

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



August 11, 2023

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

Re: Third 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 Tuesday, August 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\2039-02tech3.rtf



3rd Technical Submission Review

SUMMARY OF KEY COMMENTS

- Max 4% cross slope in the fire lane easement. This was changed with this submittal. (Civil Engineering).
- The grading detail shows a grade of 4.7% in the Accessible Parking Area. Per ICC A117.1 the cross slope of the walking surface shall not be steeper than 1:48 (2 % slope) (Life Safety)
- The site plan will not be approved by public works until the preliminary drainage letter/report is approved. (Aurora Water).
- Continue working on the completion of the separate documents for the easement dedications and easement releases. (Real Property)

PLANNING DEPARTMENT COMMENTS

1. **Planning Comments** (Rachid Rabbaa / rrabbaa@auroragov.org / 303-739-7541 / Comments in teal)
- 1A. No comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. **Civil Engineering** (Julie Bingham/ jbingham@auroragov.org / 303-739-7409/ Comments in green)
 - 2A. Max 4% cross slope in the fire lane easement. This was changed with this submittal.
 - 2B. Max 4% slope down to the public road. This was changed with this submittal.
3. **Traffic** (Steven Gomez / segomez@auroragov.org / 303-739-7336 / Comments in gold)
 - 3A. No comments.
4. **Life Safety** (Erick Bumpass / ebumpass@auroragov.org / 303-739-7627 / Comments in blue)
 - 4A. Sheet 9 Grading
The grading detail shows a grade of 4.7% in the Accessible Parking Area. Per ICC A117.1 the cross slope of the walking surface shall not be steeper than 1:48 (2 % slope)
5. **Aurora Water** (Daniel Pershing/ ddpershi@auroragov.org / 303-739-7646 / Comments in red)
 - 5A. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.
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.