



March 16, 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, 1st submittal

To Whom it may concern:

Please find our responses to comments provided by City of Aurora dated March 3, 2020 regarding the proposed development. Our responses to comments are in **Bold**.

Planning Department

1. COMMUNITY QUESTIONS/COMMENTS/CONCERNS

A. Fourteen registered neighborhood associations, eleven adjacent property owners and five outside agencies were notified of the GDP Amendment and Site Plan application. A comment was received from Xcel Energy. Please address any concerns outlined in their letter (attached).

RESPONSE: Noted. Comments have been addressed by referees as received.

B. One comment was received from an adjacent property owner. Please respond to the comment below and include details about the meetings or discussions with individuals. Comment: It's very difficult as it stands now to turn left on to Gartrell from Hinsdale during peak hours, tripling the amount of traffic (per the previously submitted traffic impact report) at that intersection will make it impossible.

RESPONSE: A full traffic impact study is being prepared in order to assess the warrants

2. COMPLETENESS & CLARITY

A. Add Site Plan beneath the project name.

RESPONSE: Revised as requested

B. Add the following information to the Project Data Table: GFA (sf), Total Building Coverage (%), Impervious Surface (%), Landscape Coverage (%), Proposed Sign area (Total area)

RESPONSE: Added as requested

C. Show adjacent land uses and zoning districts. All sides of the development.

RESPONSE: Added as requested

D. Enhance building footprint boundary; provide spot elevations and visual perspectives.

RESPONSE: Revised as requested

E. The GDP Amendment must be provided with the second submission.

RESPONSE: GDP Amendment has been provided in this submission.

3. STREETS AND PEDESTRIAN ISSUES

A. Show ingress and egress directions for auto, pedestrian and bike movement on the site.

RESPONSE: Shown as requested.

4. PARKING ISSUES

A. Provide parking counts by location (i.e. surface lot, parking beneath building etc.)

RESPONSE: Added as requested.

5. ARCHITECTURAL AND URBAN DESIGN ISSUES

A. Provide front entrance handicapped accessibility.

RESPONSE: The front entrance lobby is accessible from the garage, which is on the same level as the main entrance.

B. Please label floor levels where possible.

RESPONSE: Added as requested.

C. Indicate sign location only; use hash lines to show location; no text. Signage approved by separate permit.

RESPONSE: Noted, elevations have been adjusted to show sign location only; no text.

D. Sheet 6: Add Material Finishes Legend

RESPONSE: Added as requested.

E. Sheet 6: Break up wall face using a different material and/or color.

RESPONSE: Wall face has been broken up using a different material.

F. Sheet 6: Break up single color wall of trash enclosure by adding 1-2 additional colors that match colors of main building.

RESPONSE: Noted, additional colors that match colors of the main building have been added to the wall of the trash enclosure.

G. Sheet 10: Label adjacent land uses and zoning districts. Label roadways. Per COA Code: Light spillover onto adjacent properties shall not exceed 0.1 footcandles measured on abutting properties 10 feet away from the property line, except where adjacent to walkways, driveways, public and private streets.

RESPONSE: Adjacent land uses and roadways have been labeled. A ten foot offset line has been added and labeled to help see compliance has been achieved.

6. LANDSCAPING ISSUES

A. Sheet 7 - Landscape Calculations & Plant List

-Update the City of Aurora Notes per the comment provided.

RESPONSE: Notes have been adjusted per provided comment.

-Update the landscape tables per the comments provided.

RESPONSE: Tables have been adjusted per comments provided.

-The Open Space Tract Landscape Table is not required. Make sure to include information that documents that 15% of the total site are common open space.

RESPONSE: Noted, the Open Space table was removed and replaced with a Common Open Space table.

-Provide a water usage table. A breakdown of Non-Water Conserving landscape i.e. sod, water conserving shrub beds. Provide square footages and percentages as part of the overall landscape area.

RESPONSE: Water Use Table was added.

-No more than 15% of the site may be sod.

RESPONSE: Noted, the total percent of sod on the site is 10.4% refer to the Water Use table.

B. Sheet 8 - Landscape Plan

-The GDP and the UDO require parking lot screening.

RESPONSE: Noted, parking lot screening has been added.

-Dimension and label the proposed street frontage buffers along both E. Hinsdale Avenue and S. Gartrell Road.

RESPONSE: Buffer labels and dimensions have been added.

-Do not hatch the shrub beds. It makes it not as clear to see the actual plants being proposed.

RESPONSE: The shrub bed hatch has been removed.

-Given the orientation/location of the proposed building, all sides require building perimeter landscaping.

RESPONSE: Noted, all building sides have been landscaped to meet requirements, refer to the Building Perimeter Landscape table.

-Planning staff does not have access to civil drawings for the retaining wall details. Include an elevation with material, height and color description.

RESPONSE: A Wall Elevation detail was added, refer to sheet L-9.

-Add the water line information.

RESPONSE: Water line info and utility info has been added and labeled.

7. ADDRESSING

A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes.

RESPONSE: Noted

8. CIVIL ENGINEERING

A. Sheet 1: Add the following note: In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by City Engineer.

RESPONSE: Note added as requested

B. This site plan will not be approved by public works until the preliminary drainage letter/report is approved.

RESPONSE: Noted

C. Indicate material type of retaining wall; Walls greater than 30" require railing or barrier.

RESPONSE: A 36" max height wall is being proposed near vehicular driveway, not adjacent pedestrian walkways. Please confirm if handrail would be required in this scenario.

D. Minimum pavement slopes: 1% for asphalt; 0.5% for concrete.

RESPONSE: Understood.

E. Minimum slope away from the building is 5% for 10' landscaped areas; minimum 2% for impervious areas.

RESPONSE: Understood.

9. TRAFFIC ENGINEERING

A. Traffic comments were not received by the date of this letter; they will be sent separately. Please contact Brianna Medema directly with any questions.

RESPONSE: Noted, traffic redlines and comments will be addressed as received.

10. FIRE/LIFE SAFETY

A. Sheet 1

-The overall accessible parking count is should reflect a minimum of 5 spaces. The site plan only shows 4 spaces. Please add one additional accessible parking stall to the site plan.

RESPONSE: Additional accessible space added as requested

-Please indicate within the data block if this structure is sprinklered or non-sprinklered.

RESPONSE: See data block

B. Sheet 2

-Per the 2015-IBC Section 1106, the required number of accessible parking spaces shall be distributed between surface, under and within buildings; to include 2% of the number of Individual Private Parking Garages.

RESPONSE: Revised as requested

-Please relabel to "FDC W/APPROVED KNOX CAPS/PLUGS".

RESPONSE: Revised as requested

-How is the main entrance meeting IBC Accessibility and ADA requirements?

RESPONSE: The ADA access from the garage is to the main entrance lobby.

-The photometric plan indicates an accessible and curb ramp in this area. Please coordinate with the other sheets and revise to reflect proposed elements.

RESPONSE: The site plan has been updated to include the ramp and accessible path.

-The site, utility, landscape, and photometric sheets must show the location of the fire department connections, Knox boxes and fire riser room.

RESPONSE: Noted.

-This second point of access is not required by life safety. Is there any particular reason why this element is proposed?

RESPONSE: This fire only access is provided per the pre-app meeting with Mike Dean.

-Please provide a curb stop on all stalls that have signage/post directly adjacent to the vertical curb. TYP

RESPONSE: Revised as requested.

-Please show the continuation of the accessible exterior route to the accessible entrances. Does this accessible route interconnect to the public way?

RESPONSE: Access to the public way has been shown.

-Please include the "Dead End" fire lane sign in the sign package.

RESPONSE: Sign details will be provided with the civil drawings.

-Please revise sign package to include "graphic" fire lane and tow-away signs. See examples.

RESPONSE: Revised as requested

-Show and differentiate all proposed signage.

RESPONSE: Revised as requested

-Include a "graphic" tow-away sign to the fire lane and accessible parking signs.

RESPONSE: Revised as requested

C. Revise the fire service line label by including the size and type of piping of the fire service water line supporting the interior automatic fire sprinkler system. Example for fire service line label: 4" Fire Line DIP (Private).

RESPONSE: The fire service line has not been sized at this time and will be included in the construction documents.

D. Elevations must show the location of the fire department connections, Knox boxes and fire riser room.

RESPONSE: Added as requested.

E. Provide a latch mechanism illustration for trash enclosure gate. The latch must be no higher than 44".

RESPONSE: Added as requested.

F. The site, utility, landscape, and photometric sheets must show the location of the fire department connections, Knox boxes and fire riser room.

RESPONSE: Noted

11_AURORA WATER

A. What is the size of the proposed water meter? A fixture unit table will be required on the civil plans to determine the water meter size.

RESPONSE: Understood. The unit table and meter size will be shown on the construction documents.

B. Use 2 - 45° bends, not 90's on fire line.

RESPONSE: Revised as requested

12_REAL PROPERTY

A. Remove the Subdivision name in the title of the Site Plan.

RESPONSE: Revised as requested

B. Begin dedication process with Andy Niquette (303.739.7325) and supply all the additional documents needed for the completion for the easement releases.

RESPONSE: Noted

C. Change central angle to the degrees, minutes and seconds to match the plat.

RESPONSE: Revised as requested

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