



Planning Division
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June 3, 2021

Michael Dunlap
Schomp Automotive Group
105 S Havana Street
Aurora, CO 80012

Re: Initial Submission Review: Schomp Ford – Site Plan Amendment
Application Number: DA-2039-02
Case Number(s): 1985-6020-12

Dear Mr. Dunlap:

Thank you for your initial submission, which we started to process on Thursday, May 13, 2021. We reviewed it and attached our comments along with this cover letter. The following sections contain more specific comments, including those received from other city departments, outside agencies, and neighborhood groups.

Since several important issues remain, you will need to make another submission. Please revise your previous work send your second submission to us on or before Friday, June 18, 2021.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please give me a call. I may be reached abenton@auroragov.org or 303-739-7209.

Sincerely,

Antonnio Benton II

Antonnio Benton II, Planner I
City of Aurora Planning Department

cc: Michael Goodhue - Paragon Engineering Consultants Inc 801 W Mineral Ave Ste 101 Littleton, CO 80120
Antonnio Benton, Case Manager
Scott Campbell, Neighborhood Services
Daunte Rushton, ODA
Filed: K:\\$DA\2039-02app.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS

- Update site plan to meet pedestrian and parking requirements (Planning)
- Submit preliminary digital addressing (Addressing)
- Specify sidewalk measurements
- Dedicate any needed easements (Real Property)
- Address extensive redline comments by Civil Engineering, Life Safety, and Traffic Departments
- Update tree mitigation efforts (Forestry)
- Address Xcel Energy comments

PLANNING DEPARTMENT COMMENTS

1. Planning Comments (Antonnio Benton II / abenton@auroragov.org / 303-739-7209 / Comments in teal)

- 1A. Add a defined accessible route site from the main entry to the required detached sidewalk. Identify the route(s) with a thick dashed line on your Site Plan.
- 1B. Code requires that all developments containing more than one building shall provide walkways between the principal entrances of buildings. Please label in next submission, pedestrian walkways between buildings. Per Section 146-4.5.4, walkways should be a minimum of six feet wide and include lighting at a height of 12 feet or less spaced no further than of 50 feet on center.
- 1C. Per the UDO Section 146-4.6.4, non-residential development in Subarea A shall provide bicycle parking spaces equal to at least 10 percent of required automobile parking spaces. Update the site plan to include the proper number of bicycle spaces required.
- 1D. The sidewalk minimum width on local street (Bayaud) is 5.5 feet. Please modify and label correctly.
- 1E. The provided preapplication response skips the building design section speaking about building design standards. Do not abridge responses to comments in the future. Any future submissions will be **rejected** if all comments are not included in responses.
- 1F. Is the material on the East Building existing material or proposed material?
Respond to Neighborhood Comments:
- 1H. Aaron Grodinsky, aron@precisionautobodydenver.com, 303.366.4134
I have concerns about how the development/construction and ultimate site plans will affect my property that abuts the parcel on the north side of Bayaud. I would like to better understand Schomp's plans to ensure no negative effect on my property and business.

2. Addressing (Phil Turner / pcturner@auroragov.org / 303-739-7271)

- 2A. Approved, no comments.

3. Landscaping (Kelly Bish/ kbish@auroragov.org / 303-739-7189 Sheet 2

- 3A. There are duplicative notes provided that need to be removed.
Sheet 12
- 3B. Correct the font sizes in the Plant Schedule
- 3C. All trees should be 2.5" along arterial and collector streets.
- 3D. Bosnian Pines may not be used as street trees. Street trees shall be deciduous canopy trees.
- 3E. The buffer has not been provided for the inventory lot. A 10' wide buffer is needed along the northern and western property boundary lines. The response letter to the pre-application comments indicates that one was provided.
- 3F. Ornamental grasses can't be used to buffer parking lots as they are often cut back and then provide no buffer. They can be used as accents in front of shrubs as well as some perennials.



- 3G. Dimension and label the buffer provided for the inventory lot. While part of the commercial car dealership, because it is essentially a large parking lot, staff will accept the 10' buffer.
- 3H. The inventory parking lot is being screened entirely by grasses and perennials. This is not permitted. It needs to be shrubs that attain a height of between 3-4' at maturity. Some perennials may be used as accents along the street along with some ornamental grasses.
- 3I. The Globe Spruce will get too large for a parking lot island.
- 3J. Label the buildings.
- 3K. Turn the linework off that represents the current condition overlapping with the proposed.
- 3L. Building perimeter landscaping is required. Refer to the pre-application review letter for requirements. Provide the required table documenting compliance.
- 3M. Dimension and label the street frontage buffer along Havana Street.
- 3N. Do not hatch the landscape beds to show the mulch treatment. Handle that with a note.
- 3O. Any existing trees to be removed do not show on the landscape plan. Include a separate sheet in the plan set delineating the trees to be removed. Work with the Forestry Division as tree mitigation may be necessary.
- 3P. Include the detention pond and the required detention pond landscaping. Include a table indicating compliance with the detention pond requirements.
- 3Q. Either expand the current table or provide a separate one but include the buffer requirements for the E. Bayaud Parking Lot expansion.
- 3R. Provide a table or expand the current one to include the non-street buffer requirements for the inventory lot across Bayaud Street.
- 3S. Update the Landscape Requirements table provided to include the quantities that were actually provided.
- 3T. Show the existing and proposed utilities grayed back.
- 3U. Include the grading grayed back.
- 3V. Include the easements labeled and dimensioned.
- 3W. Provide the required landscape notes. They can be found in the Landscape Reference Manual available online.
- 3X. Include the property line for both parcels. The property line should be a traditional property line type with a long dash and two short dashes.
- 3Y. The landscape plan should be drawn at a minimum scale of 1"=40'.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. **Real Property** (Maurice Brooks/ mbrooks@auroragov.org / 303-739-7294/ Comments in pink)

- 5A. See the red line comments on the site plan. There are several easements that need to be released. Contact Andy Niquette at releaseeasements@auroragov.org to start the process.

6. **Civil Engineering** (Kristin Tanabe/ ktanabe@auroragov.org / 303-739-7431/ Comments in green) Sheet 1

- 6A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
Sheet 2

- 6B. Please add the following notes:

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 the City Engineer.

The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Streetlight and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the



approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line and grounding details shall be submitting to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the streetlights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.

Sheet 5

- 6C. Update existing curb ramps.
- 6D. 5.5 sidewalk required.
- 6E. Show/label proposed streetlights on Bayaud.
- 6F. Indicated pavement material.
- 6G. Update curb ramps.

Sheet 6

- 6H. Show/label pond maintenance access, drainage easement, access easement from drainage easement to ROW
- 6I. How do flows get to the pond? Show/label any proposed curb openings
- 6J. Indicate pavement material.
- 6K. Label cross pan.
- 6L. Show/label proposed streetlights on Bayaud.
- 6M. Label curb return radius, curb ramp.

Sheet 8

- 6N. Label slopes at access points.
- 6O. Show the storm sewer on the grading plan.
- 6P. Show/label existing and proposed easements.
- 6Q. Max 4% cross slope on fire lanes, typical.

Sheet 9

- 6R. For the pond:
Show/label drainage easement, show/label pond maintenance access to the pond bottom as well as the top of the outlet structure (through the site and not from ROW), show/label access easement from the drainage easement to ROW, show/label 100-year water surface elevation, indicate direction of emergency overflow.
- 6S. Max 4:1 side slopes, typical.
- 6T. Min 2% slope in pond bottom, typical.
- 6U. How do flows get to the pond? Show/label any proposed curb openings.
- 6V. Show/label existing and proposed easements.
- 6W. Label slopes in landscape areas. Min 2% slope for all non-paved areas.
- 6X. Label slope at access.

Sheet 13

- 6Y. Streetlights are required on Bayaud. Show/label proposed streetlights. Add a note that street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal. Indicate proposed light fixture, must be in conformance with COA draft lighting standards.

Sheet 14

- 6Z. Streetlights are required on Bayaud. Show/label proposed streetlights. Add a note that street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal. Indicate proposed light fixture, must be in conformance with COA draft lighting standards.

7. **Traffic** (Brianna Medema / bmedema@auroragov.org / 303-739-7336 / Comments in gold)

7A. Contact the reviewer directly for comments as none were provided.

**8. Life Safety** (Ted Caviness / tcavines@auroragov.org / 303-739-7628 / Comments in blue)Sheet 1

8A. See comment related to notes.

Sheet 5

8B. See comment related fire lanes.

8C. See comment related to signage/stripping package.

8E. See comment related to fire hydrants.

8F. See comment related to FDC.

8G. See comment related to Knox boxes.

8H. See comment related to riser room.

Sheet 6

8I. See comment related to fire lanes.

8J. See comment related to gates.

Sheet 13

8J. See comment related to exterior accessible routes.

9. Forestry (Rebecca Lamphear / rlamphea@auroragov.org / 303-739-7139 / Comments in blue)

9A. Trees will be impacted by this project. Due to the location, 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.

9B. 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. The Tree Protection notes shall be included on the plan. The link for the manual can be found at:
<https://auroraver2.hosted.civicleve.com/cms/One.aspx?portalId=16242704&pageId=16529352>

9C. 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.

9D. The caliper inches that will be lost are 50", but only 15" would be required for planting back onto the site. The mitigation value is \$4,400.00.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Honeylocust	23	\$2,607.90		9
2	Honeylocust	27	\$1,794.04		5
Total		50	\$4,401.93		15

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

10. Aurora Water (Danile Pershing / ddpershi@auroragov.org / 303-739-7646 / Comments in red)

10A. Please label and dimension utility easement for hydrant.

10B. Please call out release of this easement with relocation of hydrant.

10C. Please label sizes of existing water meters. TYP. If these are to be upsized please label the new proposed size.



11. Xcel Energy (Donna George)/ donna.l.george@xcelenergy.com / 303-571-3306

11A. Please address Xcel Energy comments.

11B. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the amended site plans for **Schomp Ford**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the subject property in various areas, and requests that they are all shown on the plans: underground electric distribution along the north side of East Bayaud Avenue; natural gas and underground electric distribution along South Havana Street; gas main to the east building plus two gas service lines to both buildings; a switch cabinet on Havana and underground electric to a transformer at the west building.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Should the project require any new natural gas or electric service or modification to existing facilities, the property owner/developer/contractor must complete the application process via xcelenergy.com/InstallAndConnect; and, if additional easements are needed to be acquired by separate document, be sure to ask the Designer to contact a Right-of-Way & Permits Agent in this event.