



June 11, 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, 3rd submittal

To Whom it may concern:

Please find our responses to comments provided by City of Aurora dated June 4, 2020 regarding the proposed development. Our responses to comments are in **Bold**.

### Planning Department

#### 1. COMPLETENESS AND CLARITY OF THE APPLICATION

A. *The Site Plan title has changed. It is not consistent throughout the plan sheets. Please use: "Achieve Sports Center" on all sheets (including the side bar) going forward.*

**RESPONSE: Revised as requested.**

B. *A request for a Major Adjustment has now been made as indicated on Sheet 7. Per Section 146-5.4.4.D, please provide a letter describing the adjustment requested, what will be requested and how the request for the adjustment meets the criteria of approval found in the UDO. The City suggests additional site-wide landscaping be incorporated as well as enhanced elevation features to meet the criteria of approval requirements.*

**RESPONSE: A Major Adjustment request and description has been added to the cover sheet. In addition to the description on the cover sheet, a graphic exhibit has been attached to this document to help show how we have modified our design to best screen and buffer the adjacent property as intended by Section 146-4.7.5 j.**

#### 2. LANDSCAPING ISSUES

A. *Current issues have been resolved. Please see comments regarding meeting the Major Adjustment Criteria of Approval.*

**RESPONSE: Noted**

#### 3. 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 with this submittal as requested.**

#### 4. CIVIL ENGINEERING

A. *Please either label the slopes away from the building or add a note indicating the required minimum slopes.*

**RESPONSE: A general note has been added as requested.**

B. *Sheet 3 and 9: This does not match the detail on the landscaping details sheet*

**RESPONSE: Detail has been removed from sheet 3. See landscape sheet 9 for reference.**

5. TRAFFIC ENGINEERING

A. *Site Plan will not be approved until the Traffic Impact Study is approved. No Traffic Impact Study was submitted as part of this submission. Traffic Consultant has been working with City Traffic Engineering on this item in regard to COVID-19 modification of traffic volumes.*

**RESPONSE:** Noted, submittal details still being coordinated with COA.

6. FIRE/LIFE SAFETY

A. *Sheet 6: Show the Knox Box at the front main entrance.*

**RESPONSE:** Knox Box has been shown at the front main entrance as requested.

8. REAL PROPERTY

A *Fire Lane easements to be dedicated by separate document. Begin this process with Andy Niquette and supply all the additional documents needed for the completion for the easement dedication.*

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

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 'Jason DeYoung', with a stylized flourish at the end.

Jason DeYoung, P.E.  
Principal

# EXHIBIT

