



501 S Cherry St  
Suite 300  
Glendale, CO 80246  
[www.ees.us.com](http://www.ees.us.com)  
303-572-7997

January 15, 2023

**Subject** Site Plan 4<sup>th</sup> Submittal – Response to 3<sup>rd</sup> Submittal Comments

**Project Name** Schomp Ford

**Project Address** 150 S Havan St, Aurora, CO 80012

**Attention** Rachid Rabbaa, Planning & Development Services City of Aurora

**From** Michael Goodhue, PE, Entitlement & Engineering Solutions, Inc.

Dear Mr. Rabbaa,

Entitlement & Engineering Solutions is pleased to submit the 4<sup>th</sup> Site Plan submittal for the Schomp Ford project. This letter intends to address the comments received from the 3<sup>rd</sup> formal review on 12/20/2021.

Thank you for your time in reviewing this submittal.

Sincerely,

Michael Goodhue, PE  
Entitlement & Engineering Solutions, Inc.

## PLANNING DEPARTMENT COMMENTS

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

1A. (Repeat Comment) Per the UDO, Section 146-4.8.5, corrugated metal is not permitted as primary nor accent exterior building material. Therefore, the metal cladding proposed is not permitted. Select a new proposed exterior building material for the west and east buildings that meets city code and label on the elevations. This issue must be resolved prior to the Planning Commission hearing date as the elevations do not meet code as proposed.

**Response:** See following pages for response from WESNAE

1B. Per the Unified Development Ordinance, single story commercial buildings shall use at least one of the horizontal articulation methods shown in Table 4.8-3 at an interval of 50 feet or less on each street facing façade of the primary building. Incorporate this into the west elevation of the west building, north elevations of both the west and east buildings, and east elevations of the east building.

**Response:** See following pages for response from WESNAE

1C. Loading docks, truck parking, trash collection and other service functions should be incorporated into the overall design of the building so that the visual impacts of these functions are fully contained and screened. The loading docks doors facing Havana Street should be facing the interior of the site.

**Response:** See following pages for response from WESNAE

2. Landscaping (Kelly Bish/ [kbish@auroragov.org](mailto:kbish@auroragov.org) / 303-739-7189 / Comments in Teal)

2A. Approved, no comments.

**Response:** Acknowledged



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#### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

3A. See the red line comments on the site plan. Most of the comment are repeated and continue working on the completion of the separate documents for the easement dedications and easement releases. There are still License Agreement issues for the gates encroaching into the easements. Contact Andy Niquette dedicationproperty@auroragov.org and eleseeasements@auroragov.org for the easement concerns and Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. If you have already started the separate documents with Andy or Grace, then ignore these comments for the documents.

**Response: EES and WESNAE have coordinated with the above parties to resolve the Real Property comments.**

4. Civil Engineering (Julie Bingham/ jbingham@auroragov.org / 303-739-7409/ Comments in green)

4A. Address all redlined site plan comments.

**Response: Completed**

Sheet 1:

4B. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

**Response: Acknowledged.**

Sheet 5:

4C. Please add arrows pointing to these ramps as well.

**Response: Completed**

4D. Label crosspans, typical.

**Response: Completed**

Sheet 6:

4E. Please provide bollards to prevent the general population from pulling into the emergency fire access to access the parking lot. A license agreement will also be required for the bollards.

**Response: Completed. Acknowledged.**

Sheet 7:

4F. An access easement is required from the drainage easement to public right of way for the proposed maintenance access. Currently there is no access easement connecting this access to the public ROW.

**Response: Completed**

4G. The proposed storm in Bayaud should all be private. A license agreement will be required.

**Response: Completed. Acknowledged.**

Sheet 8:

4H. Minimum slope away from the building is 2% minimum for impervious areas. Please revised areas with 0.5% slope away from building.

**Response: Completed.**

4I. This max height conflicts with the max height listed on the site plan.

**Response: Revised**

4J. Where does drainage go from here?

**Response: Revised. Sidewalk chase added.**

Sheet 9:

4K. Add a note indicating if the storm sewer system is public or private and who will maintain it.

**Response: Completed.**

4L. The maximum slope of maintenance access is 10%.

**Response: Completed.**

4M. Access to the outlet structure must be out of the pond bottom - maintenance trucks cannot access the outlet when there is standing water in the bottom of the pond.

**Response: Completed.**

4N. Minimum 2% slope in non-paved areas.

**Response: Completed.**

Sheet 12:

4O. Ensure trees are a minimum of 10' from storm sewer.

**Response: Landscape plans revised by Weston Landscape & Design, Inc.**

5. Traffic (Carl Harline / [charline@auroragov.org](mailto:charline@auroragov.org) / 303-739-7584 / Comments in gold)

5A. Minor sign comments. Traffic letter includes several comments outstanding that have not been addressed.

**Response: Completed.**

5B. Label stop sign, R1-1.

**Response: Completed.**

5C. Label stop sign (existing).

**Response: Completed.**



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5D. Label stop sign, R1-1.

**Response: Completed.**

5E. Label stop sign, R1-1.

**Response: Completed.**

5F. Label stop sign (existing).

**Response: Completed.**

6. Life Safety (Ted Caviness / [tcavines@auroragov.org](mailto:tcavines@auroragov.org) / 303-739-7628 / Comments in blue)  
Sheet 5 of 20:

6A. See comment related to accessible spaces.

**Response: Completed.**

6B. See comment related to signage/stripping package.

**Response: Completed.**

Sheet 6 of 20:

6C. See comment related to emergency fire access.

**Response: Completed.**

6D. See comment related to signage/stripping package.

**Response: Completed.**

Sheet 7 of 20:

6E. See comment related to fire hydrants.

**Response: Completed.**

6F. See comment related to fire line.

**Response: Completed.**

7. Forestry (Rebecca Lamphear / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / 303-739-7139 / Comments in blue)

7A. Forestry cannot approve plan until tree mitigation fee has been paid.

**Response: Acknowledged.**

8. Aurora Water (Daniel Pershing/ [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / 303-739-7646 / Comments in red)

8A. Utility easement here will also need to be vacated and add a callout.

**Response: Revised.**

8B. Private Fire service? Please label.

**Response: Revised.**



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8C. Is this hydrant to be relocated as well? Please specify.

**Response: Revised.**

8D. Label existing 2" meter. Downsize of the service will require special approval and calculations during the civil plan review. I recommend not labeling service size in case the downsize is not approved during that process.

**Response: Revised. Acknowledged.**

## RESPONSE TO WRITTEN COMMENTS SCHOMP FORD

PROVIDED BY WESNAE

### COMMENT 1A:

A path is designated 6 feet wide leading from the West Building to the East Building. The revised site plan indicated 3-foot-high bollard lights along this path with light sources spaced at no more than 50 feet. The path is striped concrete paving of a contrasting color to other parking striping and leads to the accessible entrance in the east building.

### COMMENT 1B.

The elevations affected by UDO Table 4.8.3 are the north and west elevations of the west (main) building, and the north and east elevations of the existing east building. The elevations have been revised to meet the intent of the design criteria. Diagrammatic plans of the building have been provided to show the articulation of the facades.

The **main building north** elevation facing Bayaud is a separate elevation composition at the northern most service drive, with slit face concrete masonry wainscot, horizontal ribbed siding, and square storefront openings. There is a deep offset in the building mass of 112' at the west showroom façade mass. The showroom façade features two colors of ACM (aluminum composite panels) curtain wall, and ribbed metal siding, along with the curved offset "brand" wall offset from the face of the building edge. The east side the north elevation at the service shop features another metal siding and color, split face concrete masonry wainscot and punch windows contrasting with the other two areas of the façade. The offset from service drive to service façade elevation is 112'.

The **main building west** façade facing Havana features four distinct façade elements along the facades, each with offset from each other in plan and elevation. The unifying element is the ACM brand wall that is set back in a curved from the edge of the main building facades. The north service drive element is set back from the main faced element by 20 feet has a split face concrete masonry wainscot, ribbed metal siding along with the curved brand wall set back from the building edge. The full vision overhead doors are inset back from the building 1-6" to create a punched opening effect that contrasts with other parts of the west façade. The second design element is a recessed curtain wall inset with an accented ACM portal that transitions showroom to service drive. The third design element is the showroom presentation is a butt glazed looking curtain wall system separated by a protruding ACM tower that is curved and breaks up the curtainwall façade. This is most of the west façade. The fourth design element is the ACM brand wall coming to the ground from the roof that forms the west wall of the delivery area for new vehicle handover. This design element is different from the other portions of the building.

The east building is an existing building that will be renovated and its uses will remain as a service shop and parts storage area.

The **east building north** façade facing Bayaud has an existing 8' high split face concrete masonry wainscot bae with existing metal siding that will be painted. The roof has two main height transitions. There are deep offsets for the mechanical unit scree and parts area that offset 70 feet on the east and 248' to the west.

The **east building east** façade facing South Ironton is mostly exiting building. The façade has been broken up with split face concrete masonry screen walls for mechanical unit and compressor rooms. The façade is further divided in accent area as detected in the graphic elevations.

#### COMMENT 1C

The overall building at the north façade is 159'-6-1/2" long and is divided into areas that are 88', 52.83", and 20' offset area. The west façade is 362 'overall, with distinct design elements at the west façade of 112.83', 26.25', 79.79', 11.17', 101.5' and 30.29', approximately. Please refer to the pan diagram on Sheet 10 of 18. This is drive3n by program requirements for service drive and display vehicles at the showroom interior. In addition, the curb cut allowed off of Havana by CDOT the desire of the client to screen as much of the east building as is possible also influenced the building configuration. Because of the differing elements and offsets in the west façade of the main building, we feel the design meets the intent of the 300 length and ask that it be approved in this specific case.

#### COMMENT 1D

Already answered.

#### COMMENT 1E

We have reduced that amount of u-shaped bike racks to 2-8 space bike racks. per this comment. Their location is on the site plan.