



May 14, 2020

City of Aurora
Office of Development Assistance
15151 E. Alameda Parkway, Suite 5200
Aurora, CO 80012

Re: Achieve Sports Center @ Saddle Rock East
Response to Planning Comments, 2nd submittal

To Whom it may concern:

Please find our responses to comments provided by City of Aurora dated April 14, 2020 regarding the proposed development. Our responses to comments are in **Bold**.

Planning Department

1. COMMUNITY QUESTIONS/COMMENTS/CONCERNS

A. Please provide how neighborhood comment was addressed. Was neighbor contacted? If so, how and what was discussed. If not, please contact neighbor directly and provide information on discussion with next submission.

RESPONSE: The neighbor, Mr. McKenzie, was contacted by Chris Herron via email on May 1st with the following communication: Good afternoon Mr. McKenzie,

I am the business owner of Achieve Sports and we received the below information from the City of Aurora Planning Department with your response of concern regarding our new facility.

We recognize and appreciate your stated concern regarding traffic and making a left turn at this intersection. It is our understanding that the City has a plan for a traffic signal at this intersection. Not only are we as a business whose clientele is primarily young people, also advocating for this for both traffic and safety considerations, but we have invested a significant amount (just under \$90K, which is already being held by the City for this exact purpose), in making this a reality.

I hope this helps to alleviate and address your stated concerns. We would welcome any response and are open to answering any further questions.

Yours sincerely,
Christine Herron
DBA Sports, Inc. | Achieve Gymnastics

To date, there has been no response.

2. COMPLETENESS AND CLARITY OF THE APPLICATION

A. Sheet 2: This is labeled as a "stair"; How will this affect the accessible route?

RESPONSE: As discussed with COA the accessible entry has been relocated.

B. Add building height to the Data Block Table.

RESPONSE: Added as requested.

C. Please provide handicapped accessibility through the front entrance, not only through a side access door.

RESPONSE: As discussed with COA the accessible entry has been relocated.

D. Please provide adjacent zoning districts on all sheets.

RESPONSE: Added as requested.

E. See redlines on GDP Amendment document regarding adding "Use" to GDP Amendment.

RESPONSE: Added as requested.

3 LANDSCAPING ISSUES

A. Sheet L-7 Landscape Calculations & Plant List: After reviewing the elevations more carefully, the northwest side of the building is occupied by garage and building entrances and is not really conducive to true building perimeter landscaping.

RESPONSE: Noted, this side of the building has been removed from the Building Perimeter Landscape Table.

The southwest side of the building is not being met. Landscaping is to occur within 20' of the building face. An adjustment may be necessary or provide landscaping in landscaped parking lot islands that are within 20' of the building face.

RESPONSE: An adjustment to (UDO section 146-4-J) has been noted on sheet L-7. The design of the building and nature of the site make it not inductive to landscape within 20' of the building face in this area. To adjust for that, this building face has been enhanced with Bronze Anodized Aluminum and Enhanced stone veneers.

B. Sheet L-8 Landscape Plan: So there is a slope along the parking lot perimeter dropping down towards E. Hinsdale. This will limit the actual screening provided esp. given the evergreens will take many years to grow and provide any screening. Consider providing some burning bush which grow taller and have structure during the winter months are dense and are faster growing.

RESPONSE: Noted, The Globe Blue Spruces were replaced with Euonymus 'Ivory Jade' which is a broadleaf evergreen that will have structure in the winter and a much faster rate of growth than Globe Blue Spruce. We opted for something other than Burning Bush because Burning Bush has a mature height of 8' which could cause visibility issues as some of these shrubs are in the sight distance triangle for E. Hinsdale Ave.

Darken the plant material symbology along the retaining wall.

See landscape plan for location.

RESPONSE: Plant symbols in this location have been darkened for legibility.

4 ADDRESSING

A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

RESPONSE: A digital file will be provided as requested prior to final approval.

5 CIVIL ENGINEERING

A. The Site Plan will not be approved by public works until the preliminary drainage letter/report is approved.

RESPONSE: Noted

B. Sheet 3: Please refer to the detail with this call out.

RESPONSE: A wall detail has been added and referenced as requested.

C. Minimum pavement slopes is 1% for asphalt and 0.5% for concrete.

RESPONSE: Noted, grading has been revised.

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

RESPONSE: Noted, grading has been revised.

6. TRAFFIC ENGINEERING

A. The comment response identified that a Traffic Impact Study will be submitted. It was not included in the documents for review.

RESPONSE: The traffic impact study is being performed and coordinated with Auroras transportation department with respect to COVID19 delays.

B. Sheet 2: Sight Distance Triangles are based on Design Speed of roadway. Gartrell Rd design speed is 50mph, so this needs to be updated to 55ft.

RESPONSE: Noted, sight distance triangles have been revised.

C. Sheet 2: Sight Distance Triangles are based on Design Speed of roadway. Gartrell Rd design speed is 50mph, so this needs to be updated to 625ft

RESPONSE: Noted, sight distance triangles have been revised.

D. Site Plan will not be approved until the Traffic Impact Study is approved.

RESPONSE: Noted

7. FIRE/LIFE SAFETY

A. Sheet 5: Show and identify the knox box location.

RESPONSE: The knox box is identified on all applicable sheets.

B. Sheet 6: Provide a latch mechanism illustration for trash enclosure gate. The latch must be no higher than 44".

RESPONSE: Latch has been illustrated as requested and the height of the latch mechanism shall not exceed 44"

C. Sheet 9: Show this portion of the exterior accessible route.

RESPONSE: The accessible route is being indicated on the site plan, sheet 2 of 11.

8. AURORA WATER

A. A domestic service allocation agreement will be required for water meters 2" and larger. This agreement is required to determine the tap connection fees.

RESPONSE: Noted, the domestic service will not be larger than 2"

B. Sheet 4: How is water quality and detention for this site addressed?

RESPONSE: Water quality and detention are being addressed regionally per the provided drainage report.

9. REAL PROPERTY

A. Please begin the easement dedication process with Andy Niquette and supply all the additional documents needed for the completion for the easement releases.

RESPONSE: Noted, easement dedications and vacations are being coordinated.

B. See redline comments through the site plan set.

RESPONSE: Noted

Should you have any questions regarding this letter, please feel free to contact me at 303.325.5709.

Sincerely,

PROOF CIVIL CO.

A handwritten signature in blue ink, appearing to read 'J. DeYoung', with a stylized flourish at the end.

Jason DeYoung, P.E.
Principal