

Planning Division
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June 5, 2023

Walid Elkhoury
Wesnae
2109 S Wadsworth Blvd Ste 303
Lakewood, CO 80227

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

Dear Mr. Elkhoury:

Thank you for your technical submission, which we started to process on Wednesday, May 24, 2023. 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 some important issues remain, you will need to make another *technical corrections* submission. 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 at rrabbaa@auroragov.org or 303-739-7541.

Sincerely,

Rachid Rabbaa

Rachid Rabbaa, Planner II
City of Aurora Planning Department

cc: Michael Goodhue - Paragon Engineering Consultants Inc 801 W Mineral Ave Ste 101 Littleton, CO 80120
Rachid Rabbaa, Case Manager
Filed: K:\\$DA\2039-02tech2.rtf



2nd Technical Submission Review

SUMMARY OF KEY COMMENTS

- Remove detail numbers. These can be reviewed/detailed on the civil plans. (Civil Engineering). Applicant Response: Updated
- Address issues pointed out in the traffic report and site plan redlines. (Traffic) Applicant Response: Traffic report revised.
- Please verify the fire riser room location and the fire service line entry. Typically, the fire line enters the building in the fire riser room (Life Safety) Applicant Response: Fire riser room location and fire service line entry is now verified. Sheets 23 & 24 have been added for confirmation of both buildings from the architect on location.
- The site plan will not be approved by public works until the preliminary drainage letter/report is approved. (Aurora Water). Applicant Response: Acknowledged
- Continue working on the completion of the separate documents for the easement dedications and easement releases. (Real Property) Applicant Response: Acknowledged

PLANNING DEPARTMENT COMMENTS

1. Planning Comments (Rachid Rabbaa / rrabbaa@auroragov.org / 303-739-7541 / Comments in teal)

- 1A. No comments. Applicant Response: Acknowledged

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 2A. Remove detail numbers. These can be reviewed/detailed on the civil plans. Applicant Response: Updated
- 2B. Minimum 1% slope on asphalt. Applicant Response: Updated.
- 2C. SL-1 lights shall be mounted at 20'. Applicant Response: Updated.
- 2D. The lighting shall meet COA standards in the ROW. Please see the pre-approved fixture list here:
https://cdns5hosted.civiclive.com/UserFiles/Servers/Server_1881137/File/Business%20Services/Development%20Center/Code%20&%20Rules/Design%20Standard/Engineering%20Design%20Standard/LightingEquipment.pdf
Applicant Response: Updated.

3. Traffic (Steven Gomez / segomez@auroragov.org / 303-739-7336 / Comments in gold)

- 3A. 1. Label access points as full movement, right in/right out etc. 2. provide sight triangles per COA TE-13 at site accesses. 3. All gates should be shown to swing into site. Applicant Response: 1. Points of access have been labeled. 2. Sight triangles have been added to each site access and labeled. 3. Updated.
- 3B. Show gates swinging into the site. Applicant Response: Updated
- 3C. Will need to provide striping to show the intersection a being perpendicular +/- 5 degrees. Applicant Response: Centerline striping is now provided in this access road to show the intersection being perpendicular.
- 3D. Provide sight triangles per COA TE-13 at access points. Applicant Response: Sight triangles have been added to each site access and labeled.
- 3E. Provide sight triangles per COA TE-13 at access points.
- 3F. Add a note: All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10. Applicant Response: Note has been added to site plan sheets.

Traffic Impact Study

- 3G. See comments throughout the report.

4. Life Safety (Mark Apodaca / mapodaca@auroragov.org / 303-739-7656 / Comments in blue)

- 4A. Signs D & G "FDC" are the same. Please remove one. Applicant Response: Updated. Sign G is the only one now shown.
- 4B. Label as follows: (2) 17' Manual Swing Gate with Knox Hardware. Applicant Response: Updated.
- 4C. Provide a mountable curb within the fire lane easement. Applicant Response: Mountable curb is now shown within fire lane easement.
- 4D. Update gate labels as shown on sheet 5. Applicant Response: Updated.
- 4E. Show the fire riser room location. Applicant Response: Fire riser room location is shown and labels have been added to this sheet. Sheets 23 & 24 have been added for confirmation of both buildings from the architect on location.
- 4F. Please verify the fire riser room location and the fire service line entry. Typically, the fire line enters the building in the fire riser room. Applicant Response: Fire riser room location and fire service line entry is now verified. Sheets 23 & 24 have been added for confirmation of both buildings from the architect on location.
- 4G. Accessible route - maximum 2% cross slope, maximum 5% longitudinal slope, maximum 8.33% longitudinal slope at ramps. (ICC 117.1A). Applicant Response: Updated.
- 4H. Provide spot elevations to verify the maximum 2% grade (all directions) in accessible parking spaces & isles. Applicant Response: Updated.



Applicant Response: Spot elevations have been added to the Detailed ADA Grading Plan.

4I. Provide spot elevations to verify the maximum 2% grade (all directions) in accessible parking spaces & isles.

4J. Add gating notes:

GATING SYSTEM NOTES:

1) The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Department. For assistance please call 303-739-7420 and ask for a Life Safety Plans Examiner.

Applicant Response: Updated.

2) An encroachment into or over a fire lane easement will require the developer to obtain a license agreement through the Real Property Division of the Public Works Department please call 303-739-7300.

Applicant Response: Acknowledged. License agreements work in progress

4K. Show and label the existing fire lane easement. Applicant Response: Updated.

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

5A. Please add who is maintaining the private facility. Owner, Developer, Leasee? Applicant Response: Updated as Owner.

5B. Clearly show/label access to the top of the outlet structure in the event that the detention pond is full, and access cannot be made via the bottom of the pond. Access cannot be made along public sidewalk. Applicant Response: Please see response on redline drawings.

5C. Can the outlet structure be relocated to this corner in an effort to shorten the outfall piping length and provide access to the top of the structure from the parking spaces? Applicant Response: The outlet structure will remain as is since the existing storm sewer pipe to the southwest will remain and will carry flows out of the site.

5D. Max 10% longitudinal slope for maintenance access. Please revise. Applicant Response: Updated.

5E. Label Bottom and top of wall for this retaining wall. Label any handrail depending on proposed height.

Applicant Response: Labels have been added for this retaining wall and the handrail.

6. Real Property (Andy Niquette/ aniquett@auroragov.org / 303-739-7325/ Comments in pink)

6A. Continue working on the submittal and 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 releaseeasements@auroragov.org for the easement concerns and Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns.

Applicant Response: Acknowledged.