



Project Name: Blackhawk – Solar Decathlon – Site Plan Amendment  
Project Address: 1955 Blackhawk St, Aurora, CO 80011  
Case Number: 2019-4019-01

BDB responses in Green.

COMMENT REVISION: (1) 04/15/24

Re-Submittal Date: 04/26/24

## PLANNING DEPARTMENT COMMENTS

### 1. PLANNING

#### 1A. Page 1

Please separate out the minor amendment (MA) application description and site plan data block changes. Further, please show the short description as shown and retain this change - please review for accuracy. Then, please update the site plan data block directly by updating existing values or merging in new information. For all changes made to the data block, please add a red cloud and delta one to show that they have been changed via this MA application. Electronic resubmittals must be a complete set, with changes clouded. Please do not resubmit only pages affected by comments.

Acknowledged.

#### 1B. Page 4

- Please show the deck reductions here or on a new sheet. Then, please show how any setbacks may be impacted and confirm that they will continue to meet the minimum standards.  
Deck reductions plan shown as requested.

Deck Area:

Previous drawing set – 1,938 SF

New drawing set – 1,073 SF

Future drawing set – 385 SF

The deck area will decrease a total of 479 SF after the current and future phase are finished.

- Please ensure that this symbol is shown throughout the site plan as a delta (triangle) with a 1.  
Acknowledged.

#### 1C. Page 6

Please note that any removed plantings will need to be documented via a red cloud and delta 1. Further, please note that any removed plantings must either be relocated or replanted at a 1 to 1 ratio or greater. If necessary, please update the plant list table to show what changes may need to occur.



**BONSAI**  
— design + build



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1 tree and 4 shrubs will be relocated as per Utilities comments.

37 plants will be planted in a future phase (see plans).

#### 1D. Page 8

Please show how these elevations may be changing due to the proposed improvements of this application. Then, please update the key notes as necessary.

Please see attached drawings to see changes.

## 2. CIVIL

#### 2A. Page 1

- Advisory note: A Civil Plan Revision to add the phasing plan sheet is required.  
All the civil construction will be completed in the current phase.
- These drawings do not reflect the changes requested. Please show decks reductions through design drawing.  
Please see attached drawings to see changes.

## 4. UTILITIES

#### 4A. Page 6

- This tree is planted directly adjacent to water meter and it will be required to be removed. Per specifications, no trees are permitted in a water easement or within 8' of the utility.  
The tree has been relocated; its new location is 12'-6" from water easement.
- This planting is directly on top of water meter. Please remove.  
The planting has been relocated.
- These plantings are directly on top of water meters. Please remove.  
The plantings have been relocated.

## DRAWING SET:

#### Sheet 1 – Cover Sheet

1. General Contractor: Changed to Bonsai Construction
2. Architect: Changed to Bonsai Design + Build

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3. Number of dwellings: Number of Buildings will be 3 built current Phase and 1 will be built in a future Phase.
4. House D (Beach House) will be built in a future Phase.
5. Total site Area: 0.62 Acre - 27,007.2 sf
6. Total building coverage area: 3,023 SF (11.19%) current Phase

Note: 961 SF future phase

7. Landscape Area: 12,147 (45%)

9,753.61 SF\* (Previous drawings) + 1,433 SF (decrease from sidewalks & patios) + 961 SF (Future Phase) = 12,147.61 SF.

\* Note: We have taken the areas from the previous site plan instead of the site plan data block.

8. Sidewalks and Patios: 2,750 SF (10.18%)

2,750 SF Current Phase - 4,183 SF\* previous drawings = 1,433 SF Difference.

Breakdown:

- a. Sidewalks: 1,620 SF current Phase (1,345 SF previous drawings)
- b. Patios: 1,074 SF current Phase (2,617 SF previous drawings, includes 384 SF Future Phase)
- c. Stair: 56 (76 SF previous drawings, includes 20 SF Future Phase)
- d. Bench + Planter @ House A (Our H2Ouse): 0 SF Current (145 previous drawings)

\* Note: We have taken the areas from the previous site plan instead of the site plan data block.

#### Sheet 4 – Site Plan

1. Removal of House D (Beach House) from current Phase – It will be built in a future Phase.
2. House A (Our H2Ouse) changes:
  - a. Removal of trellis.
  - b. Removal of Bench + Planter at North Deck.
  - c. Reduction of deck size. From 825 SF to 370 SF.
  - d. Relocation of stair access.
  - e. Sidewalk expansion to stair access.
3. House B (Silo House) changes:
  - a. Reduction of deck size. From 694 SF to 295 SF.
  - b. Relocation of stair access.
  - c. Sidewalk expansion to stair access.

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### Sheet 5 – Grading and Utility Plan

1. Grading and Utility will be finished as shown.
2. See Sheet 1 and Sheet 4 comments for additional drawing changes.

### Sheet 6 – Landscape Plan

1. 4 Shrubs and 1 tree will be relocated as per Utilities comments.
2. D and planting were removed from the current phase (it will be added in a future phase) and will be temporarily replaced with seed mix.
3. 37 Plants will be planted in a Future Phase.

#### TREES

- |        |   |
|--------|---|
| a. AGF | 1 |
| b. AAR | 1 |
| c. CCI | 1 |

#### SHRUBS

- |        |    |
|--------|----|
| a. CDK | 3  |
| b. CI  | 10 |
| c. CSI | 6  |
| d. FP  | 7  |
| e. RA  | 5  |
| f. SA  | 3  |

### Sheet 8 and 9 – Building Elevations

1. New elevations show deck reduction and stair relocation.
2. Building B is shown with the new Stucco/fenestrations.
  - a. Stucco System: 384 SF  
115 SF previous drawings + 269 SF Current Phase = 384 (234% Increase)
  - b. Fenestrations (Windows + Doors + Storefronts): 390 SF  
637 SF previous drawings - 390 SF Current Phase = 247 SF (38.8% Decrease)
3. We have removed Building D from the current Phase. It will be built in a future Phase.

### Sheet 10 – Photometric Site Plan

1. Plan has been updated to exclude Building D and removed decks.