



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

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October 3, 2022

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

**Re: First Technical Submission Review: Schomp Hyundai – Site Plan Amendment**  
**Application Number:** DA-1012-05  
**Case Number(s):** 1983-6023-09

Dear Mr. Elkhoury:

Thank you for your technical submission, which we started to process on September 20, 2022. 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 technical submission. Please revise your previous work and send us a new submission on or before Friday, October 17, 2022.

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 [rrabbaa@auroragov.org](mailto:rrabbaa@auroragov.org) or 303-739-7541.

Sincerely,

Rachid Rabbaa, Planner I  
City of Aurora Planning Department

cc: Troy Denning - Action Civil Engineering 9800 Mt Pyramid Ct 400 Englewood CO 80112  
Meg Allen, Neighborhood Services  
Brit Vigil, ODA  
Filed: K:\\$DA\1012-05tech1.rtf



## First Technical Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved. (Item 3)
- Continue working on the four portions of the sidewalk along 1st Avenue; these need to be covered by the sidewalk easement dedication. (Item 4)

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions, Comments, and Concerns

1A. No Comments

#### 2. Zoning and Land Use Comments

2A. No Comments.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 3. Civil Engineering (Julie Bingham/ 303-739-7403/ [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

##### Site Plan

- 3A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.
- 3B. Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-a-  
items.
- 3C. What is this dimensioning to? DIMENSIONING REVISED TO REFLECT CORRECT ADA PARKING STRIPE LENGTH
- 3D. If grading is being proposed. Please revise to be a minimum of 1% for asphalt, typical. GRADING IS PROPOSED CONCRETE PAVEMENT, WHICH ALLOWS FOR A MINIMUM SLOPE OF 0.5%
- 3E. A drainage easement is required for the detention pond. The easement should connect to ROW with an access easement. ACKNOWLEDGED, DRAINAGE EASEMENT ADDED FOR THE DETENTION POND

FYI, PDL is now a (Final) FDL.

SHX removed and flattened

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

See redline comments on Site Plan.

- 4A. Continue working on the four portions of the sidewalk along 1st Ave that need to be covered by the sidewalk easement dedication. Contact Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) with any questions.

The four easements have been resubmitted with disappearing digital signature corrected