



Planning Division  
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February 6, 2023

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

**Re: Technical 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 technical submission, which we started to process on Monday, January 30, 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](mailto:rrabbaa@auroragov.org) or 303-739-7541.

Sincerely,

*Rachid Rabbaa*

Rachid Rabbaa, Planner  
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  
Scott Campbell, Neighborhood Services  
Daunte Rushton, ODA  
Filed: K:\\$DA\2039-02tech1.rtf



## Technical Submission Review

### **SUMMARY OF KEY COMMENTS**

- Please remove AutoCad SHX test items in the comment section. Please flatten to reduce select-ability of the items (Planning)
- Continue working on the completion of the separate documents for the easement dedications and easement releases. (Real Property)
- The site plan will not be approved by public works until the preliminary drainage letter/report is approved. (Civil Engineering)
- Address issues pointed out in the traffic letter. (Traffic)
- Address issues regarding striping package, emergency fire access, signage/striping package, fire hydrants, fire line. (Life Safety)
- Hydrant may need to be relocated due to the proposed Gas conflict. (Aurora Water)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Planning Comments** (Rachid Rabbaa / [rrabbaa@auroragov.org](mailto:rrabbaa@auroragov.org) / 303-739-7541 / Comments in teal)

- 1A. Please remove AutoCad SHX test items in the comment section. Please flatten to reduce select-ability of the items.

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

- 2A. Approved, no additional comments.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **3. Real Property** (Andy Niquette/ [aniquett@auroragov.org](mailto:aniquett@auroragov.org) / 303-739-7325/ Comments in pink)

##### **3A. SAME AS PREVIOUS NOTE:**

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](mailto:dedicationproperty@auroragov.org) and [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org) for the easement concerns and Contact Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) for the License Agreement concerns.

#### **4. Civil Engineering** (Julie Bingham/ [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / 303-739-7409/ Comments in green)

- 4A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
- 4B. Please remove AutoCad SHX test items in the comment section. Please flatten to reduce select-ability of the items.
- 4C. Provide a sidewalk easement set back 0.5' behind the back of the walk for the portion of SW outside of the ROW.
- 4D. Please add the following note: "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."
- 4E. Put the bollards behind the ROW line. Either in the easement with a license agreement or behind the easement to the north.
- 4F. Please add the following note: "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."
- 4G. Max 2% slope in any direction for ADA parking spaces.
- 4H. Max 4% cross slope in the fire lane easement.
- 4I. Add a slope label to the pond bottom. Minimum 2%.
- 4J. Show connecting to existing grading (similar to the drainage plan).



**5. Traffic** (Steven Gomez / [segomez@auroragov.org](mailto:segomez@auroragov.org) / 303-739-7336 / Comments in gold)

- 5A. Updated Traffic Impact Study (TIS) was not provided. Site Plan will not be approved until updated TIS is provided and approved. Additional Site Plan comments may be forthcoming pending review of updated TIS
- 5B. Label STOP sign
- 5C. Gate is required to be set back from the street flow line a minimum 35' or the longest expected vehicle, whichever is greater.
- 5D. Show and label the Yield sign.

**6. Life Safety** (Mark Apodaca / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / 303-739-7656 / Comments in blue)

- 6A. Add a row for the 2015 IBC construction type.
- 6B. Add a row for building fire sprinklered, Yes or No.
- 6C. Accessible parking sign is in the accessible ramp, please relocate it. Typical
- 6D. Provide wheel stops.
- 6E. Provide accessible parking signage.
- 6F. Fire lane signs must be set at a minimum of 30 and a maximum of a 45-degree angle. Typical
- 6G. The accessible parking sign is on the accessible ramp, please relocate it. Typical
- 6H. Add fire lane notes.
- 6I. Provide bollard detail.
- 6J. These parts of the existing fire lane must be vacated.
- 6K. Please show the fire riser room locations in both buildings.
- 6L. This part of the existing fire lane must be vacated.
- 6M. A license agreement will be needed for the gate encroaching into the fire lane easement.  
Contact Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) for license agreement concerns.
- 6N. Label the fire lane easement. Typical
- 6O. Label the new gating system being installed on the site, grading, and landscaping plans, using one of the following examples:
  - (2) 13' Automatic Sliding with approved Siren Operated System, Knox Key Switch, and Manual Release.
  - (2) 11.5' Manual Swinging Gate with Approved Knox Hardware.
  - (2) 20' Manual Sliding Gate with Approved Knox Hardware.
  - (1) 26' Electrical Sliding Gate with Approved Knox Hardware.
  - (1) 30' Automatic Lever Arm with approved Siren Operated System, Knox Key Switch, and Manual Release, or Interlocked with the Swing Gate Siren Operated System
- 6P. Provide gating details showing Knox box & card reader locations. Provide a minimum 6" clearance from the bottom of the gate to the pavement.
- 6Q. Identify an exterior accessible route with a heavy dashed line; the route shall be continuous to the public way, main entrances & accessible parking.
- 6R. Provide spot elevations to verify the maximum 2% grade (in all directions) in accessible parking spaces & isles.
- 6S. Identify an exterior accessible route with a heavy dashed line; the route shall be continuous to the public way, main entrances & accessible parking.
- 6T. Please add the following Landscape Notes.

THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE, AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH FIRE LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT(S) WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.



· AN 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.

6U. Label all fire lane easements.

6V. Identify the Riser Room Door and label: Rise Room Door.

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

7A. No comments

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

8A. Hydrant may need to be relocated due to the proposed Gas conflict.

8B. Water easement dedication is required for this hydrant. Please include.

8C. Show the required maintenance access to the top of the outlet structure.

8D. Add a note indicating whether the storm sewer is public or private and who will maintain it.

8E. Label the slope away from the building. As a reminder hardscape requires a 2% minimum and landscape requires a 5% minimum

8F. Show/label the handrail for the retaining wall.

8G. Bottom and top of wall labels required.

8H. Revise text overlap. As a reminder, the max slope for maintenance access is 10%

8I. Add a note indicating whether the storm sewer is public or private and who will maintain it.

8J. Revise text overlap

8K. The Max slope for maintenance access is 10%. Please revise.

8L. Label elevations at the bottom/top of the wall for all proposed retaining wall locations