00	No mitigation less than 4"	0
Total		93.5	\$3,988.54		34

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.

B. Life Safety Life Safety William Polk 303-739-7371 wpolk@auroragov.org)

See blue comments on the site plan.

Site Plan Comments

Sheet 44



1. Please provide a note that identifies the requirement of a separate building permit through the building division will be obtain prior to any construction of the shade shelter.
2. Please work with the Planning Dept. to identify any addressing needs for this project.

C. Real Property Darren Akrie 303-739-7331 dakrie@auroragov.org

1. There has been no response from Real Property. When comments are completed they will be emailed to you.

D. Engineering Kristin Tanabe 303-739-7306 ktanabe@auroragov.org

1. Per the pre-application notes, a preliminary drainage letter is required. Please contact 303-739-7335 to create a civil folder for the drainage letter. Review fees shall apply. The site plan amendment will not be approved until the preliminary drainage letter is approved.
2. Please add slope labels

E. Parks and Open Space Chris Ricciardello 303-739-7154 cricciar@auroragov.org

1. Consider adding inclusive play elements to playground.
2. Add hatch to indicate location of all play surface
3. Confirm that all trails are less than 5% in gradient

Please resubmit your work with the requested change. You may email it directly to me at wbarrett@auroragov.org . Should you have any questions you may contact me via email or by calling 303.739.7133

Sincerely,

W. David Barrett
Sr. Planner II